

**Minneapolis Community Planning and Economic Development Department  
Planning Division Report**

**Public Land Sale/Purchase  
in the City of Minneapolis**

**Date:** May 22, 2014

**Authority for Review:**

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

**Address or Location:** West of and adjacent to 1977 West River Road

**Contact Person and Phone:** Carrie Flack, 673-5010

**Planning Staff and Phone:** Jim Voll, 673-3887

**Conformance of Proposed Land Purchase with Approved Plans and Zoning Regulations:**

This is a review of the proposed sale of CPED-owned property—which was the subject of an early review process. The early review process states the proposed use of the property upon purchase on a worksheet. The worksheet is routed to staff who comment on the conformance of the proposed land purchase to the city’s comprehensive plans, any relevant area plans, and the city’s zoning requirements. The worksheet analysis for the subject property is attached.

**Findings:**

The sale of this property as proposed is **consistent** with the City’s Comprehensive Plan.

**Attachments:**

Early Review Worksheet  
Map of parcel

# City of Minneapolis, CPED - Public Land Sale and Acquisition Form

## Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I. ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: [Carrie Flack](#), Phone #: [673-5010](#)

Form Initiated Date: [4/25/2014](#)

1. Address: [To Be Assigned - excess RR ROW being vacated](#), Property Identification Number (PIN): [Not Established](#)
2. Lot Size: \_\_\_\_\_ 'x' \_\_\_\_\_' Square Footage: [954 SF](#)
3. Current Use: [Office Use/Warehouse](#) Current Zoning: [I-1 Light Industrial Zoning](#)
4. Proposed future use (include attachments as necessary): [Office Use/Warehouse Use - DC Group](#)
5. List addresses of adjacent parcels owned by CPED/City: [None](#)
6. Project Coordinator comments: [This is excess RR ROW being vacated for assemblage by DC Group for the expansion of their business at 1977 West River Road. This project has been approved by CPC on January 13, 2014.](#)

## Section II. Zoning Review

7. Lot is: Buildable for **any** structure  Non-Buildable for **any** structure   
Explain: [Lot is undersized. Combination with adjacent properties is appropriate.](#)
8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?  
Yes  No  If yes, what applications? \_\_\_\_\_
9. Comments: \_\_\_\_\_

Completed by: [Robert Clarksen](#) Date: [5-6-14](#)

## Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [West Broadway Alive, Above the Falls Master Plan Update, Mississippi River Critical Area Plan.](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates this area as an Industrial Employment District.](#)
12. Is future land use proposed in item 4 consistent with future land use plans? Yes  No  If no, why not? \_\_\_\_\_
13. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?  
Yes  No  If yes, explain possible development scenarios \_\_\_\_\_
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes  No  If Yes, what type of development? \_\_\_\_\_

Comments: [The proposed development was approved by the City Planning Commission on 1/13/14.](#)

Completed by: [Jim Voll](#) Date: [5/6/2014](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [5/8/2014](#)

## Section IV. Manager's Comments

## City of Minneapolis, CPED - Public Land Sale and Acquisition Form

---

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

**Residential Finance** by: [Wes Butler](#) Date: [5/1/2014](#) Comments: [Residential finance supports this transaction](#)

**Residential & Real Estate Development** by: [Elfric Porte](#) Date: [05/08/2014](#) Comments: [R-RED is supportive of the disposition as proposed.](#)

**Business Development** by: [Kristin Guild](#) Date: [5/8/2014](#) Comments: [Business Development initiated this land sale review. The property is a crucial component to an important Northside business expansion.](#)

### Section V. Manager of Initiating Project Coordinator

**PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

**HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Reason for **HOLD** status: \_\_\_\_\_

Project Name:  
**1977 West River Road  
Parcel Split**

Minneapolis, Minnesota

Owner/Developer:

DC Group

1977 West River Road North  
Minneapolis, MN 55411

Professional Services:

**LOUCKS  
ASSOCIATES**

Planning • Civil Engineering • Land Surveying  
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300  
Maple Grove, MN 55309  
Telephone: (763) 424-5505  
www.LoucksAssociates.com

© 2013

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services, for use only with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intended or unintended revisions, additions, or deletions to these CADD files shall be made at the full risk of the party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

S:\144-MASTER 5-24-13.DWG/Lot Split

Revisions:

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

Revisions	Original Issue
5-24-13	Original Issue
10-29-13	Legal Descriptions

**Parcel A**  
Legal Description for the  
Portion of Tax Parcel No.'s 15-029-24-31-0084 and 15-029-24-31-0112  
to be retained by BNSF Railroad  
(October 29, 2013)

That part of the following described property:

The West one half of Lot 1, Block 4, North Minneapolis;

Together with that part of Lots 19 and 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis, lying East of North First Street as described in Quit Claim Deed filed November 29, 1882, in Book 95 of Deeds, Page 638, and as actually laid out.

Which lies westerly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of said Lot 1 distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1.

**Parcel B**  
Legal Description for the  
Portion of Tax Parcel No.'s 15-029-24-31-0084 and 15-029-24-31-0112  
to be Purchased by DC Group  
(October 29, 2013)

That part of the following described property:

The West one half of Lot 1, Block 4, North Minneapolis;

Together with that part of Lots 19 and 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis, lying East of North First Street as described in Quit Claim Deed filed November 29, 1882, in Book 95 of Deeds, Page 638, and as actually laid out.

Which lies easterly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of said Lot 1 distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1.

**Parcel C**  
Legal Description for the  
Triangular Portion of the BNSF Property  
to be Purchased by DC Group  
(October 29, 2013)

That part of the following described property:

That part of Lot 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis, lying West of the east line of North First Street as described in Quit Claim Deed filed November 29, 1882, in Book 95 of Deeds, Page 638, and as actually laid out.

Which lies easterly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of Lot 1, Block 4, North Minneapolis, distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1.

Existing Legal Description of the  
DC Group Property  
(May 23, 2013)

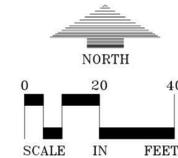
Lot 1, Block 1, NORTH WASHINGTON INDUSTRIAL CENTER 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

NOTES

1. The legal description for tax parcel no.'s 15-029-24-31-0084 and 15-029-24-31-0112 was obtained from the Commitment for Title Insurance issued by Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company, File No. 36901 dated March 10, 2013.

The legal description for Parcel C was prepared without the benefit of a title commitment. There may or may not be easements of record encumbering this parcel.

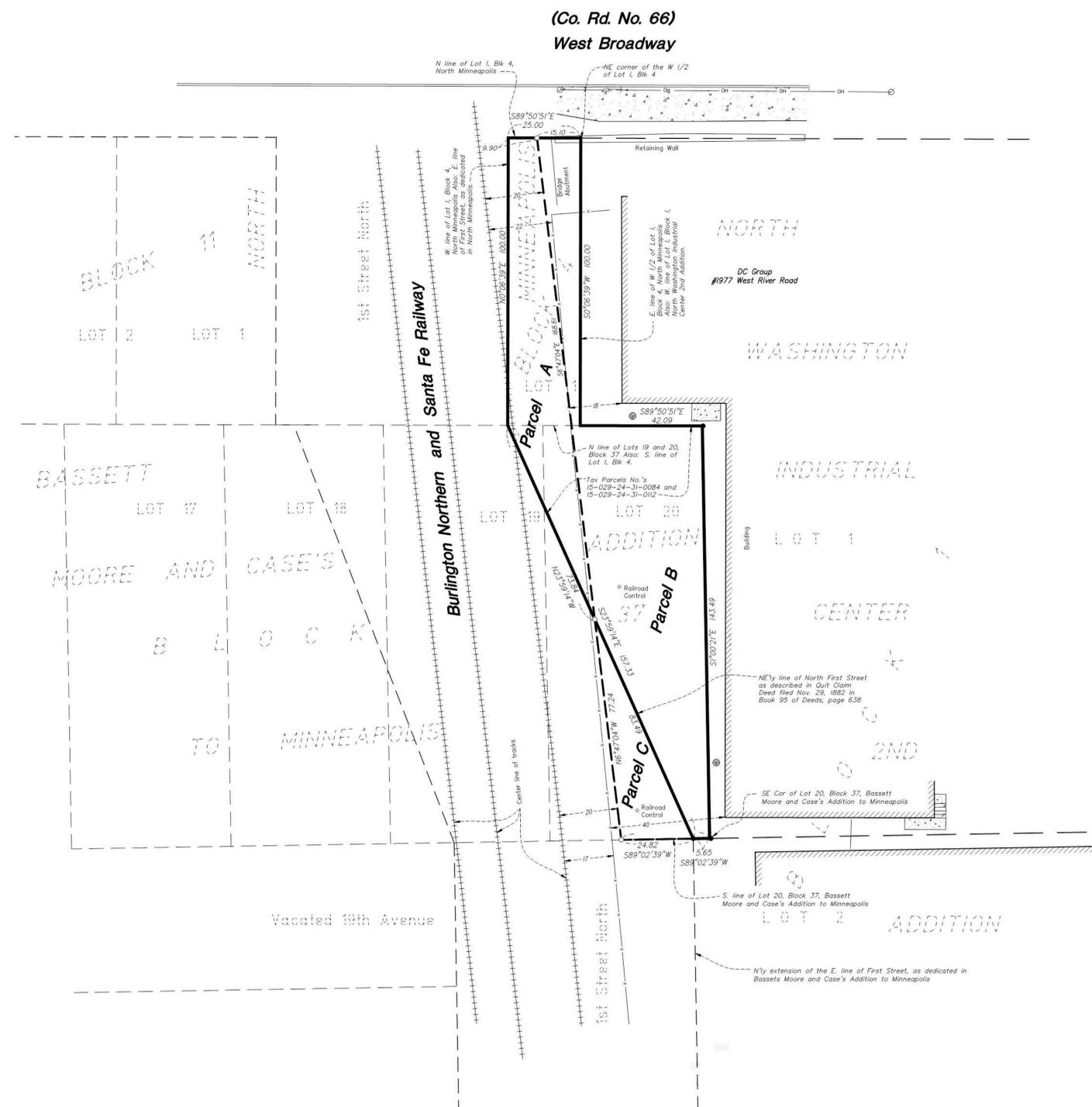
2. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be other utilities serving this site. Therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.



- AREAS:**  
Parcel A = 2,336 Sq.Ft.+/- or 0.05 Acres +/-  
Parcel B = 5,385 Sq.Ft.+/- or 0.12 Acres +/-  
Parcel C = 954 Sq.Ft.+/- or 0.02 Acres +/-

- DENOTES 1/2" INCH X 1/4" INCH IRON MONUMENT SET, MARKED "PLS 26724"
- DENOTES IRON MONUMENT FOUND

BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 4, NORTH MINNEAPOLIS HAVING AN ASSUMED BEARING OF N89°50'51"E



Sheet 1 of 1

Parcel Split Exhibit

Project No.: 13-144

Sheet No.: