



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

PD=15

Zoning Office Use Only

File # 23-050-248

Fee Paid \$ _____

Received By / Date _____

102823330122

APPLICANT

Property Owner(s) Schumacher Holdings LLC

Address 9607 Whistling Valley Trail City Lake Elmo State MN Zip 55042

Email dmschumacher@msn.com Phone 317-407-2638

Contact Person (if different) Tim Helin

Address 6020 Abbott Ave City Edina State MN Zip 55410

Email tim.helin@gmail.com Phone 513-479-1317

PROPERTY INFO

Address / Location 1477 Eleanor Ave.

PIN(s) & Legal Description see tile commitment

(Attach additional sheet if necessary.)

Lot Area .27 acre Current Zoning R-4

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- | | | |
|--|--|--|
| ☐ Adjustment of Common Boundary | ☐ Registered Land Survey | ☐ Combined Plat |
| ☐ Lot Split | ☒ Preliminary Plat | ☒ Final Plat |

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

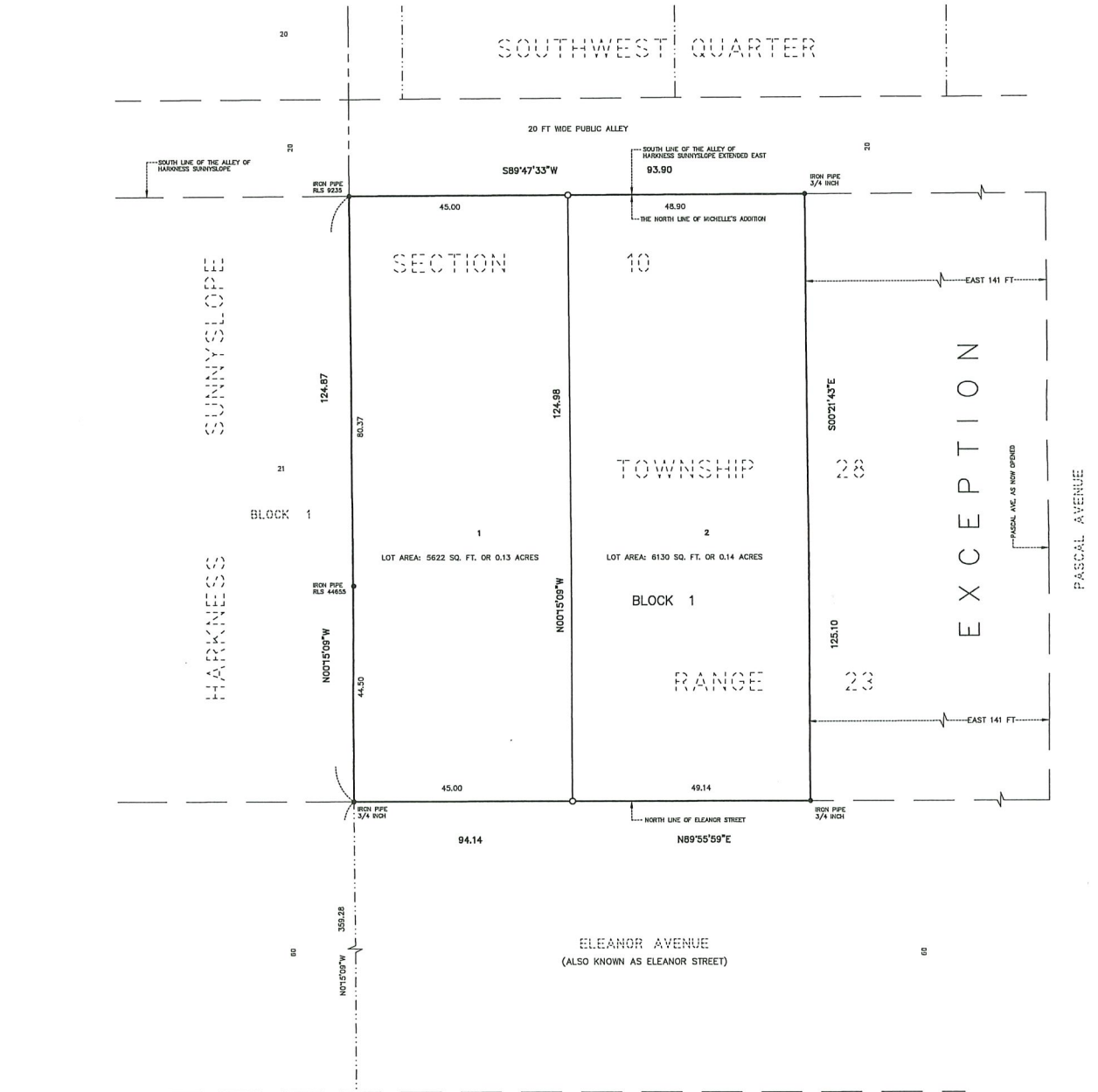
Construction of 2 single family homes

- ☐ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- ☐ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- ☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Tim Helin Date 5/24/23

PRELIMINARY PLAT: MICHELLE'S ADDITION

SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER



CAST IRON MONUMENT SOUTHWEST CORNER
SECTION 10, TOWNSHIP 28, RANGE 23

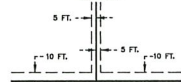
N89°55'38"E 1056.27

1585.13

S89°55'38"W

CAST IRON MONUMENT SOUTH QUARTER CORNER
SECTION 10, TOWNSHIP 28, RANGE 23

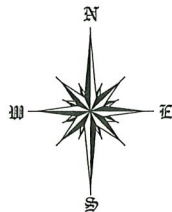
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
NO SCALE



BENING 5 FEET IN WIDTH ADJOINING SIDE LOT LINES,
AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC
WAYS UNLESS OTHERWISE SHOWN ON PLAT.

LEGEND

- DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR
MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED



SCALE IN FEET

SCALE: 1 INCH = 10 FEET

Legal Description: (Warranty Deed)

All that part of the Southwest Quarter of the Southwest Quarter,
Section 10, Township 28, Range 23, bounded on the East by Pascal
Avenue, or now opened, on the South by Eleanor Street, on the
West by Harkness Sunnyslope and on the North by the South line of
the alley in Harkness Sunnyslope extended East, excepting from the
above the East 141 feet thereof, Ramsey County, Minnesota.

1477 ELEANOR AVENUE, ST PAUL, MN 55116

Client: Mr. Tim Hahn Hahn Company 5020 Abbott Avenue South Edina, MN 55410	Design by: RP	Original date: 5-3-21
Drawn by: RP	Revisions:	By: <i>Robert M. Peterson</i> Date: 5-2-21 Drawing No.: 60424
LAKE & LAND SURVEYING, INC. SURVEYING & ENGINEERING 1200 CENTRE POINT, SUITE 209 ST PAUL, MN 55108 PHONE (612) 778-8811 E-MAIL: LAKE@LAKEANDLAND.COM	Survey book No.	Page No.
	SAP number: 2021.007	Sheet number of

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINT, SUITE 209
SAINT PAUL, MINNESOTA 55120
PHONE: 651-778-8211

BASIS OF BEARINGS: THE NORTH LINE OF MICHELLE'S ADDITION HAS AN ASSUMED BEARING OF S89°47'33"W

1928

OPENED 8-6-28

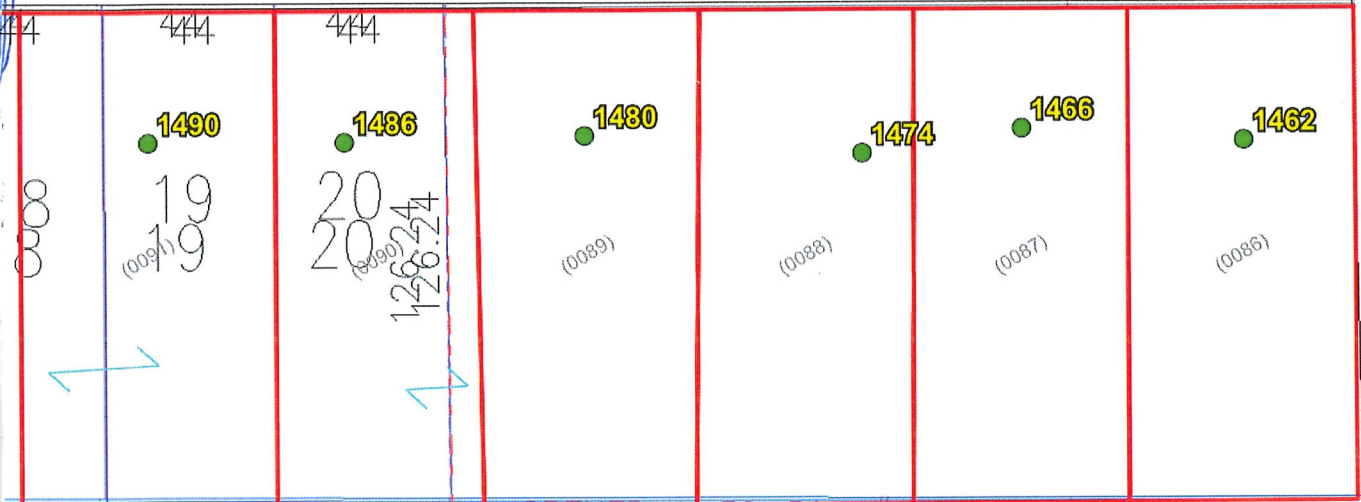
CF#75883

AVE. BOOK 40; PAGE 10 PLANS

SCHEFFER AVENUE

60

OPENING APPROVED 11-15-39



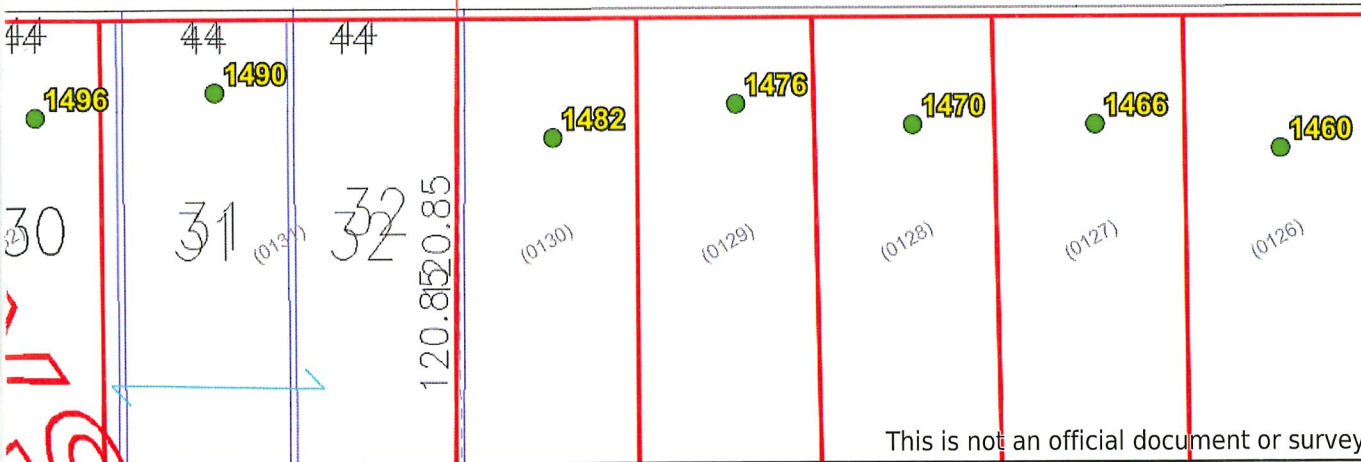
OPENED J=30-50 #1222365
OPENED 8-2-1949 CF#149190 DOC#1222365



AVE. OPENED 10-31-28

ELEANOR AVENUE

CF#78371



This is not an official document or survey.

10-3-1939

ST.

PASCAL STREET SOUTH



File #23-050-248 Zoning Map

Application of Schumacher Holdings LLC

Application Type: Combined Plat

Application Date: June 5, 2023

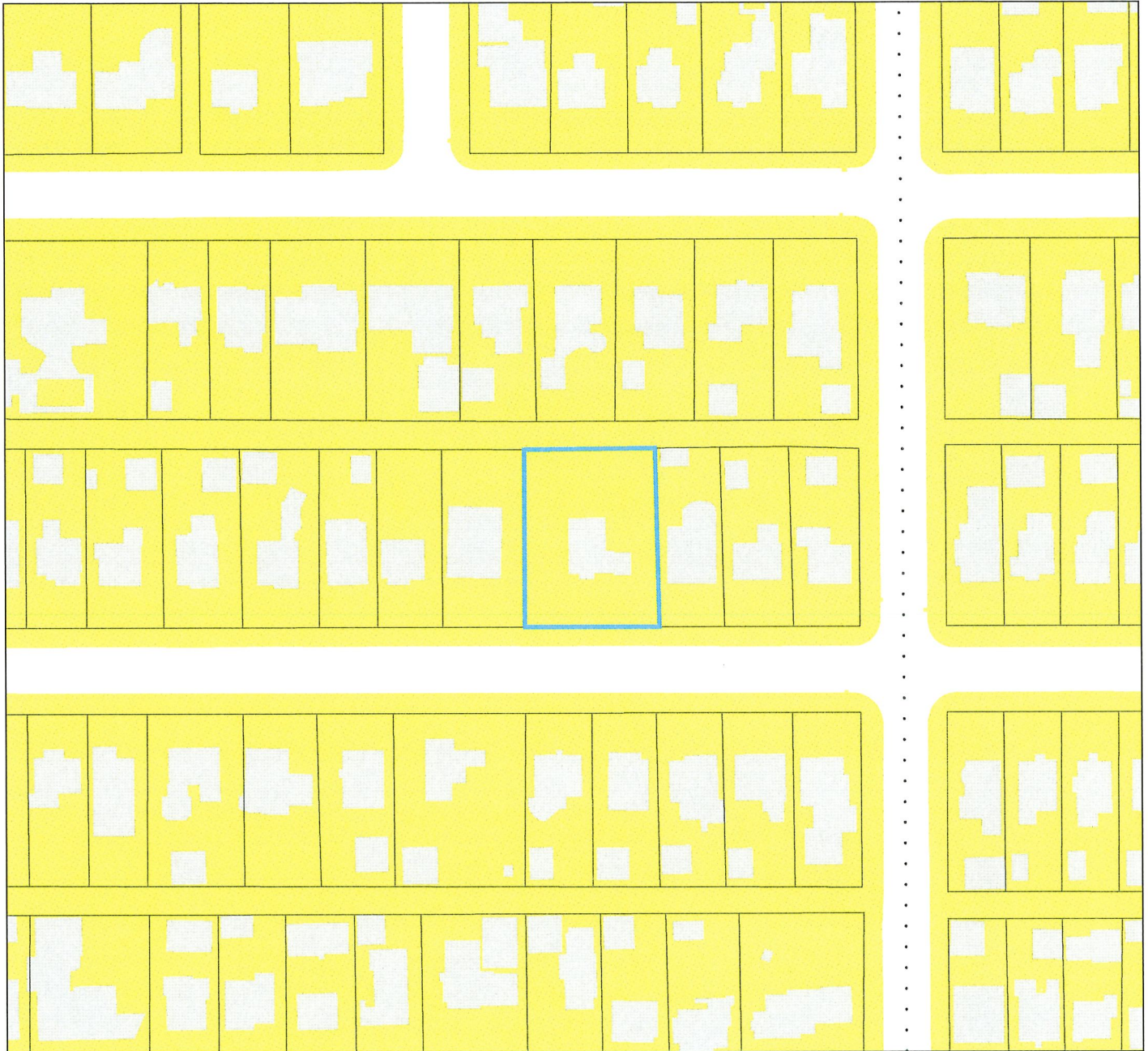
Planning District: 15



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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	OS Office-Service	I1 Light Industrial	PD Planned Development
RT2 Townhouse	B1 Local Business	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family		I3 Restricted Industrial	



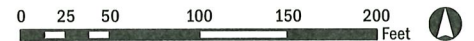
File #23-050-248 Existing Land Use

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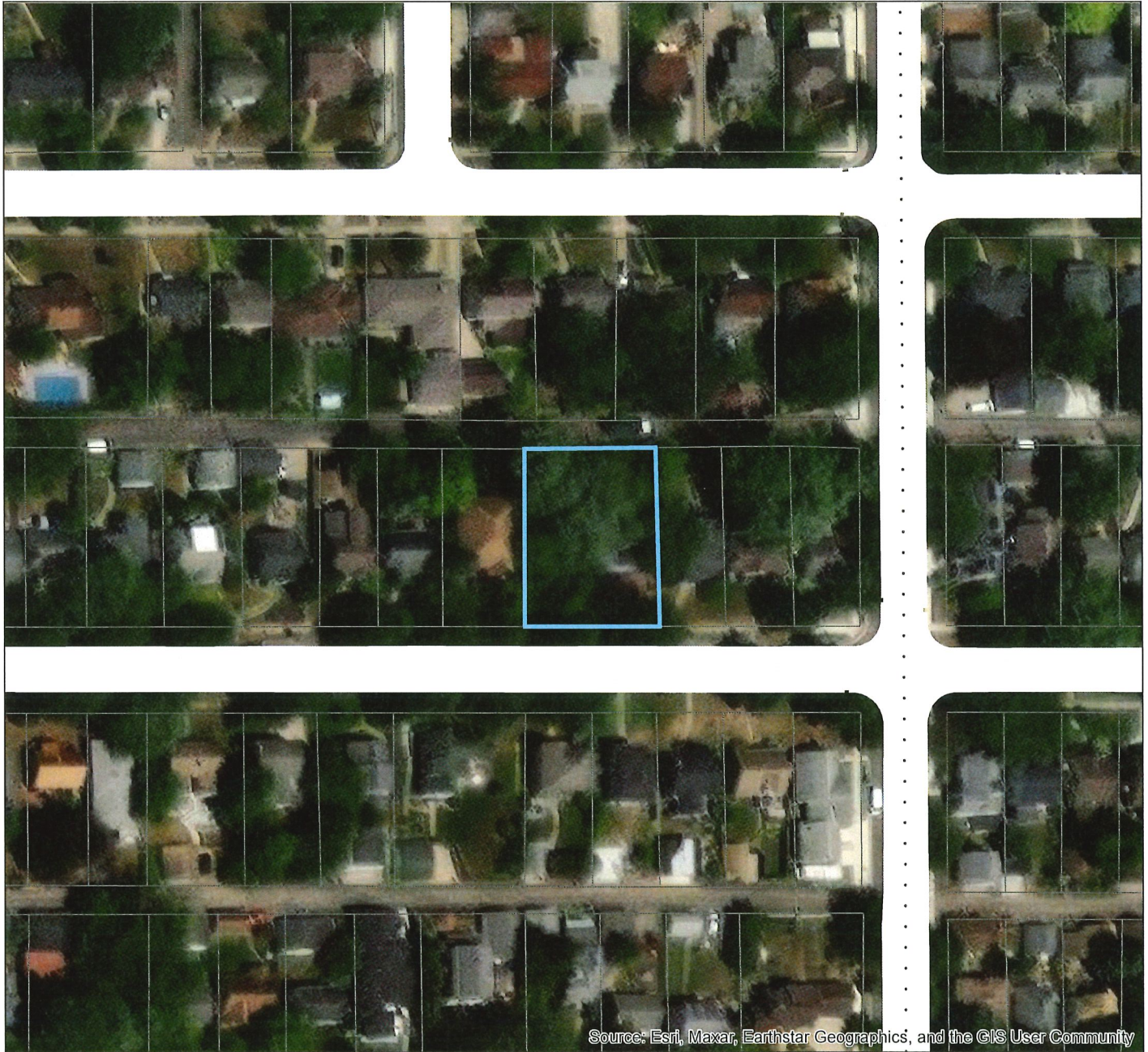
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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	Single Family Attached	Mixed Use Commercial and Other	Major Highway
ParcelPoly	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

File #23-050-248 Aerial Map

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Subject Parcel(s) Outlined in Blue

-  Subject Parcel(s)
-  ParcelPoly