



LAND USE APPLICATION SUMMARY

Property Location: 1100 5th Street SE
Project Name: Alpha Epsilon Pi
Prepared By: Mei-Ling Smith, City Planner, (612) 673-5342
Applicant: James Eischens
Project Contact: Ezra Strohm
Request: To establish a fraternity or sorority in an existing building.
Required Applications:

Conditional Use Permit	To allow a fraternity or sorority in an existing building in the R5 Multiple-Family District.
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SITE DATA

Existing Zoning	R5 Multiple-Family District UA University Area Overlay District
Lot Area	9,436 square feet / 0.22 acres
Ward(s)	3
Neighborhood(s)	Marcy-Holmes Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	n/a (one block north of the 4th Street SE Community Corridor)
Small Area Plan(s)	<u>Marcy Holmes Neighborhood Master Plan (2014)</u>

Date Application Deemed Complete	March 24, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 23, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property contains a two-and-half story residential structure that was constructed in 1900. The building is currently used as a nonconforming rooming house with 13 bedrooms. The site is located at the corner of 11th Avenue SE and 5th Street SE. There is an existing surface parking area located to the rear yard of the site, which is accessed from 11th Avenue SE, but there are no residential alleys adjacent to the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject site is located two blocks to the north of the University of Minnesota campus, two blocks to the east of I-35W, and approximately three blocks to the west of the center of Dinkytown. There are several fraternities, sororities, and other medium-to-high-density multi-family housing buildings in the immediate vicinity. The general area includes the University of Minnesota East Bank campus, the Mississippi River, a variety of retail and food and drink establishments, and religious institutions.

PROJECT DESCRIPTION. The applicant wishes to establish a fraternity within the existing building on the property. A fraternity or sorority requires a conditional use permit in the R5 Multiple-Family District. The applicant represents members of the Alpha Epsilon Pi fraternity, who have lived at this address since September of 2013. Alpha Epsilon Pi is officially registered with the University of Minnesota. The applicant wishes to identify the house as a fraternity, and has done so in the past prior to submitting applications for the conditional use permit with the City. In the sign chapter of the zoning code, a fraternity or sorority on a corner lot is allowed to have two non-illuminated, flat wall identification signs not exceeding 32 square feet, each, with a maximum height of 14 feet or the top of the wall. With the approval of the conditional use permit, the applicant would be allowed to submit applications for signage in order to represent the subject property as a fraternity or sorority.

PUBLIC COMMENTS. Staff has received one letter of support from the Marcy-Holmes Neighborhood Organization and one letter from neighboring property owner with concerns about the conditional use permit request. 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 fraternity or sorority in an existing building in the R5 Multiple-Family District 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.*

The establishment of the fraternity or sorority use would not prove detrimental to public health, safety, comfort, or general welfare, provided that the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards. Staff does have some concerns about this particular applicant's use of the property, as there are 34 police incidents on record since September 2013, when they first occupied the building. It is not expected that the proposed use would result in ongoing negative impacts to the public health, safety, comfort or general welfare relative to the existing use of the property as a rooming house with 13 bedrooms. Staff is recommending conditions of approval that would require improvements in and

around the existing surface parking area and be implemented within one year. These improvements would result in a more orderly parking area and enhance the public realm near the site.

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 area with a mix of residential densities, as well as commercial and institutional uses. The property's use as fraternity or sorority is compatible with the surrounding residential uses, including numerous fraternities and sororities within the immediate area. The use will not be injurious to the use and enjoyment of neighboring properties, nor will it impede the normal and orderly development of the surrounding area. The project will include bringing the site into compliance with the applicable zoning standards related to landscaping and screening of the parking lot, which will improve upon the appearance of the site.

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

The site is currently served by existing utility infrastructure.

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

The proposed use is not expected to contribute to traffic congestion in the public streets. As conditioned, the property would provide adequate off-street vehicle and bicycle parking. The property is also located within two blocks of two high-frequency bus routes. There is a private driveway adjacent to the parking area, but no public alley or on-site maneuvering.

The minimum vehicle parking requirement for a residential use in the UA overlay district is one-half space per bedroom. All parking spaces are allowed to be compact spaces in the UA overlay district (8 feet by 15 feet for parking at a 90-degree angle). The minimum parking requirement is 7 based on the 13 bedrooms in the building. The site plan submitted by the applicant shows five on-site parking spaces that meet the dimensions for parking spaces at a 60-degree angle, while one parking space is located partially in the public right-of-way. The width of the on-site parking area is 80 feet wide and the depth is approximately 18 feet, which would be sufficient room for 10 compact parking spaces, excluding any required landscaped areas, which will be covered later in this analysis. The property has nonconforming rights for the minimum parking requirement of the 7 spaces, for the minimum two-way drive aisle requirement of 22 feet per section 541.330 of the zoning code, and for the dimension and location requirements in 551.1320 of the zoning code.

Staff recommends a condition of approval that requires the applicant to submit a revised site plan showing a minimum of seven on-site parking spaces that are in compliance with the size standards per section 541.330 of the zoning code. Staff further recommends a condition that the applicant shall install landscaping, such as turf grass, between the building and east interior side lot line in any areas not designated for four-foot walkways between the building entrances and parking area.

According to the applicant, there are currently ten bicycle parking spaces on the site and the applicant is proposing to keep all ten spaces. However, the bicycle parking areas are not identified on the site or floor plans. The UA overlay district requires a minimum of one bicycle or motorized scooter parking space per one bedroom, so the minimum requirement would typically be 13 bicycle or motorized scooter parking spaces for this use. In addition, 90 percent of the required bicycle parking spaces are required to meet the standards for long-term bicycle parking in that they shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism, and weather, and shall be accessible to intended users. However, the use is not being intensified and has grandfathered rights for the minimum bicycle parking requirement. The required bicycle or scooter

parking spaces may not be located in a required yard or between the building and public street. Staff recommends a condition of approval that requires the applicant to revise the site or floor plans to show compliance with a minimum of 10 bicycle or scooter parking spaces per the requirements in section 551.1330 of the zoning code.

There is no loading requirement for this use based on the number of bedrooms proposed.

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

The site is designated as Urban Neighborhood in The Minneapolis Plan for Sustainable Growth. The Urban Neighborhood designation is described as predominantly residential. It also includes other, neighborhood-serving semi-public uses, such as schools, community centers, religious institutions, and public safety facilities. With the recommended conditions of approval, the proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Housing Policy 3.1: Grow by increasing the supply of housing.

- 3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.

- 3.6.3 Maintain a healthy supply of multifamily ownership and rental housing, and promote the development of alternative forms of homeownership such as cooperative housing and cohousing.

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.

10.18.17 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.

The property is located within the East Side character area of the *Marcy-Holmes Neighborhood Master Plan (2014)*. The proposed use, along with the site improvements recommended by staff, would help keep the property in a state of good repair to support the neighborhood's goals related to improving stability and livability for the area.

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

As conditioned, this development would meet the applicable regulations of the R5 zoning district and UA overlay district.

Specific development standards

The fraternity is subject to, and would comply with, the following development standards listed in Chapter 536 of the zoning code with the recommended conditions of approval:

1. *The use shall be located on a zoning lot used as a fraternity, sorority, or rooming house on the effective date of this ordinance.*
2. *The use shall be located within one-half (1/2) mile of the educational facility served.*
3. *The maximum number of persons served shall not exceed thirty-two (32).*
4. *On-site services shall be for residents of the facility only.*
5. *To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.*
6. *An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.*
7. *The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.*

Staff is recommending a condition of approval requiring the applicant to submit a management plan for the facility that specifically addresses the prevention and abatement of police incidents on the premises.

Refuse screening

All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:

535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall 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. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

The applicant is proposing a six-foot screen to enclose all refuse and recycling containers. However, the location of the refuse and recycling containers is not specified, the fence materials are not specified, and the fence does not appear to provide screening on all sides. Staff is recommending a condition of approval that the final site plan and elevations shall show the location, materials, and height of the refuse and recycling enclosures to meet the requirements of 535.80.

Landscaping and screening

Parking lots with four or more spaces are subject to the landscaping, screening, and curbing requirements in section 530.170 of the zoning code.

North and west parking lot frontages:

- A minimum seven-foot, on-site landscaped yard is required along a portion of the north parking lot frontage, which faces 5th Street SE, and the west parking lot frontage, which faces 11th Avenue SE. The minimum landscaped yard requirement is met for the north parking lot frontage, but not the west parking lot frontage. The survey provided by the applicant shows that a portion of the parking area encroaches into 12-foot-wide public right-of-way adjacent to the west property line. Staff recommends a condition of approval that the applicant shall replace all bituminous material in the interior boulevard area between the sidewalk and the property line adjacent to 11th Avenue SE with turf grass. In addition, staff recommends that a four-foot wide, on-site landscaped yard be provided between the parking area and the public right-of-way adjacent to 11th Avenue SE.
- While the zoning code also requires that screening equal to 60 percent opacity and three feet in height shall be provided along these parking areas, the applicant is not proposing any screening in these locations. Staff recommends that the applicant install shrubs along the west (11th Avenue SE) parking lot frontage in order to meet the three-foot screen and 60 percent opacity requirements. There is approximately 97 feet between 5th Street SE and the portions of the parking area that face the street on either side of the building. Staff recommends that the applicant install shrubs along the north (5th Street SE) parking lot frontage between the building and 11th Avenue SE. Staff also recommends that the applicant remove the chain link fence that is parallel to 5th Street SE and is located between the building and the east property line.
- In addition, the zoning code requires that at least one canopy tree be provided for every 25 linear feet of parking areas with public street frontage. The parking area along 5th Street SE contains approximately 20 feet of public street frontage, so one tree is required. There is one on-site deciduous tree located between the parking area and 5th Street SE, so this requirement is met. The parking area along 11th Avenue SE contains approximately 18 feet of public street frontage, so one tree is also required. While there are no canopy trees between the parking area and 11th Avenue SE, there is one canopy tree in the adjacent public right-of-way. Strict compliance with the applicable standards for the landscaping and screening would be practically or economically infeasible given the location of the existing parking area, so staff is not recommending additional on-site canopy trees adjacent to 11th Avenue SE.

South and east parking lot frontages:

- A minimum seven-foot wide landscaped yard, and a six-foot screen equal to 95 percent opacity, is required between the parking lot and south and east sides of the property, which abut residential zoning districts and uses. The applicant is not proposing on-site landscaping or screening along the south or east parking lot frontages, which reflects existing conditions. As mentioned earlier, the south parking lot frontage abuts a private driveway that is partially used for maneuvering. Strict compliance with the applicable standards for the landscaping and screening would be practically or economically infeasible given the location of the existing parking area. However, staff recommends that a four-foot, on-site landscaped yard containing a six-foot screen with minimum 95 percent opacity be installed between the parking area and the east property line per the requirements in 530.170 (c)(2).

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Ezra Strohm for the property located at 1100 5th Street SE:

A. Conditional Use Permit.

Recommended motion: **Approve** the conditional use permit application to allow a fraternity or sorority in an existing building, 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.
2. Approval of the final site, landscaping, and elevation plans by CPED.
3. All site improvements shall be completed by April 25, 2017, unless extended by the zoning administrator, or the permit may be revoked for non-compliance.
4. All signage requires a separate permit from CPED.
5. The parking area shall be re-striped to include a minimum of seven (7) on-site parking spaces that comply with the size standards per section 541.330 of the zoning code.
6. The area between the building and east interior side lot line shall include four-foot walkways between all building entrances and the parking area, and the rest of the area shall be covered with turf grass or other landscaping materials.
7. All bituminous material in the interior boulevard between the public sidewalk and the property line adjacent to 11th Avenue SE shall be replaced with turf grass.
8. A minimum four-foot, on-site landscaped yard and three-foot screen shall be installed between the parking area and the public right-of-way adjacent to 11th Avenue SE, and along the parking frontage facing 5th Street SE between the building and 11th Avenue SE, as required by section 530.170 (b)(2) of the zoning code.
9. A minimum four-foot, on-site landscaped yard containing a six-foot screen that is at least 95 percent opaque shall be installed between the parking area and the east lot line as required by section 530.170 (c)(2) of the zoning code.
10. The final site plan and elevations shall show the location, materials, and height of the refuse and recycling enclosures to meet the requirements of 535.80. The applicant shall revise the site or floor plans to show the location of no fewer than ten (10) bicycle or scooter parking spaces as required by section 551.1330 of the zoning code.
11. The applicant shall submit a management plan for the facility that specifically addresses the prevention and abatement of police incidents on the premises.

ATTACHMENTS

1. Zoning map
2. Aerials
3. Written description and findings submitted by applicant
4. Plans
5. Photos
6. Correspondence



Proposal for Conditional Use Permit-Fraternity 1100 5th Street SE

The members of Alpha Epsilon Pi Fraternity are applying for a Conditional Use Permit (CUP) designating the property at 1100 5th Street SE for fraternity/sorority permitted use. Normally the CUP process involves a modification to the property, but we do not propose to alter the structure or property.

The Minnesota chapter of Alpha Epsilon Pi Fraternity has been recognized as a fraternity by both the University of Minnesota and the student Inter-fraternity Council since 2004. The fraternity members have been the sole occupants of this property since September 2013. The property at 1100 5th St. SE is currently licensed to operate as a lodging house/multiple-family residential dwelling, and is in compliance with City codes. Fraternity occupancy is permitted in this zoning district (R5 Multiple-family District.) The fraternity members are currently restricted from conducting fraternity programs and events and from identifying the property as housing a fraternity. These permissions are necessary for a fraternity's sustained prosperity, as they are essential for recruitment and visibility among the neighborhood residents, City of Minneapolis inspections and public safety staff, University of Minnesota students, Alpha Epsilon Pi alumni, and other Greek letter organizations.

Alpha Epsilon Pi Fraternity is dedicated to building leadership in our community by offering our student members a comprehensive academic, cultural, philanthropic, social, and civic program. Alpha Epsilon Pi at the University of Minnesota encourages our members to assume leadership roles in student organizations, to achieve an above average GPA, and to develop mutually beneficial relationships within the University community.

The Dinkytown neighborhood, is a good neighborhood for a fraternity. The close proximity to the University of Minnesota campus and many other fraternities contributes to our success. Furthermore, the property at 1100 5th Street SE has a large number of rooms and ample common space, making it an ideal space to operate as a fraternity. In fact, the property formerly functioned as a fraternity residence in the 1930's.

In order to sustain our future growth and development we request that the property at 1100 5th Street SE is issued a Conditional Use Permit (CUP) for fraternity use.

CONDITIONAL USE: 1100 5th Street SE, Minneapolis MN 55414

Submit a written statement which addresses the following required findings:

(1) The establishment, maintenance or operation of the fraternity conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. Use will be consistent with the previous two and a half years of occupancy. The Marcy-Holmes Neighborhood Association and Council Member Jacob Frey, 3rd Ward have indicated their support for the conditional use permit.

(2) Conditional use as a fraternity 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. Fraternity use will improve the use and enjoyment of other property in the vicinity by reducing disorderly conduct of the occupants, and by maintaining the property in a clean and orderly condition.

(3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided. No changes to the property are proposed, and updates to current standards will be provided.

(4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets. There will be no increase in vehicular traffic congestion for fraternity use.

(5) The conditional use is consistent with the applicable policies of the comprehensive plan. Fraternity use is an allowed use in the R5 Multiple-family district. Many of our neighbors are fraternities and student centers.

(6) Fraternity conditional use will, in all other respects, conform to the applicable regulations of the district in which it is located. The fraternity maintains rigorous standards of conduct and integrity for membership, and only members are permitted to live in the property. The fraternity is a member in good standing and supports all of the policies of its peer association, the Inter-fraternity Council (IFC). The fraternity is closely monitored by the Office of Fraternity/Sorority Life (OFSL) under the Vice Provost for Student Affairs at the Univ. of Minn. The local chapter is supervised by two local representatives of the international fraternity. This additional regulation and supervision of a fraternity will improve compliance with applicable regulations over an un-supervised lodging house.

February 4, 2016

SURVEY FOR: **ALPHA EPSILON PI**

PROPERTY ADDRESS: 1100 5th Street S.E., Minneapolis, Minnesota.

LEGAL DESCRIPTION: (Per Certificate of Title No. 1394412)

All that part of Lots 3 and 4, Block 3, Mill Company's Addition To The Town Of St. Anthony Falls described as follows: Commencing at the most Northerly corner of Lot 3, Block 3, said Addition; thence Southwesterly along the Northwesterly line of said Lot 3, 118 feet; thence Southeasterly parallel with the Southwesterly line of Fifth Street Southeast to a point 14 feet Southeasterly from the dividing line between said Lots 3 and 4; thence parallel with the dividing line of said Lots 3 and 4 to the Southwesterly line of Fifth Street Southeast; thence Northwesterly along the Southwesterly line of Fifth Street Southeast to the place of beginning.

Together with a right of ingress and egress to be used as a driveway for all purposes for which a driveway is commonly used from Eleventh Avenue Southeast, 9 feet wide and 80 feet deep over the Northeasterly 9 feet of the rear 47 feet of Lot 3, Block 3, Mill Company's Addition and over the Northeasterly 9 feet of the rear 47 feet of the Northwesterly 14 feet of Lot 4, Block 3, Mill Company's Addition, said parcel of land being a strip along and adjoining the Southwesterly line of the land above described.

NOTE:

The 9 foot wide strip described above for ingress and egress purposes has been amended to being a strip 8.5 feet wide per an Agreement dated September 25, 1967, Document No. T888405 and is depicted as such on this survey.

CERTIFICATION:

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated: August 13, 2015

Revised to show parking: March 14, 2016

Anderson Engineering of Minnesota, LLC

by:

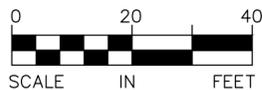


Jack Bolke
Minnesota License No. 20281

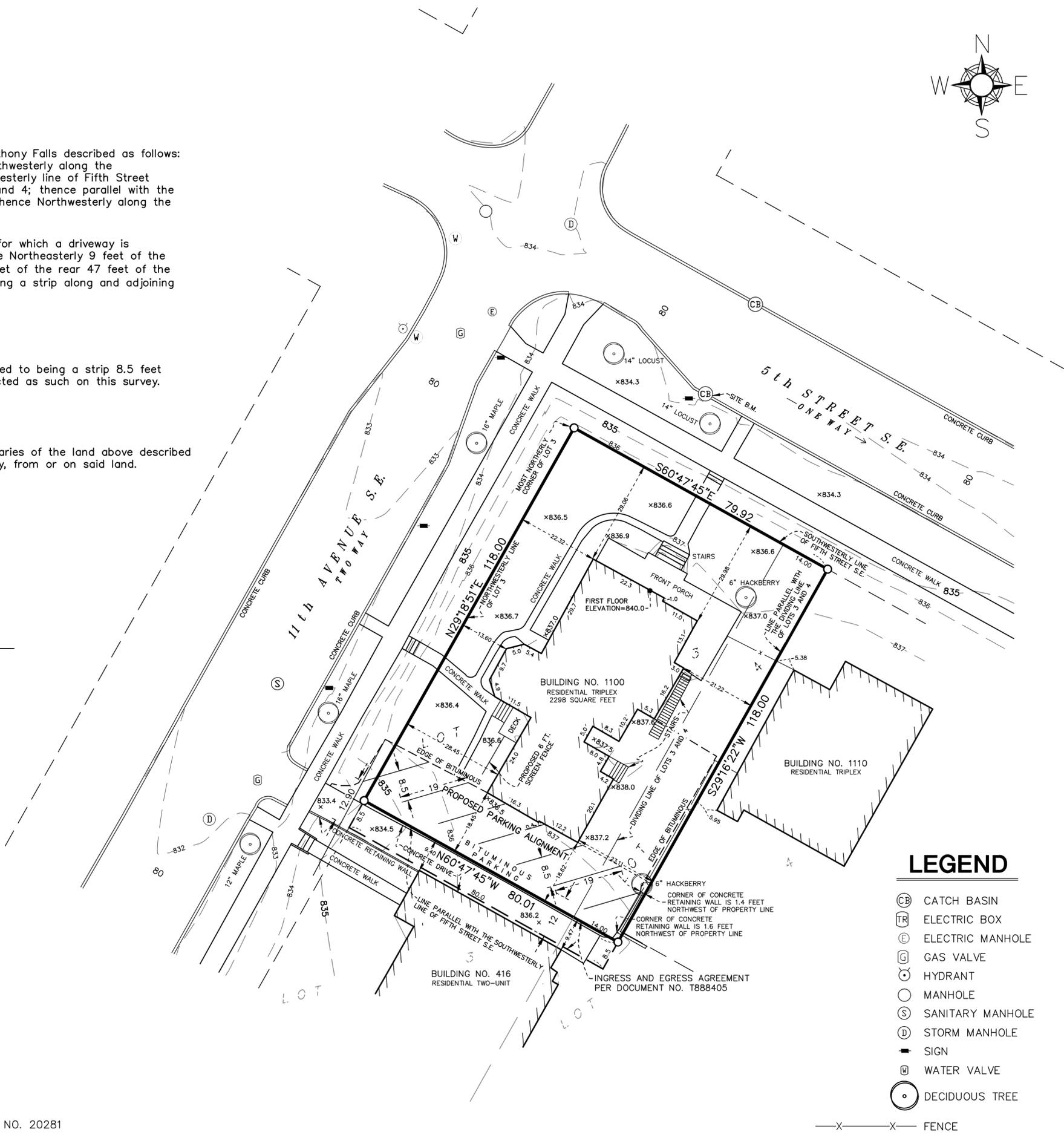
NOTES:

- The horizontal datum and basis of bearings is the Hennepin County Coordinate System.
- The vertical datum is NAVD 88. The site benchmark is the flowline of the stormwater catchbasin in front of the 1100 building, Elevation=833.30 feet.
- The area of the property described hereon is 9,436 square feet or 0.2166 acres.
- The location and extent of underground utilities, if shown, are based upon above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- Impervious Surfaces as follows:

Building:	2,298	Square Feet
Bituminous parking:	2,408	Square Feet
Concrete walks:	411	Square Feet
Front porch:	459	Square Feet



- DENOTES FOUND IRON MONUMENT
- DENOTES SET IRON PIPE WITH P.L.S NO. 20281



LEGEND

- Ⓢ CATCH BASIN
- ⓉR ELECTRIC BOX
- Ⓢ ELECTRIC MANHOLE
- Ⓢ GAS VALVE
- Ⓢ HYDRANT
- Ⓢ MANHOLE
- Ⓢ SANITARY MANHOLE
- Ⓢ STORM MANHOLE
- Ⓢ SIGN
- Ⓢ WATER VALVE
- DECIDUOUS TREE
- X—X— FENCE

Exit to
Parking



Key:
Dimensions given in W x L (ft).
W is in the X-axis direction.
L is in the Y-axis direction.

Boiler Room
14' x 7'

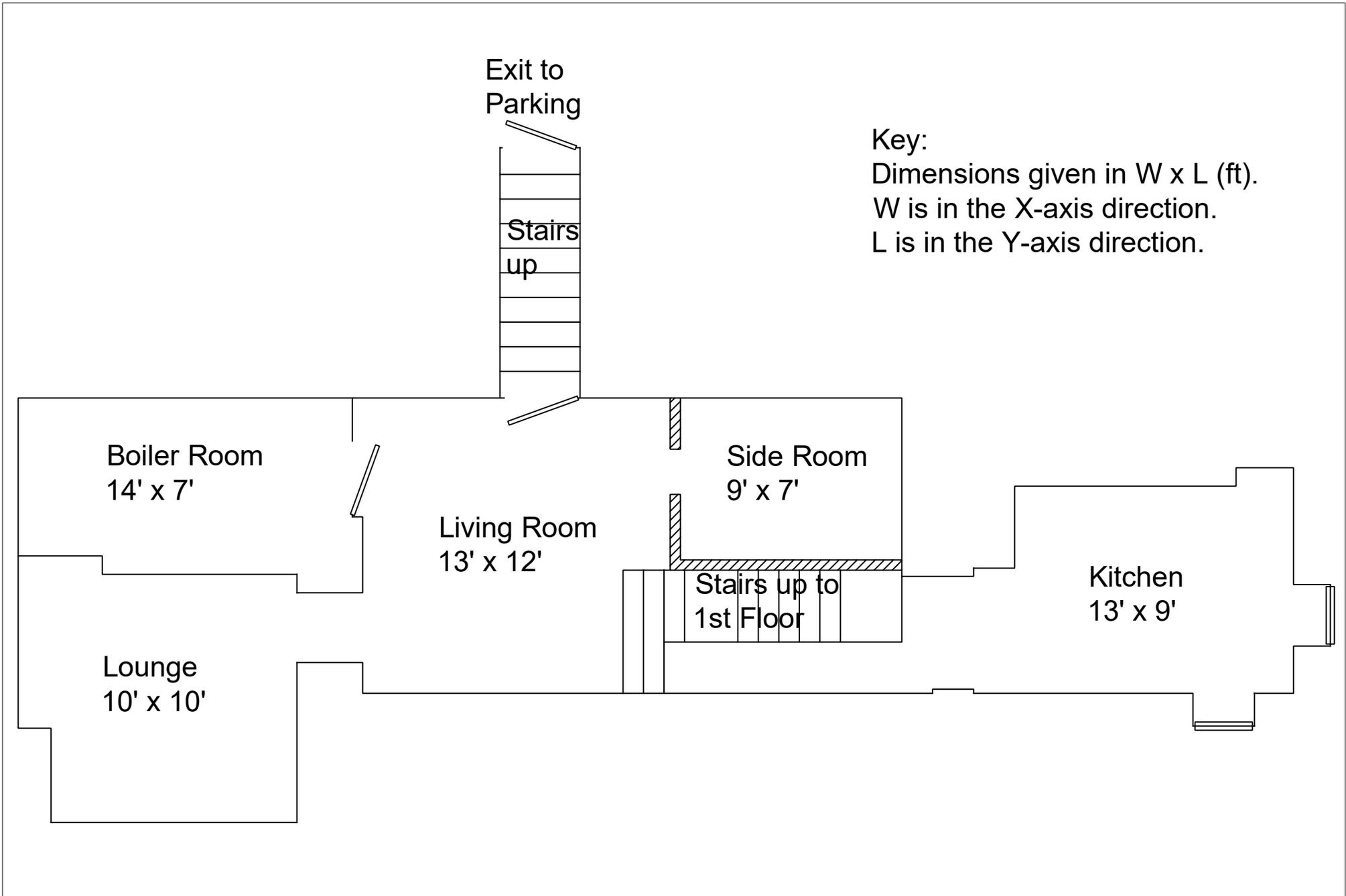
Side Room
9' x 7'

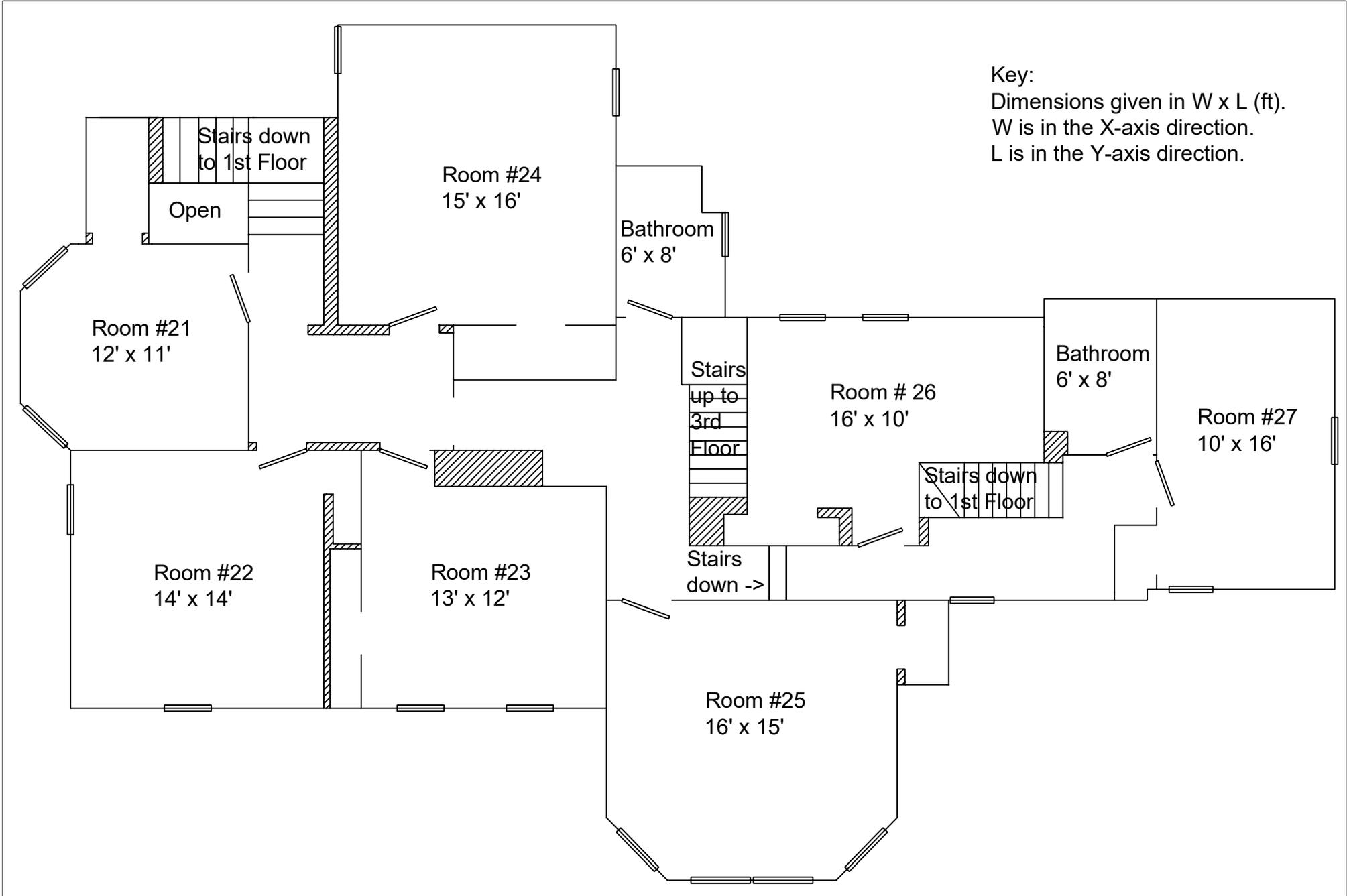
Living Room
13' x 12'

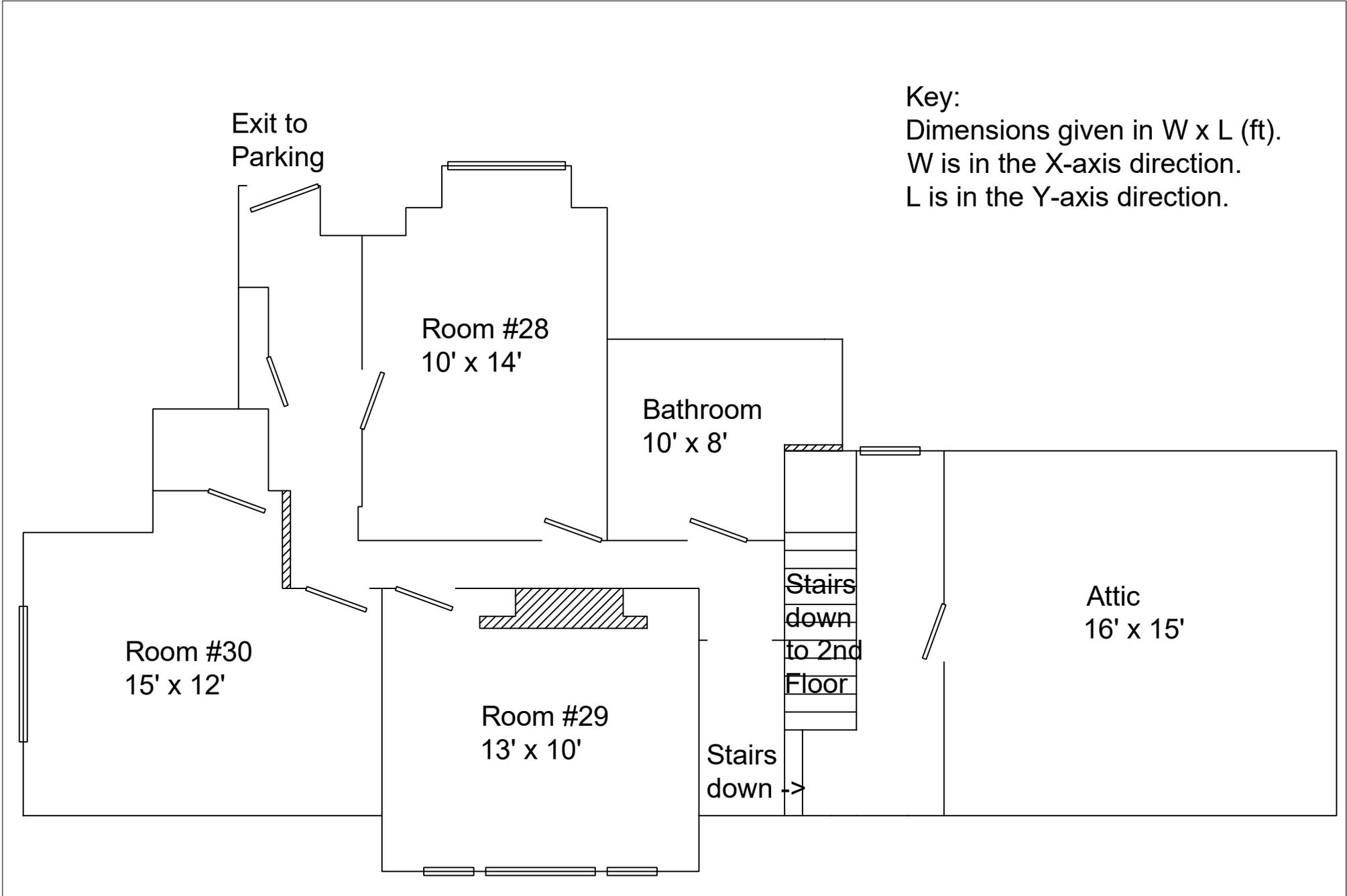
Stairs up to
1st Floor

Kitchen
13' x 9'

Lounge
10' x 10'







theta kappa nu



*Miller, Knechtges, Ferguson, Haglund, Sparry, Tufte, Oskarn, Johnson
Maun, Howland, Haun, Hulms, Kasper, Kowalske, Jacobs
Pfeifer, Hakel, Dierksen, Park, Green, Klammer*

MEMBERS IN FACULTY

BYRON HALL
LEON NERGAARD

GRADUATE STUDENTS

LEONARD C. KLAMMER
WILSON McGRATH

MEMBERS

WARREN H. DIESSNER, '33
JOHN FINNIGAN, '32
GILBERT GREEN, '32
ARNE HAALAND, '33
FAY W. HAGEN, '32
WAYNE S. HAGEN, '33
ERNEST A. HAKEL, '32

HUGH W. HAWN, '32
FLOYD HOLMES, '33
JOHN A. HOWLAND, '31
WILLIAM JACOBS, '32
RAYMOND KASPER, '33
ALBION KLAMMER, '32
VINTON KNECHTGES, '31
OSCAR C. KOWALSKE, '31
JOSEPH MAUN, '32
ORVILLE OLSON, '31
HOWARD PHEVE, '33

JOHN TOFTE, JR., '33
RALPH WIGE, '31

PLEDGES

CURTISS BENNYHOFF
FLOYD HOLMS
STANLEY IVERSON
THEODORE JOHNSON
RAYMOND KOPP
CLIFFORD LINGREN
EVERETT MILLER



1100 Fifth Street S. E.
Minnesota Alpha Chapter, 1925



Founded, 1923
Drury College
Number of Chapters, 49

THETA KAPPA NU



*Nielander Wilson Ford Sperry Nilson Swanson Severson Abraham Thorson
Kinsdale Olson Larson Hanson Nelson Avery Halvorson Ebling Kuno
Parboe Paul Williams Fiske Stubb W. Price F. Hagen Howland Kuo
Sattelman Scott Bakke Wilcox Klammer Parish Warren W. Hagen M. Price*

CLASS OF 1928

Leroy Backus
Byron E. Hall
Harold W. Hanson
Leonard C. Klammer
Oscar C. Kowalske
Joseph J. Larson
Henry O. Nelson
Einar Nielson
B. Hubert Scott
Preston L. Swab
Henry J. Williams

CLASS OF 1929

Alvin J. Darkow
Clarence A. Fiske
Clayton D. Ford
Walter H. Gilsdorf
Wayne S. Hagen
Vernon E. Halvorson
Harvey Jorgenson
Donald W. Kuno
Gustave E. Ledfors
J. Rex Severson
Robert L. Swanson
Robert E. Warren
Claire Wilcox

CLASS OF 1930

Carlos A. Avery
John A. Howland
Arthur H. Nielander
W. Leon Thorson

CLASS OF 1931

Engward L. Penk

PLEDGES

Herman F. Abraham
Fay W. Hagen
Axel H. Hanson
Russell L. Miller
Orville E. Olson
Willis L. Price
Hjalmer T. Tofte
John Tofte
Christopher J. Vaile
Ira H. Wilson



*Founded, 1923
Dorcy College
Number of Chapters, 32*



*Minnesota Alpha, 1925
1109 5th St. S., E.*



MEMBERS IN FACULTY

HAROLD D. CARTER
A. NORMAN CHRISTENSEN
CLAYTON D. FORD

GRADUATE STUDENTS

LEONARD C. KLAMMER
ARTHUR J. LARSON

CLASS OF 1930

CARLOS A. AVERY
LEMONT S. CRANDALL
RICHARD T. CRIST
FORREST K. GEEKREN
DONALD W. KUNO
LOWELL B. MOON
HENRY O. NELSON
ARTHUR H. NIELANDER
EDWARD D. PETRICK
ARVIN L. RONNEBERG
HAROLD B. SPARRY
ROBERT E. WARREN

CLASS OF 1931

GILBERT B. GREEN
JOHN A. HOWLAND
VINTON W. KNECHTGES

THETA KAPPA NU

*Founded, 1923
Drury College
Number of Chapters, 45*

*Minnesota Alpha, 1925
1100 Fifth Street S. E.*



ORVILLE E. OLSON
ESGWARD L. PENK
RALPH N. WIGE

CLASS OF 1932

FAY W. HAGEN
ALBION W. KLAMMER
JOHN TOFTE, JR.

CLASS OF 1933

WARREN H. DIESSNER
WAYNE S. HAGEN

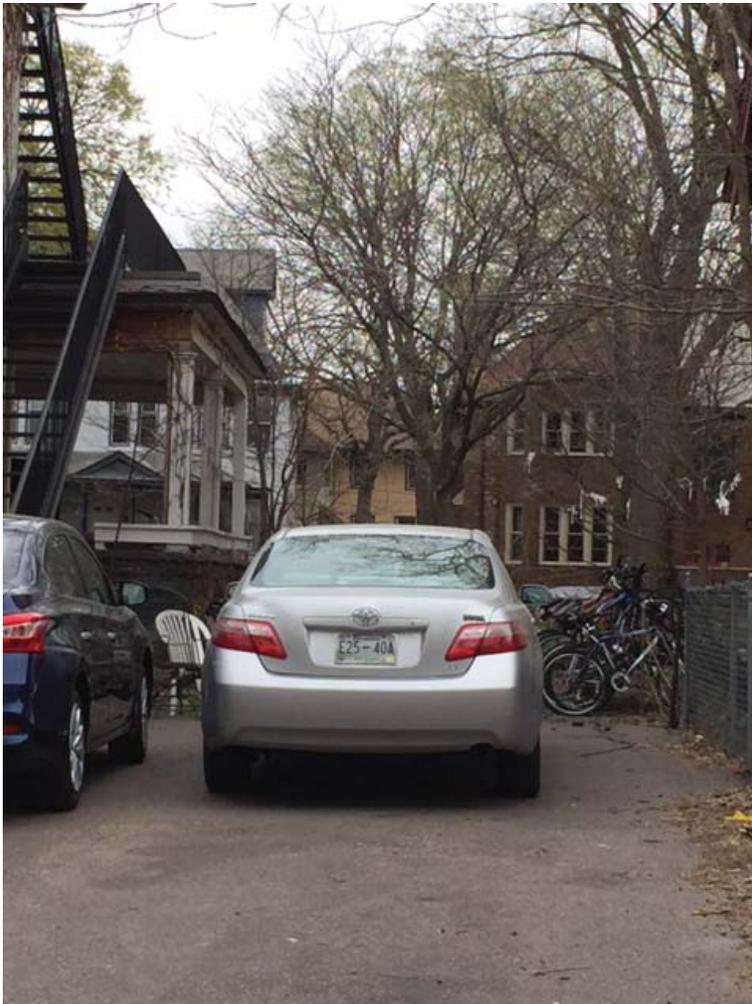
PLEDGES

CHARLES C. BARNUM
CURTIS B. BENNYHOFF
KENNETH G. DARNER
JOHN E. FINNEGAN
ERNEST A. HAKEL
HUGH W. HAWN
WILLIAM JACOBS
CLARENCE E. JOHNSON
PAUL S. KEASKE
JOSEPH MAUN
WALTER W. OSBORNE
HOWARD L. PRIEVE
LAWRENCE J. READER

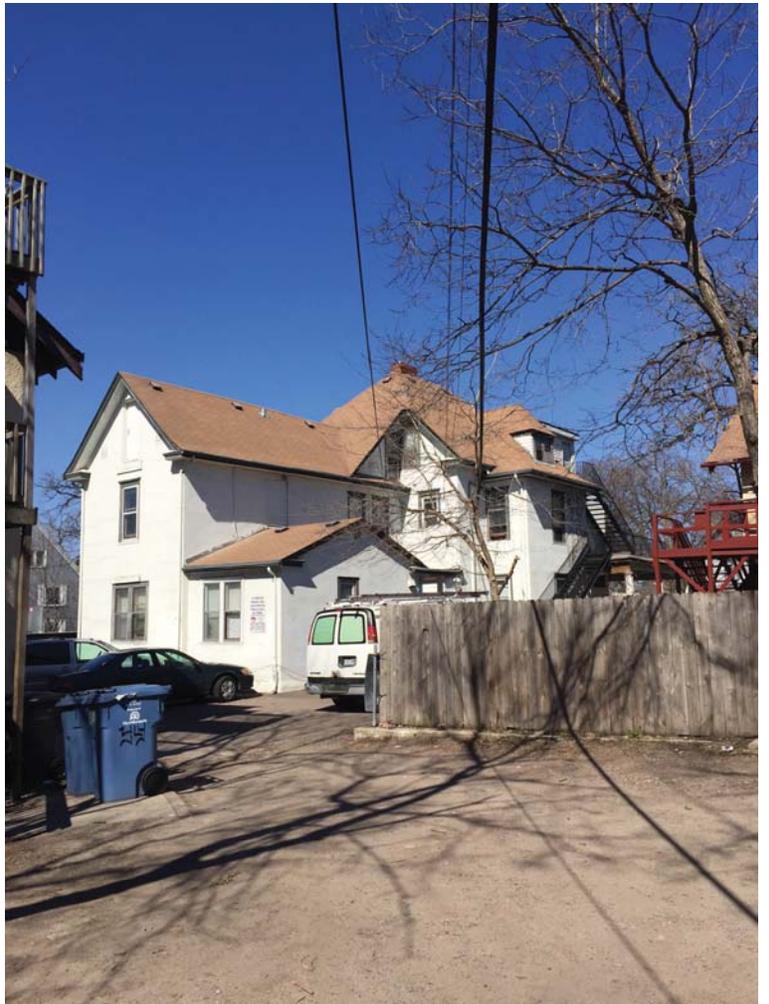


*Olson, Finnegan, Nelson, Nielander, Sparry, Crist, Knechtges, Barnum
Crandall, Tofte, Johnson, A. Klammer, Moon, Peavey, Ronneberg, Diessner, Rasmussen,
Hagen, Prior, F. Hagen, Howland, Fobitz, Jacobs, Maun, Casper,
W. Hagen, L. Klammer, Avery, Kunz, Penk, Warren, Petrick, Ford*















**MARCY
HOLMES**

HISTORIC NEIGHBORHOOD

MHNA
500 8th Avenue SE
Minneapolis, MN 55414
office@marcy-holmes.org

www.marcy-holmes.org
612-623-7633

January 21, 2016

Council Member Jacob Frey
Minneapolis City Hall
350 South 5th Street | Room 307
Minneapolis, MN 55415-1383

Mei-Ling Smith
City Planner, CPED – Land Use, Design & Preservation
250 South 4th Street – Room 300
Minneapolis, MN 55415

Re: Application for a Conditional Use Permit for Alpha Epsilon Pi Fraternity, 1100 5th Street SE

Dear Council Member Frey and Ms. Smith,

At its December monthly meeting, the Marcy-Holmes Neighborhood Association's Land Use and Development Committee heard a presentation by Hersh Berman, Alumnus Co-advisor for Alpha Epsilon Pi Fraternity at the University of Minnesota, about the fraternity's application for a Conditional Use Permit to use the property at 110 5th Street SE as a fraternity house. It is our understanding that the fraternity has occupied the property for the past three years on an annual lease basis.

The Marcy-Holmes Neighborhood Association supports this application.

Sincerely,

Jan Morse
MHNA President

cc: Hersh Berman, Alumnus Co-advisor, Alpha Epsilon Pi Fraternity at the University of Minnesota,
1100 5th Street SE, Minneapolis, Minnesota 55414

From: [Kelly Carver](#)
To: [Smith, Mei-Ling C.](#)
Cc: [KELLY CARVER](#); [Melissa Bean](#)
Subject: Regarding CUP for 1100 5th St. S.E.
Date: Friday, April 15, 2016 8:20:34 AM
Attachments: [MNDaily-Sexual Assault.pdf](#)
[1100 5 st se.pdf](#)

Mei-Ling:

Greetings, and thank you for your time on the phone Monday. As I expressed with you then, I believe it is relevant for the Planning Commission to take into account some of the issues that have occurred at 1100 5th St. S.E. for the CUP application by Alpha Epsilon Pi. I may not be able to attend the public hearing on Monday, April 25th so I would like to at least comment in writing about this application.

For the past 22 years, my wife and I have owned and operated a guest house across the street from this property. In November of 2013, we were surprised to see signage and flags for a fraternity at this house. It wasn't long after this, they were required to remove them. Yet, the fraternity continued to function the same, with a number of disruptive parties and using temporary signage during some events.

From July 2014 to July 2015, Minneapolis Police were dispatched to the property 12 times, an average of once a month. One of these was for an after-midnight situation requiring EMT's to take a hostile individual out of the house strapped onto a stretcher. I believe there were calls to the house before and after this period as well, though I only have an MPD report for this one year period.

This past December, students from AEP and Hirsch Berman, the AEP alum assisting with the organization's return back to campus after some 25 years, requested to come speak to us. As our discussion got underway, Hirsch stated "We've been bad neighbors and would like to do better". They discussed their internal changes with us, and for a few months it was better.

On Saturday, April 2nd, the MPD was again dispatched to break up a late night noisy party. They also came for a 911 call on a reported sexual assault at the premises. This occurred at 1am Sunday morning, and is currently under investigation.

By having had at least 13 police calls over the past 20 months, the impact created by the behavior requiring these calls provides a rationale for being considered during this decision process. And, given the fact that all of these situations occurred while their CUP application was in process- a time one would expect a high degree of awareness and restraint- it's difficult to see why this request should be supported without more scrutiny.

I am attaching the MPD Calls for Service report for 1100 5th St. S.E. and a copy of the Minnesota Daily Article from April 5th for your review. I thank you for your time and for forwarding on my concerns.

Respectfully,

Kelly Carver
Marcy Holmes Resident

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Kelly Carver
Wales House
1115 5th St. S.E.
Minneapolis, MN 55414
tel: [612.331.3931](tel:612.331.3931)
www.waleshouse.com

Sexual assault in Marcy- Holmes

By **Keaton Schmitt** April 05, 2016

A woman attending a party in Marcy-Holmes was sexually assaulted Sunday by an unknown man, according to a crime alert sent to students and faculty by the University of Minnesota Police Department.

The party was at the 1100 block of Fifth Street Southeast, which is near multiple greek houses.

At about 1 a.m. Sunday, the woman was approached and sexually assaulted by an unknown male, who she described to police as about 18-22 years old, according to the crime alert.

She called for and received help from bystanders and the suspect fled, Minneapolis Police Department spokesperson John Elder said.

Elder said that Alpha Epsilon Pi was named in the police report but said he couldn't say why.

Bystanders also did not recognize the suspect, the email said.

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 7/21/2015

Date range: 7/19/2014 through 7/20/2015

Call count: 12

Pct 2

ADDRESS: 1100 5 ST SE

Date/time	Problem	Disposition	Case #	Apt./Flr.
9/1/2014 1:30:31 AM	Damage Property-In Progress	Sent	14-309973	
10/25/2014 11:41:52 PM	Loud Party	All Quiet	14-380398	
10/30/2014 2:49:13 PM	Parking Problem	Inservice	14-385950	
11/8/2014 3:40:04 PM	Directed Patrol		14-396948	
11/9/2014 1:13:21 AM	Loud Party	Advised	14-397550	
4/16/2015 5:17:45 PM	Music-Loud	All OK	15-134595	
4/18/2015 10:47:14 PM	Loud Party		15-138400	
6/7/2015 12:06:04 AM	Assist EMS Personnel	Assist	15-206633	
6/21/2015 10:43:00 PM	Suspicious Vehicle	Unfounded	15-228554	
6/22/2015 11:17:03 AM	Directed Patrol	All OK	15-228978	
7/4/2015 3:08:30 PM	Loud Party	Advised	15-246735	
7/4/2015 4:07:36 PM	Loud Party	Advised	15-246786	