

**LAND USE APPLICATION SUMMARY**

*Property Location:* Two parcels in the Central Corridor Light Rail Transit Project. Parcel 4A is part of Walnut Street Southeast, north of Washington Avenue Southeast and Parcel 4B is part of Pleasant Street Southeast, south of Arlington Street Southeast

*Project Name:* Right-of-Way Vacation

*Prepared By:* Hilary Dvorak, Principal Planner, (612) 673-2639

*Applicant:* Regents of the University of Minnesota

*Project Contact:* Kelley Brandt

*Request:* To vacate a portion of Walnut Street Southeast, north of Washington Avenue Southeast and a portion of Pleasant Street Southeast, south of Arlington Street Southeast

*Required Applications:*

<b>Vacation</b>	Of a portion of Walnut Street Southeast, north of Washington Avenue Southeast and a portion of Pleasant Street Southeast, south of Arlington Street Southeast.
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**SITE DATA**

<b>Legal Description</b>	<p>Line 1: Commencing at the point of intersection of the center line of Washington Avenue as dedicated in the plat of St. Anthony City as Fourth Street, according to the record plat thereof, Hennepin County, Minnesota, with the center line of Union Street, as dedicated in said plat of St. Anthony City; thence westerly along the center line of said Washington Avenue for 1060.42 feet; thence deflect to the left on a 04 degree 00 minute 00 second curve (delta angle 13 degrees 32 minutes 07.5 seconds) for 338.39 feet; thence on tangent to said curve for 168.71 feet to the point of beginning of Line 1 to be described; thence northeasterly on the last described course for 168.71 feet; thence deflect to the right on a 04 degree 00 minute 00 second curve (delta angle 13 degrees 32 minutes 07.5 seconds) for 338.39 feet; thence on tangent to said curve for 1060.42 feet and there terminating.</p> <p>Line 5: Commencing at a point on Line 1 hereinbefore described distant 69.89 feet northeasterly of its point of beginning; thence northwesterly at right angles to said Line 1 for 30 feet to the point of beginning of Line 5 to be described; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds for 100 feet; thence deflect to the left on a curve having a radius of 140 feet (delta angle 76 degrees 30 minutes 33 seconds) for 186.95 feet and there terminating.</p> <p>Line 8: Commencing at the point of termination of Line 5 hereinbefore described; thence easterly at right angles to said Line 5 for 0.16 feet to the point of beginning of Line 8 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 603.49 feet; thence deflect to the right on a curve having a radius of 459.28 feet (delta angle 25 degrees 16</p>
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	<p>minutes 00 seconds) for 202.54 feet and there terminating.</p> <p>Line 12: Commencing at the point of intersection of the center line of Washington Avenue as dedicated in the plat of St. Anthony City as Fourth Street, according to the record plat thereof, Hennepin County, Minnesota, with the center line of Union Street, as dedicated in said plat of St. Anthony City; thence westerly along the center line of said Washington Avenue per said plat for 1294.3 feet to the point of beginning of Line 12 to be described; thence deflect to the right at an angle of 89 degrees 55 minutes 00 seconds for 555 feet; thence northeasterly 201 feet along a tangential curve to the right having a radius of 520.1 feet; thence northeasterly 91 feet, more or less, along a tangential curve to the left having a radius of 363.8 feet to a point distant 838 feet north of said center line of Washington Avenue, as measured at right angles to said center line, and there terminating.</p> <p>Parcel 4A: That part of Walnut Street dedicated in the plat of St. Anthony City, according to the record plat thereof, Hennepin County, Minnesota which lies south of a line run parallel with and distant 73 feet north of the center line of Washington Avenue as dedicated in said plat of St. Anthony City as Fourth Street, and which lies northerly of the following described line: Commencing at the intersection of said 73 foot parallel line and the west line of said Walnut Street; thence easterly along said parallel line 42.82 feet to the point of beginning of said line to be described; thence deflect to the right at an angle of 157 degrees 19 minutes 00 seconds for 29.75 feet; thence deflect to the left at an angle of 66 degrees 52 minutes 43 seconds for 4.72 feet; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds for 15.44 feet, more or less, to said west line of said Walnut Street and there terminating.</p> <p>Parcel 4B: That part of Pleasant Street as dedicated in St. Anthony City, according to the record plat thereof, Hennepin County, Minnesota, which lies within a distance of 33.00 feet on each side of Line 12 hereinbefore described and which lies east of a line run parallel with and distant 33.00 feet east of Line 8 hereinbefore described; Also together with that part of said Pleasant Street which lies northerly of the last described parcel, northerly of a line run parallel with and distant 838 feet north of the center line of Washington Avenue as dedicated in said plat of St. Anthony City as Fourth Street, as measured at right angles thereto, and lying easterly of a line run parallel with and distant 33.00 feet east of Line 8 hereinbefore described and of the continuation of said Line 8 deflecting to the left on a curve having a radius of 362.33 feet for 125 feet and said continuation there terminating.</p>
<b>Existing Zoning</b>	OR3 Institutional Office Residence District
<b>Lot Area</b>	Not applicable
<b>Ward(s)</b>	2
<b>Neighborhood(s)</b>	University of Minnesota
<b>Designated Future Land Use</b>	Not applicable
<b>Land Use Features</b>	Not applicable
<b>Small Area Plan(s)</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** There are two pieces of right-of-way that the applicant is proposing to vacate; both are located within the University of Minnesota Twin Cities campus. The proposed right-of-way to be vacated is a portion of Walnut Street Southeast, north of Washington Avenue Southeast and a portion of Pleasant Street Southeast, south of Arlington Street Southeast.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The portion of Walnut Street Southeast, north of Washington Avenue Southeast, to be vacated is surrounding by the METRO Green Line and the University of Minnesota Twin Cities campus and the portion of Pleasant Street Southeast, south of Arlington Street Southeast, to be vacated is surrounded by the University of Minnesota Twin Cities campus.

**PROJECT DESCRIPTION.** The applicant is proposing to vacate the right-of-way in order to complete the METRO Green Line transit project.

**DEVELOPMENT PLAN.** The pieces of property to be vacated are to be used in conjunction with the development of the METRO Green Line transit project.

**RELATED APPROVALS.** Not applicable.

**PUBLIC COMMENTS.** No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### VACATION

The applicant is proposing to vacate a portion of Walnut Street Southeast, north of Washington Avenue Southeast and a portion of Pleasant Street Southeast, south of Arlington Street Southeast.

The area to be vacated is legally described as follows:

- Line 1: Commencing at the point of intersection of the center line of Washington Avenue as dedicated in the plat of St. Anthony City as Fourth Street, according to the record plat thereof, Hennepin County, Minnesota, with the center line of Union Street, as dedicated in said plat of St. Anthony City; thence westerly along the center line of said Washington Avenue for 1060.42 feet; thence deflect to the left on a 04 degree 00 minute 00 second curve (delta angle 13 degrees 32 minutes 07.5 seconds) for 338.39 feet; thence on tangent to said curve for 168.71 feet to the point of beginning of Line 1 to be described; thence northeasterly on the last described course for 168.71 feet; thence deflect to the right on a 04 degree 00 minute 00 second curve (delta angle 13 degrees 32 minutes 07.5 seconds) for 338.39 feet; thence on tangent to said curve for 1060.42 feet and there terminating.
- Line 5: Commencing at a point on Line 1 hereinbefore described distant 69.89 feet northeasterly of its point of beginning; thence northwesterly at right angles to said Line 1 for 30 feet to the point of beginning of Line 5 to be described; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds for 100 feet; thence deflect to the left on a curve having a radius of 140 feet (delta angle 76 degrees 30 minutes 33 seconds) for 186.95 feet and there terminating.

- Line 8: Commencing at the point of termination of Line 5 hereinbefore described; thence easterly at right angles to said Line 5 for 0.16 feet to the point of beginning of Line 8 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 603.49 feet; thence deflect to the right on a curve having a radius of 459.28 feet (delta angle 25 degrees 16 minutes 00 seconds) for 202.54 feet and there terminating.
- Line 12: Commencing at the point of intersection of the center line of Washington Avenue as dedicated in the plat of St. Anthony City as Fourth Street, according to the record plat thereof, Hennepin County, Minnesota, with the center line of Union Street, as dedicated in said plat of St. Anthony City; thence westerly along the center line of said Washington Avenue per said plat for 1294.3 feet to the point of beginning of Line 12 to be described; thence deflect to the right at an angle of 89 degrees 55 minutes 00 seconds for 555 feet; thence northeasterly 201 feet along a tangential curve to the right having a radius of 520.1 feet; thence northeasterly 91 feet, more or less, along a tangential curve to the left having a radius of 363.8 feet to a point distant 838 feet north of said center line of Washington Avenue, as measured at right angles to said center line, and there terminating.
- Parcel 4A: That part of Walnut Street dedicated in the plat of St. Anthony City, according to the record plat thereof, Hennepin County, Minnesota which lies south of a line run parallel with and distant 73 feet north of the center line of Washington Avenue as dedicated in said plat of St. Anthony City as Fourth Street, and which lies northerly of the following described line: Commencing at the intersection of said 73 foot parallel line and the west line of said Walnut Street; thence easterly along said parallel line 42.82 feet to the point of beginning of said line to be described; thence deflect to the right at an angle of 157 degrees 19 minutes 00 seconds for 29.75 feet; thence deflect to the left at an angle of 66 degrees 52 minutes 43 seconds for 4.72 feet; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds for 15.44 feet, more or less, to said west line of said Walnut Street and there terminating.
- Parcel 4B: That part of Pleasant Street as dedicated in St. Anthony City, according to the record plat thereof, Hennepin County, Minnesota, which lies within a distance of 33.00 feet on each side of Line 12 hereinbefore described and which lies east of a line run parallel with and distant 33.00 feet east of Line 8 hereinbefore described; Also together with that part of said Pleasant Street which lies northerly of the last described parcel, northerly of a line run parallel with and distant 838 feet north of the center line of Washington Avenue as dedicated in said plat of St. Anthony City as Fourth Street, as measured at right angles thereto, and lying easterly of a line run parallel with and distant 33.00 feet east of Line 8 hereinbefore described and of the continuation of said Line 8 deflecting to the left on a curve having a radius of 362.33 feet for 125 feet and said continuation there terminating.

**RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS.** The Department of Public Works has reviewed the vacation petition and recommends approval subject to the retention of a utility easement over all that part of the to-be-vacated area lying east of a line parallel with and 13 feet east of the west line of Walnut Street SE as dedicated in the plat of St. Anthony City.

Of the utilities and/or affected property owners that have responded Verizon Business has requested an easement over the portion of Walnut Street Southeast, north of Washington Avenue Southeast to be vacated.

**FINDINGS.** The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated if any easements requested above are granted by the petitioner.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings for the application by the Regents of the University of Minnesota:

**A. Vacation of a portion of Walnut Street Southeast, north of Washington Avenue Southeast and a portion of Pleasant Street Southeast, south of Arlington Street Southeast.**

Recommended motion: **Approve** the vacation of a portion of Walnut Street Southeast, north of Washington Avenue Southeast and a portion of Pleasant Street Southeast, south of Arlington Street Southeast subject to the retention of easements for the City of Minneapolis and Verizon Business.

## ATTACHMENTS

1. Vacation request from the Regents of the University of Minnesota
2. Description and map of area to be vacated
3. Public Works letter
4. Letter from utilities

APPLICATION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

CITY OF MINNEAPOLIS

(Chapter 433, Minneapolis Code of Ordinances)

FILED

MINNEAPOLIS, MINN

2016 JAN 25 PM 12:56

Applicant:

REGENTS OF THE UNIVERSITY OF MINNESOTA

Address:

319 15TH AVENUE SE 4TH FLOOR DON HOWE DEPARTMENT

City:

MINNEAPOLIS

State:

MN

Zip:

55455

Telephone:

612/626-0565

Name (Please print):

KELLEY J. BRANDT

Signature

Kelley J Brandt

Date:

1/14/16

RIGHT-OF-WAY INFORMATION

Describe right-of-way to be vacated:

PARCEL 4A - THAT PART OF WALNUT STREET DEDICATED IN THE PLAT OF ST. ANTHONY CITY

PARCEL 4B - THAT PART OF PLEASANT STREET AS DEDICATED IN ST. ANTHONY CITY

Lot(s):

SEE ATTACHED EXHIBIT A & PARCEL MAPS

Block(s):

Addition(s):

Reason for vacation:

COMPLETION OF THE CENTRAL CORRIDOR LIGHT RAIL TRANSIT PROJECT

Future use of vacated lands:

CENTRAL CORRIDOR LIGHT RAIL TRANSIT

OFFICE USE ONLY

Ward: \_\_\_\_\_

Atlas Plate: \_\_\_\_\_

Zoning Plate: \_\_\_\_\_

VACATION NUMBER

Please make sure you have included the application fee, the mailing list and 8 1/2 X 11 map.

Submit application to: Minneapolis City Clerk's Office, 304 City Hall, 350 South 5th Street Minneapolis, MN 55415-1382.

**Petition to Vacate  
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: Regents of the University of Minnesota  
Address: 319 15<sup>th</sup> Avenue SE Ste 400 Minneapolis MN 55455  
Contact: Kelley Brandt (612)-626-0565

Vacation File No.

**1656**

**Page 1 of 3**

**Description of Easement to be vacated:** These are two parcels in the Central Corridor Light Rail Transit Project. Parcel 4A is part of Walnut St. SE., north of Washington Ave. SE. Parcel 4B is part of Pleasant St. SE., south of Arlington St. SE Both parcels are dedicated in the Plat of St. Anthony City.

**Review and Comment**

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency \_\_\_\_\_

Phone: \_\_\_\_\_

e-Mail: \_\_\_\_\_

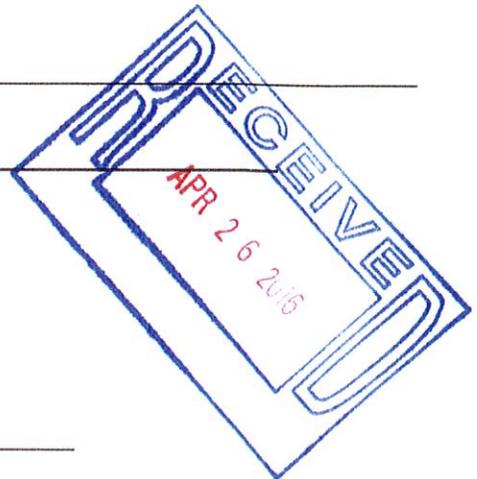
Approve petition as requested

Deny petition (provide explanation)

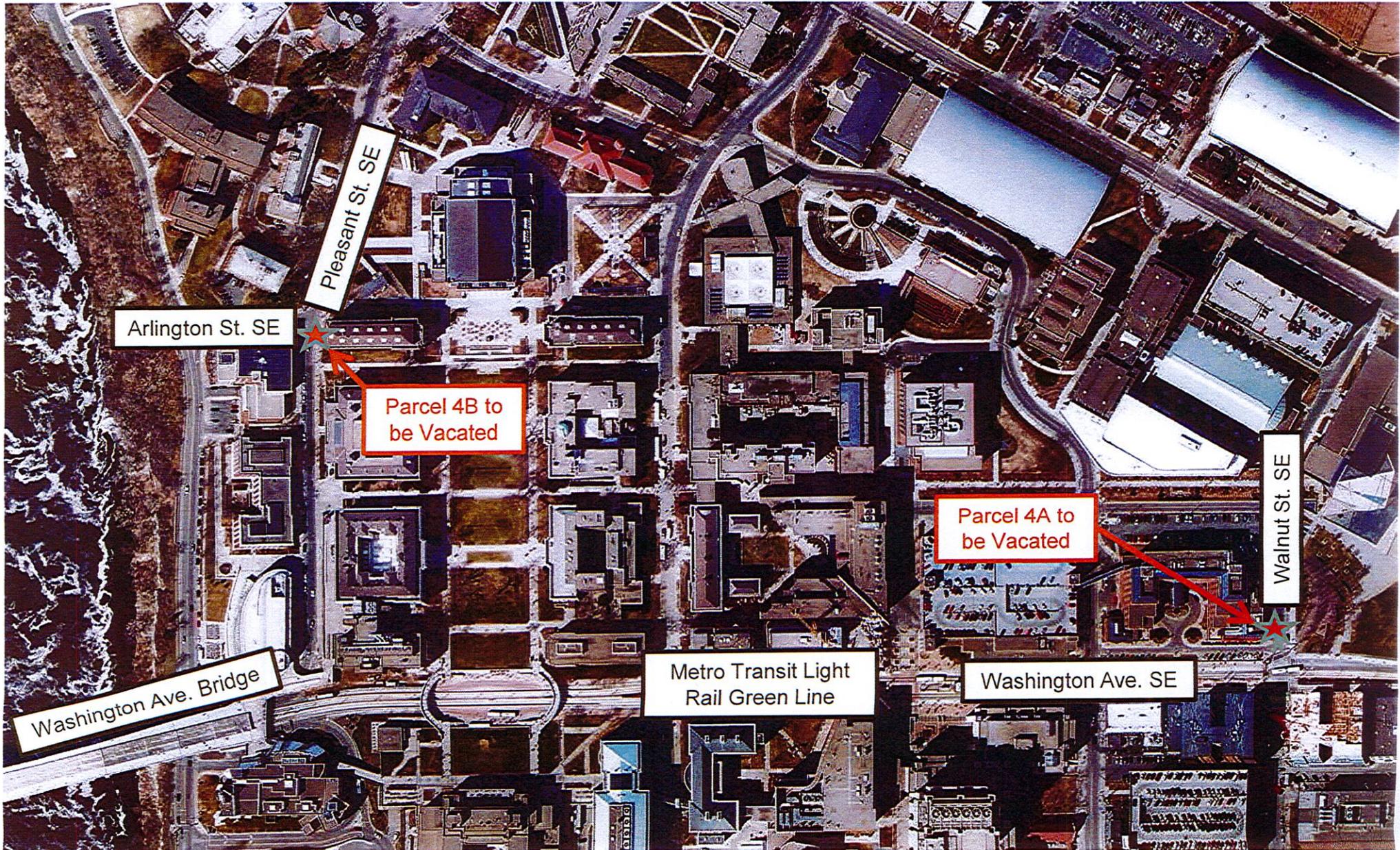
Reserve Easements (provide description)

By: \_\_\_\_\_

Date \_\_\_\_\_

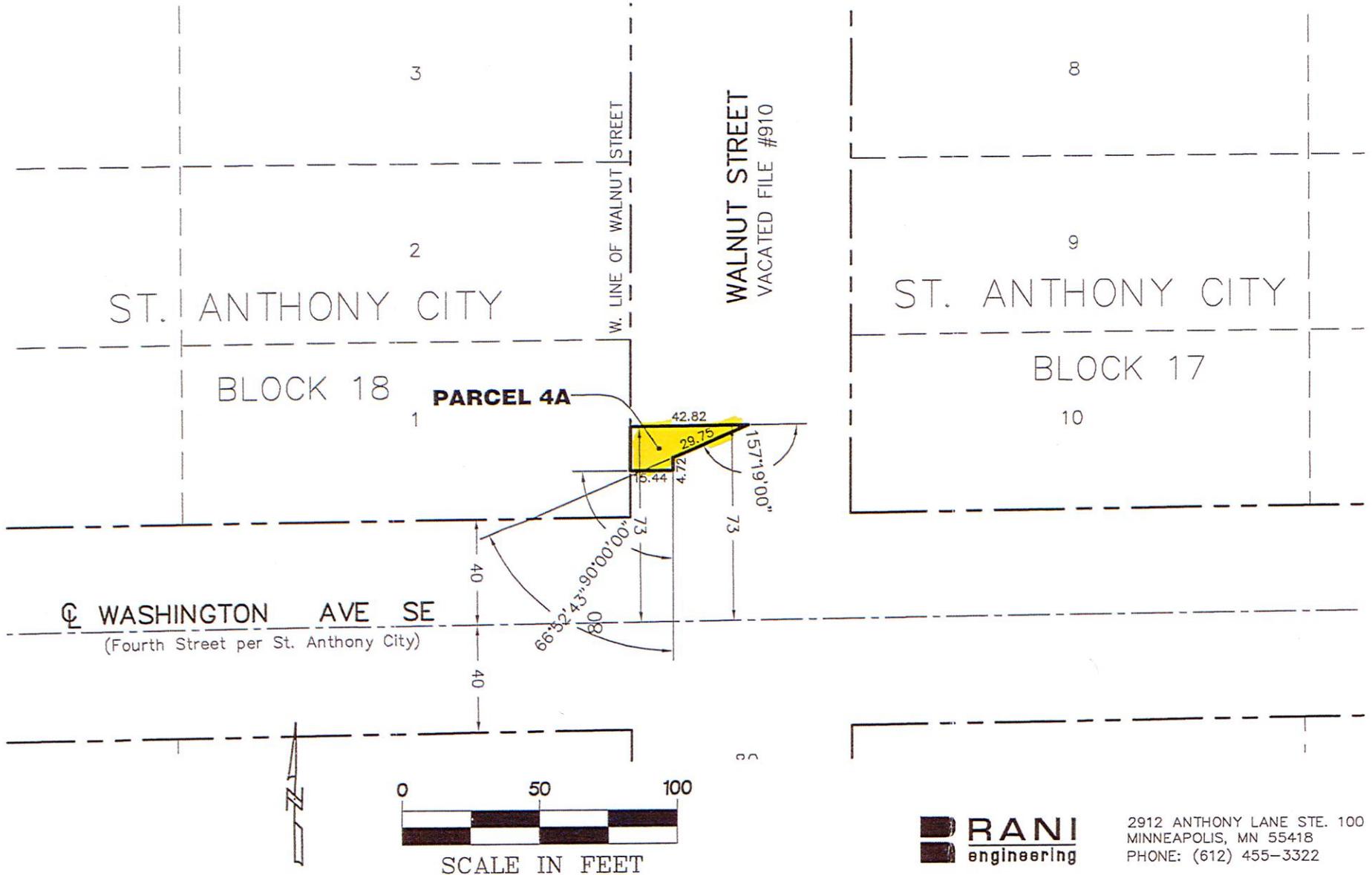


Comments:



# Parcel 4A Vacation Exhibit

Right-of-Way to be Vacated

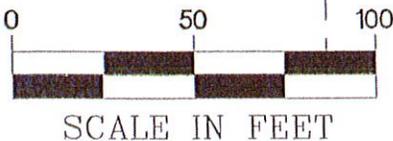
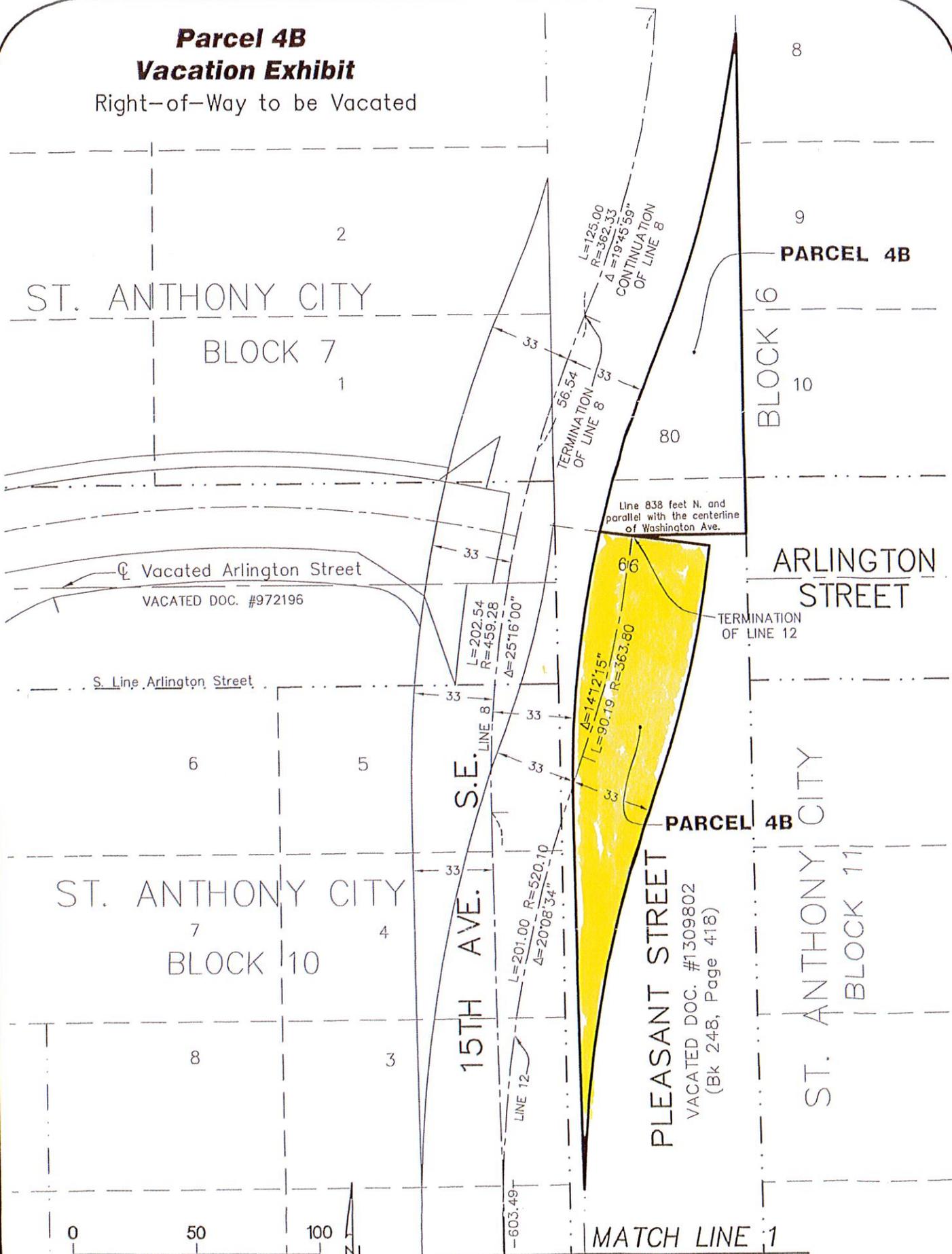


**RANI**  
engineering

2912 ANTHONY LANE STE. 100  
MINNEAPOLIS, MN 55418  
PHONE: (612) 455-3322

**Parcel 4B  
Vacation Exhibit**

Right-of-Way to be Vacated



June 1, 2016

Hilary Dvorak  
CPED-Planning  
250 4<sup>th</sup> St. So., Room 300  
Minneapolis, MN 55415

RE: Vacating two parcels designated at Parcel 4A & 4B in St. Anthony City as part of the completion of the Central Corridor Light Rail Transit Project. (Vacation 1656A and 1656B)

Dear Ms. Dvorak:

Public Works staff has reviewed this vacation petition and recommends Approval of said petition.

The areas described as Parcel 4A and 4B are legally described as follows:

*Line 1*

*Commencing at the point of intersection of the center line of Washington Avenue as dedicated in the plat of St. Anthony City as Fourth Street, according to the record plat thereof, Hennepin County, Minnesota, with the center line of Union Street, as dedicated in said plat of St. Anthony City; thence westerly along the center line of said Washington Avenue for 1060.42 feet; thence deflect to the left on a 04 degree 00 minute 00 second curve (delta angle 13 degrees 32 minutes 07.5 seconds) for 338.39 feet; thence on tangent to said curve for 168.71 feet to the point of beginning of Line 1 to be described; thence northeasterly on the last described course for 168.71 feet; thence deflect to the right on a 04 degree 00 minute 00 second curve (delta angle 13 degrees 32 minutes 07.5 seconds) for 338.39 feet; thence on tangent to said curve for 1060.42 feet and there terminating.*

*Line 5*

*Commencing at a point on Line 1 hereinbefore described distant 69.89 feet northeasterly of its point of beginning; thence northwesterly at right angles to said Line 1 for 30 feet to the point of beginning of Line 5 to be described; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds for 100 feet; thence deflect to the left on a curve having a radius of 140 feet (delta angle 76 degrees 30 minutes 33 seconds) for 186.95 feet and there terminating.*

*Line 8*

*Commencing at the point of termination of Line 5 hereinbefore described; thence easterly at right angles to said Line 5 for 0.16 feet to the point of beginning of Line 8 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 603.49 feet; thence deflect to the right on a curve having a radius of 459.28 feet (delta angle 25 degrees 16 minutes 00 seconds) for 202.54 feet and there terminating.*

*Line 12*

*Commencing at the point of intersection of the center line of Washington Avenue as dedicated in the plat of St. Anthony City as Fourth Street, according to the record plat thereof, Hennepin County, Minnesota, with the center line of Union Street, as dedicated in said plat of St. Anthony City; thence westerly along the center line of said Washington Avenue per said plat for 1294.3 feet to the point of beginning of Line 12 to be described; thence deflect to the right at an angle of 89 degrees 55 minutes 00 seconds for 555 feet; thence northeasterly 201 feet along a tangential curve to the right having a radius of 520.1 feet; thence northeasterly 91 feet, more or less, along a tangential curve to the left having a radius of 363.8 feet to a point distant 838 feet north of said center line of Washington Avenue, as measured at right angles to said center line, and there terminating.*

**Parcel 4A**

***That part of Walnut Street dedicated in the plat of St. Anthony City, according to the record plat thereof, Hennepin County, Minnesota which lies south of a line run parallel with and distant 73 feet north of the center line of Washington Avenue as dedicated in said plat of St. Anthony City as Fourth Street, and which lies northerly of the following described line: Commencing at the intersection of said 73 foot parallel line and the west line of said Walnut Street; thence easterly along said parallel line 42.82 feet to the point of beginning of said line to be described; thence deflect to the right at an angle of 157 degrees 19 minutes 00 seconds for 29.75 feet; thence deflect to the left at an angle of 66 degrees 52 minutes 43 seconds for 4.72 feet; thence deflect to the right at an angle of 90 degrees 00 minutes 00 seconds for 15.44 feet, more or less, to said west line of said Walnut Street and there terminating.***

**Parcel 4B**

***That part of Pleasant Street as dedicated in St. Anthony City, according to the record plat thereof, Hennepin County, Minnesota, which lies within a distance of 33.00 feet on each side of Line 12 hereinbefore described and which lies east of a line run parallel with and distant 33.00 feet east of Line 8 hereinbefore described;***

***(Parcel 4B-Cont.)***

***Also together with that part of said Pleasant Street which lies northerly of the last described parcel, northerly of a line run parallel with and distant 838 feet north of the center line of Washington Avenue as dedicated in said plat of St. Anthony City as Fourth Street, as measured at right angles thereto, and lying easterly of a line run parallel with and distant 33.00 feet east of Line 8 hereinbefore described and of the continuation of said Line 8 deflecting to the left on a curve having a radius of 362.33 feet for 125 feet and said continuation there terminating.***

Sincerely,

Don Elwood, Director  
Transportation Engineering & Design Division

Cc: Dennis Morris

**Petition to Vacate**  
**City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: Regents of the University of Minnesota  
Address: 319 15<sup>th</sup> Avenue SE Ste 400 Minneapolis MN 55455  
Contact: Kelley Brandt (612)-626-0565

Vacation File No.  
**1656**  
Page 1 of 3

**Description of Easement to be vacated:** These are two parcels in the Central Corridor Light Rail Transit Project. Parcel 4A is part of Walnut St. SE., north of Washington Ave. SE. Parcel 4B is part of Pleasant St. SE., south of Arlington St. SE Both parcels are dedicated in the Plat of St. Anthony City.

**Review and Comment**

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency Mpls Fire Dept.

Phone: (612) 370-3836 e-Mail: \_\_\_\_\_

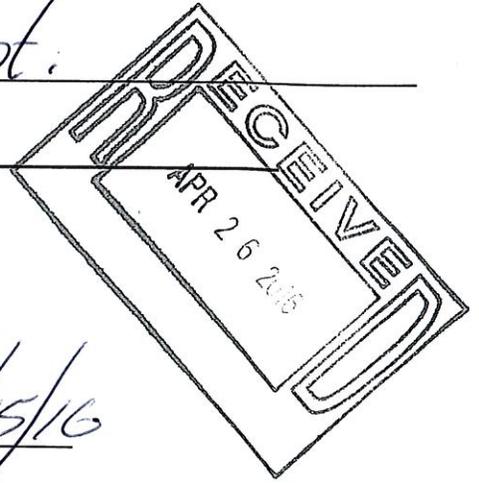
Approve petition as requested

Deny petition (provide explanation)

Reserve Easements (provide description)

By: Deputy CH White

Date: 5/15/16



Comments:

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**Review and Comment**

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Name of Reviewing Agency VERIZON BUSINESS (MCI)

Phone: 972-729-6322 e-Mail: INVESTIGATIONS@VERIZON.COM

Approve petition as requested

Deny petition (provide explanation)

Reserve Easements (provide description)

By: Dean Boyers  
DEAN BOYERS

Date 5/16/2016

Comments:

PARCEL 4B - PETITION APPROVED - NO FACILITIES

PARCEL 4A - EXISTING FACILITIES - DRAWINGS ATTACHED.

**Petition to Vacate**  
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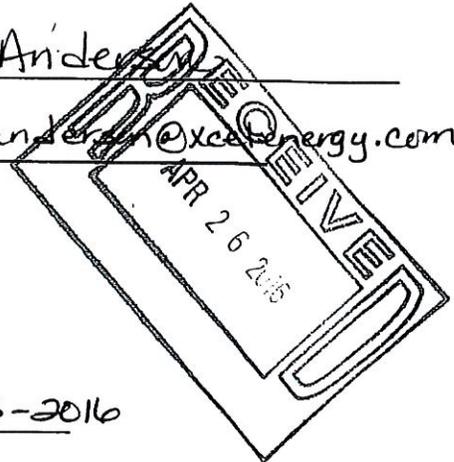
**Review and Comment**

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Name of Reviewing Agency Xcel Energy - Bonnie Anderson  
Phone: 612-330-6241 e-Mail: bonnie.j.anderson@xcelenergy.com

- Approve petition as requested   
Deny petition (provide explanation)   
Reserve Easements (provide description)

By: Bonnie J. Anderson Date 5-23-2016



Comments: