

LAND USE APPLICATION SUMMARY

Property Location: 701 5th Street North
Project Name: Lucid Brewing Taproom
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Lucid Brewing
Project Contact: Eric Biermann, Lucid Brewing
Request: To establish a limited production and processing use (brewery with a taproom).
Required Applications:

Variance	To increase the maximum size of a limited production and processing use from 4,000 square feet to 7,148 square feet.
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SITE DATA

Existing Zoning	B4S-1 Downtown Service District DP Downtown Parking Overlay District
Lot Area	12,709 square feet
Ward(s)	5
Neighborhood(s)	North Loop Neighborhood Association
Designated Future Land Use	Mixed Use
Land Use Features	Transit Station Area (Target Field) Growth Center (Downtown)
Small Area Plan(s)	North Loop Small Area Plan (2010) Downtown East/North Loop Neighborhood Master Plan (2003)

Date Application Deemed Complete	July 23, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	September 20, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located at the corner of 5th Street North and 7th Avenue North. The existing one-story, concrete block building was originally permitted for construction in 1957 for a warehouse. It was last used as a recycling facility, which became a nonconforming use in 2011 when the property was rezoned as part of a rezoning study from I2 to B4S-1.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There is a mix of uses in the immediate area. The area is in transition from industrial to mixed use. A new 6-story residential development was recently completed across the street at 643 5th Street North. The Metro Transit facility and offices are located to the west. Seventh Street ends at the west side of the subject property and there is a significant grade change between the street and Metro Transit property. Large surface parking lots are located to the north and east.

PROJECT DESCRIPTION. The building at the property of 701 5th Street North is proposed to be rehabilitated for a proposed brewery. A taproom would be located in the corner of the building adjacent to the 5th Street and 7th Avenue intersection. A 1,185 square foot mezzanine is proposed for accessory office space resulting in 13,101 square feet of gross floor area. Production, processing and storage would occupy the remainder of the building. Proposed site improvements include installing new storefront window openings adjacent to each street, repairing the adjacent sidewalks and planting street trees.

In the zoning code, a brewery is classified as a limited production and processing use. In the downtown districts, limited production and processing uses are limited to 4,000 square feet of floor area. Further, the use is not allowed to exceed the maximum floor area ratio as set forth in each downtown district (4.0), and the main entrance must open to a retail or office component equal to not less than 15 percent of the floor area of the use, except in the B4C District where such district standards shall apply. The proposed use would comply with the latter two requirements, but a variance is required to increase the floor area of the area devoted to production, processing and storage to 7,148 square feet.

PUBLIC COMMENTS. As of writing this report, no correspondence from the neighborhood group has been received. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the size of a limited production and processing use from 4,000 square feet to 7,148 square feet based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The use would be located in an existing building, which was originally constructed as a warehouse. It has been historically only occupied by a single-tenant. These circumstances have not been created by the applicant. The proposed use would also be the only tenant occupying the

building. The applicant has indicated that their proposed production, processing and storage needs could be contained to 4,000 square feet of floor area within the building at this time. However, interior walls would need to be constructed to delineate use of the space in order to eliminate the need for the variance. For the separated space to not be considered storage accessory to the proposed use, another use would need to occupy the space.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. The proposed use would be located in an existing building and the applicant would be the only tenant. While a large portion of the building would be used for production, processing and storage, the main entrance would open into a 4,316 square foot taproom that would occupy over 30 percent to the gross floor area. This is twice the size required for a limited production and processing use. With the taproom proposed adjacent to the intersection of 5th Street and 7th Avenue, a retail presence would be created at the street with new storefront window openings and outdoor seating. This is consistent with the transition of the area from industrial to mixed use as supported by adopted policies. Staff is not aware of any off-site adverse impacts that the use would create that would be atypical of many other nonresidential uses allowed in the B4S district. The request is reasonable and in keeping with the spirit and intent of the ordinance and comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The proposed use would be located in an existing building and the applicant would be the only tenant. While a large portion of the building would be used for production, processing and storage, the main entrance would open into a 4,316 square foot taproom that would occupy over 30 percent to the gross floor area. This is twice the size required for a limited production and processing use. With the taproom proposed adjacent to the intersection of 5th Street and 7th Avenue, a retail presence would be created at the street with new storefront window openings and outdoor seating. This is consistent with the transition of the area from industrial to mixed use as supported by adopted policies. Staff is not aware of any off-site adverse impacts that the use would create that would be atypical of many other nonresidential uses allowed in the B4S district. The proposed variance would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties provided the use complies with all applicable building codes and life safety ordinances.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Lucid Brewing for the property located at 701 5th Street North:

A. Variance to increase the maximum size of a limited production and processing use.

Recommended motion: **Approve** the variance to increase the maximum size of a limited production and processing use from 4,000 square feet to 7,148 square feet, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by August 27, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Written description, rendering and findings submitted by applicant
2. Zoning map
3. Survey
4. Site plan
5. Floor plans
6. Photos



PROJECT DESCRIPTION

LUCID BREWING TAPROOM:

The existing structure at 701 5th St North was the former home to Tub Inc., a junk removal and transfer company. Interstate Partner LLC recently purchased the building and is working with Lucid Brewing to renovate the space into a 100-seat taproom and brewery. The renovation will feature the brewhouse equipment next to a large taproom that opens up towards 7th Ave North and 5th St North. The renovation embraces the neighborhood's design standards by preserving the historic character of the existing building while making much need improvements to the building. The walls, roof, and windows will all be upgraded to improve thermal performance. Along the sidewalk, window and doors will be added to improve the relationship to the streets. Additionally, the surrounding sidewalks will be repaired and planted with trees to match the adjacent planting patterns.

7.22.2015
City Planning Staff
CPED
Planning Division
250 South 4th Steet, Room 300
Minneapolis, MN 55415-1316

Re: Variance Application – Response to variance findings

Dear Planning Staff:

On behalf of our business, Lucid Brewing, and the property owners of 701 5th St North, Interstate Partner LLC, we would like to provide your office with information regarding our request to seek a zoning variance for the property at that address.

In response to the required for findings for a variance request:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Variance related to four thousand square feet limits production, processing, and storage uses of gross floor area in B4S zoning districts.

The existing building is over 11,464 square feet and with a 4,316 square foot taproom, there is still 7,148 square feet remaining. The proposed brewing operations could fit into a 4,000 square foot space, but in order to avoid a variance the additional space would need to be physically separated with walls to separate their use. Adding additional barriers to this warehouse space would diminish the character of the building and would create maneuvering difficulties for the brewery operations.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Variance related to four thousand square feet limits production, processing, and storage uses of gross floor area in B4S zoning districts.

The most prominent use of this space will be the for the new Lucid Brewing Taproom, and this follows the intent of the ordinance to promote a district with entertainment that completes the mixed use character of the area.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties.*

Variance related to four thousand square feet limits production, processing, and storage uses of gross floor area in B4S zoning districts.

The additional space for the brewing operation will be used for storage and will not have any impact on the surrounding properties. Additionally, this renovation will improve the safety of the surrounding environment by activating the adjacent streets.

Sincerely,

Eric Biermann and Jon Messier
Presidents
Lucid Brewing
6020 Culligan Way
Minnetonka, MN 55345
612-810-9324

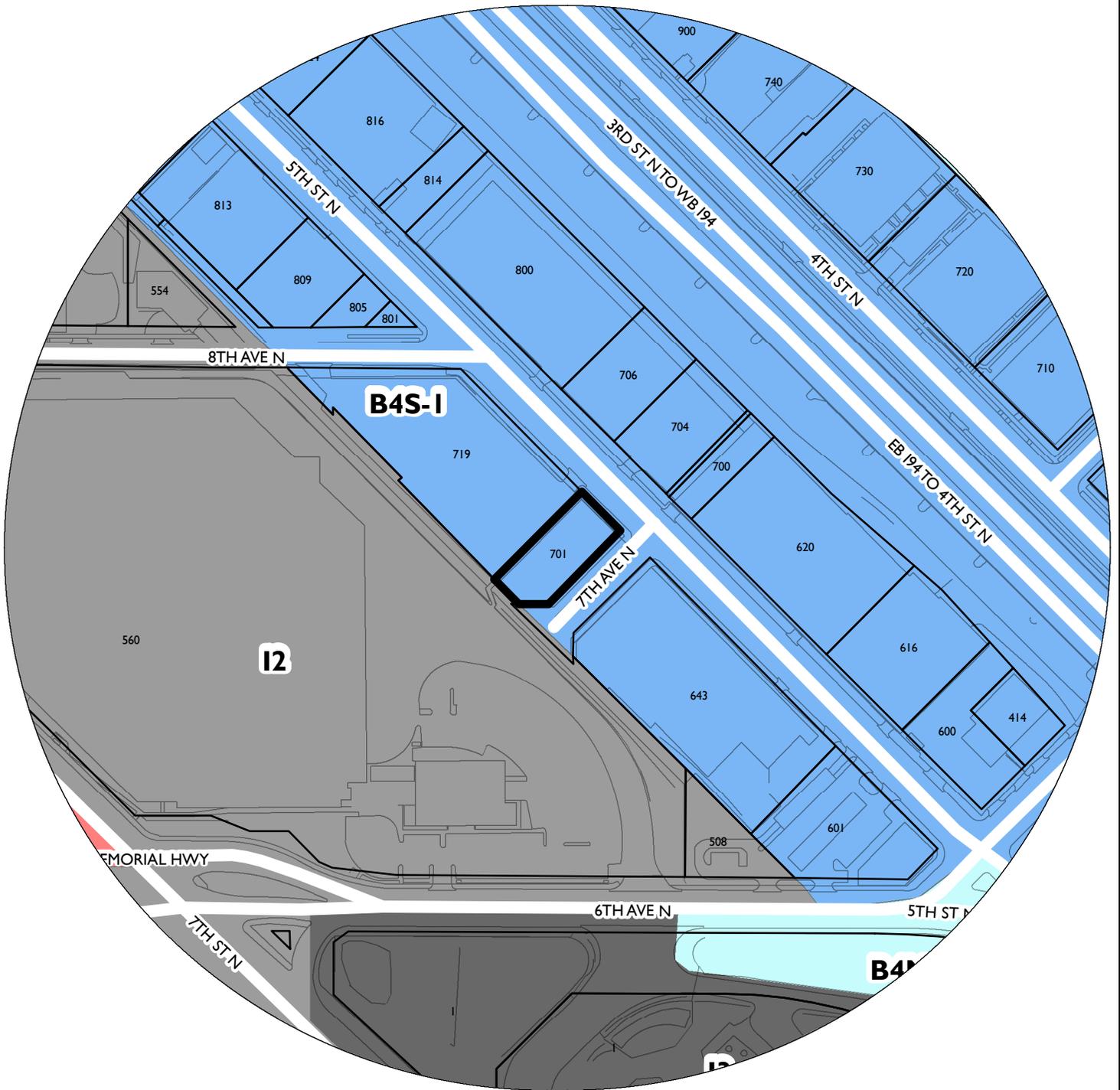


Lucid Brewing

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NAME OF APPLICANT

WARD



PROPERTY ADDRESS

701 5th St N

FILE NUMBER

BZZ-7309

ALTA/ACSM LAND TITLE SURVEY

701 5TH STREET NORTH
MINNEAPOLIS, MINNESOTA
HENNEPIN COUNTY
RUSSICK GROUP

LEGAL DESCRIPTION: (Per Schedule A of Title Commitment No. NCS-722849-MPLS, with an effective date of March 19, 2015 at 7:30 A.M., prepared by First American Title Insurance Company National Commercial Services)

Parcel 1:

Lot 1, Block 10, Amendment to Bradford and Bassett's Addition embracing Blocks 4 and 5, Bradford and Lewis' Addition to Minneapolis and the Southeastly half of Lot 2, Block 10, Amendment to Bradford and Bassett's Addition embracing Blocks 4 and 5, Bradford and Lewis Addition to Minneapolis, according to the plat thereof on file or of record in the office to the County Recorder, Hennepin County, Minnesota.

(Abstract Property)

AND

That part of the following described property:

That part of Lot 2, Block 10, Amendment to Bradford and Bassett's Add. Embracing Blocks 4 & 5, Bradford and Lewis' Addn. to Minneapolis described as follows: Beginning at the most Northerly corner of said Lot 2; thence Southwesterly at right angles to Fifth Street North along the dividing line between Lots 2 and 3 a distance of 160 feet to the Northeastly line of the alley in said Block 10; thence at right angles Southeastly along the Northeastly line of said alley a distance of 27.66 feet; thence at right angles Northeastly to said Northeastly line of said alley in said Block a distance of 103 feet; thence at right angles with the last mentioned line, Southeastly a distance of 0.08 feet; thence at right angles with said alley, Northeastly along a line herein referred to as Line A, a distance of 57 feet to said Fifth Street; thence a distance of 27.74 feet to the place of beginning;

All lying Southeastly of a line drawn parallel with and distant 5.0 feet Northwestly from said Line A and its Southwesterly extension.

(Torrens Property, Certificate of Title No. 1179079)

Together with that part of the public alley abutting said Lot 1 and the Southeastly Half of Lot 2, Block 10, Amendment to Bradford and Bassett's Addition, which accrues thereto by reason for the vacation thereof, as evidenced by Resolution of the City of Minneapolis recorded as Document Nos. 2626741 (Torrens) and 8400923 (Abstract).

Parcel 2:

Easement for purposes of permitting the continuance of a building encroachment and for the purpose of maintenance of the building, as set forth in Building Encroachment Easement Agreement dated June 15, 2004, recorded July 19, 2004, as Document No. 3992253 (Torrens), and recorded July 21, 2004, as Document No. 8400922 (Abstract).

GENERAL NOTES:

- The field work for this survey was completed on March 25, 2015. All visible improvements were located, however, due to snow cover some improvements may not have been visible.
- Bearings shown hereon are assumed, based on the northeasterly line of Lot 1, Block 10, Amendment to Bradford and Bassett's Addition.
- Surveyed property address - 701 5th Street North, Minneapolis, Minnesota.
- The property has direct access to 5th Street North, a dedicated public street.
- Per FEMA Flood Insurance Rate Map Number 27053C0356E with an effective date of September 2, 2004. This property lies within Zone X - Area determined to be outside the 0.2% annual chance floodplain.
- Survey property contains ±12,709.68 sq. ft or ±0.29 acres.
- No zoning classification was provided by the insurer. The property is zoned B45-1 (Downtown District) with DP (Downtown Parking - Overlay) as shown on the City of Minneapolis Zoning Map. The following Dimensional Requirements are from the City of Minneapolis Ordinance:
Principal Structure Setback Information:
Not subject to minimum yard requirements
- Existing building on the property, dimensioned as shown.
- There are no designated parking spaces on the subject property.
- Above ground utilities have been field located as shown. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- There was no evidence of current earth moving work, building construction or building additions as of the date of the field work.
- There was no evidence of site use as a solid waste dump, sump or sanitary landfill.
- Per Schedule B, Section II of the above listed Title Commitment:

- 10 Item 10 - Subject to easement right reserved for the benefit of Minnegasco to operate, repair, alter, inspect or remove utility facilities in a portion of the vacated alley, as contained in Resolution 95R-053, adopted by the Minneapolis City Council on February 24, 1995, a certified copy of which was recorded August 4, 1995, as Document No. 2626741 (Torrens), and July 21, 2004, as Document No. 8400923 (Abstract) - as shown hereon.
- 11 Item 11 - Subject to terms and conditions of Building Encroachment Easement Agreement dated June 15, 2004, recorded July 19, 2004, as Document No. 3992253 (Torrens), and recorded July 21, 2004, as Document No. 8400922 (Abstract) - as shown hereon.

CERTIFICATION:

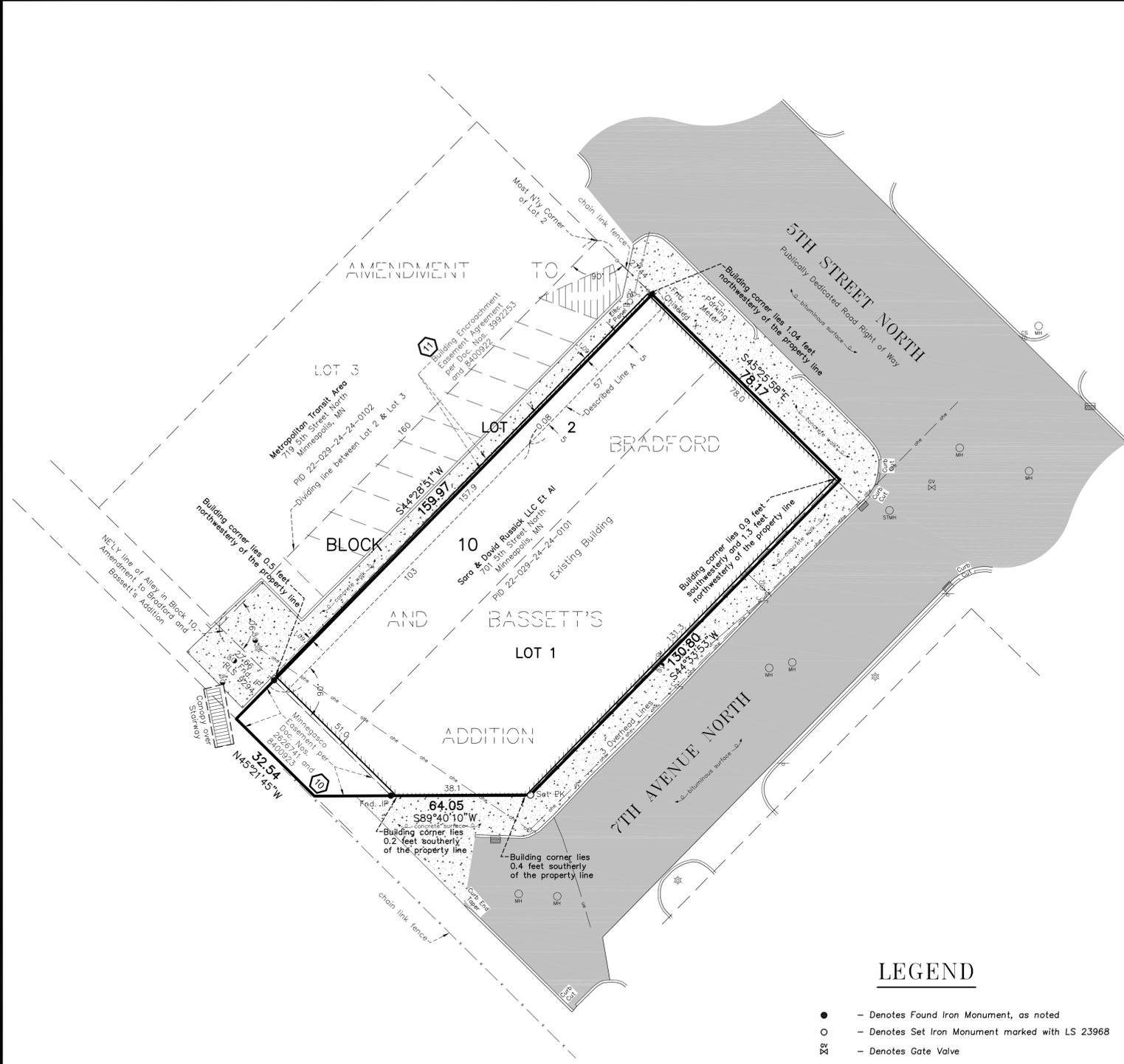
To: Sara Russick, LLC, a Minnesota limited liability company, and L. David Russick, LLC, a Minnesota limited liability company, and First American Title Insurance Company National Commercial Services.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on March 25, 2015.

Date of Plat or Map: April 29, 2015

Signed: Carlson McCain, Inc.

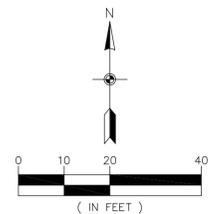
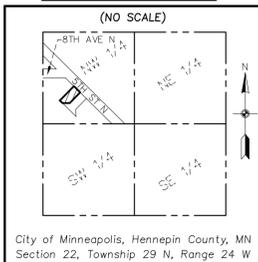
By: **PRELIMINARY**
Kurt M. Kisch, L.S.
Minnesota License No. 23968



LEGEND

- - Denotes Found Iron Monument, as noted
- - Denotes Set Iron Monument marked with LS 23968
- ⊗ - Denotes Gate Valve
- ⊠ - Denotes Catch Basin
- ⊙ - Denotes Manhole
- ⊚ - Denotes Storm Sewer Manhole
- ⊛ - Denotes Power Pole
- ⊜ - Denotes Guy Wire
- ⊝ - Denotes Light Pole
- ⊞ - Denotes Electric Meter
- ⊟ - Denotes Gas Meter
- ⊠ - Denotes Curb Stop
- ⊡ - Denotes Guard Post
- ⊢ - Denotes Fence Line
- ⊣ - Denotes Overhead Electric Line
- ⊤ - Denotes Underground Electric Line
- ⊥ - Denotes Water main
- ⊦ - Denotes Concrete Surface
- ⊧ - Denotes Bituminous Surface

VICINITY MAP



ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

ALTA/ACSM LAND TITLE SURVEY

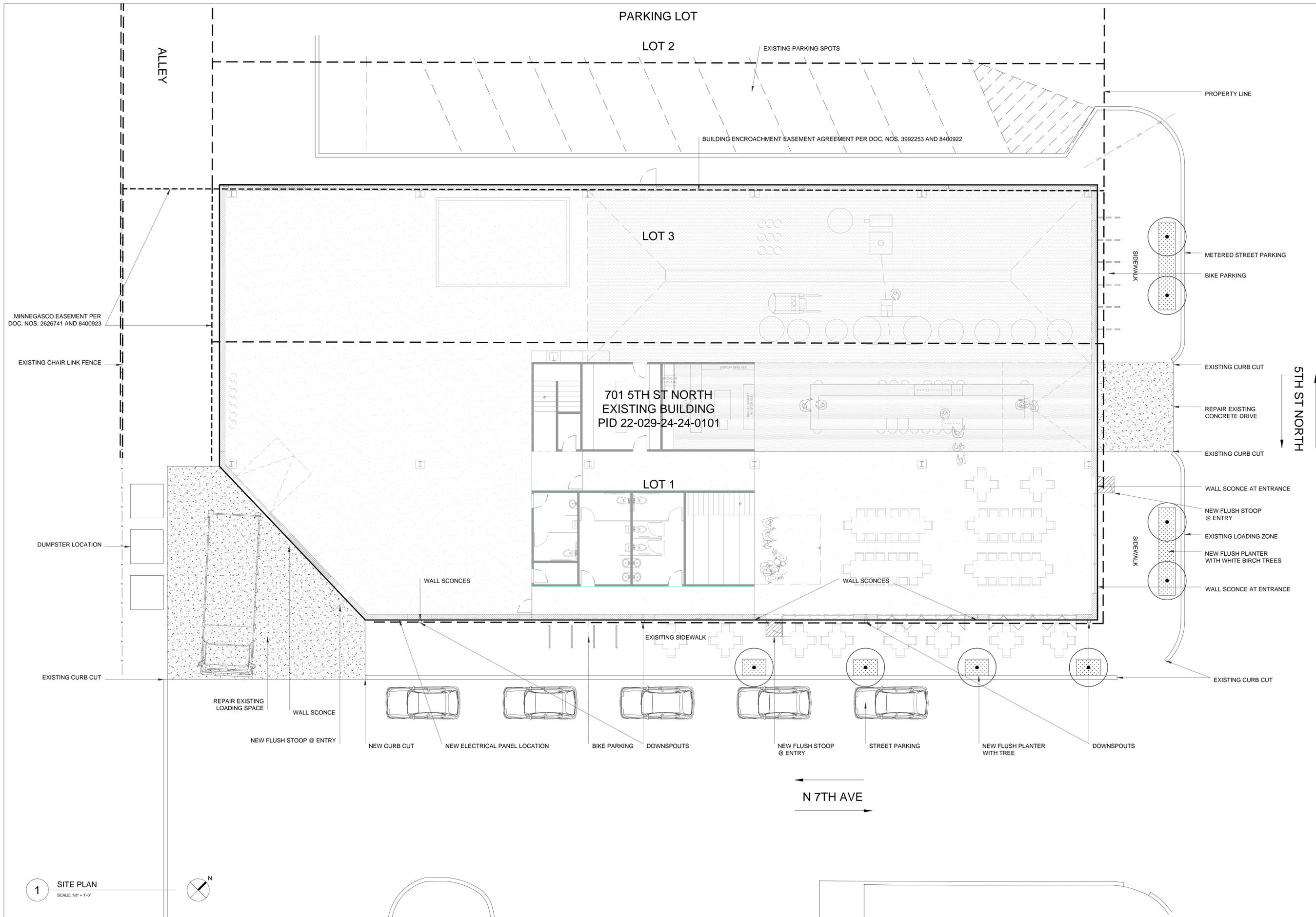
701 5TH STREET NORTH
Minneapolis, Minnesota

RUSSICK GROUP
715 Florida Avenue South
Suite 101
Minneapolis, MN, 55426

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.			
2.			
3.			
4.			
5.			
6.			

DRAWN BY: BJK
REVIEWED BY: KMK
PROJECT NO.: 5534



PROJECT
 LUCID TAPROOM
 701 5TH STREET NORTH
 MINNEAPOLIS, MN

TENANT
 LUCID BREWING
 6020 CULLIGAN WAY
 MINNETONKA, MN 55345
 612.615.8243
 CONTACT: ERIC BIERMANN

OWNER
 INTERSTATE PARTNERS
 500 JACKSON ST.
 ST. PAUL, MN, 55101
 612.810.9324
 CONTACT: ERIC SIMMERS

ARCHITECT
 CHRISTIAN DEAN
 ARCHITECTURE LLC.
 2909 BRYANT AVE S #207
 MINNEAPOLIS, MN 55408
 612.886.2814 |
 cdean@deanarch.com
 www.deanarch.com
 CONTACT: CHRISTIAN DEAN

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 Architect under the laws of the State of Minnesota

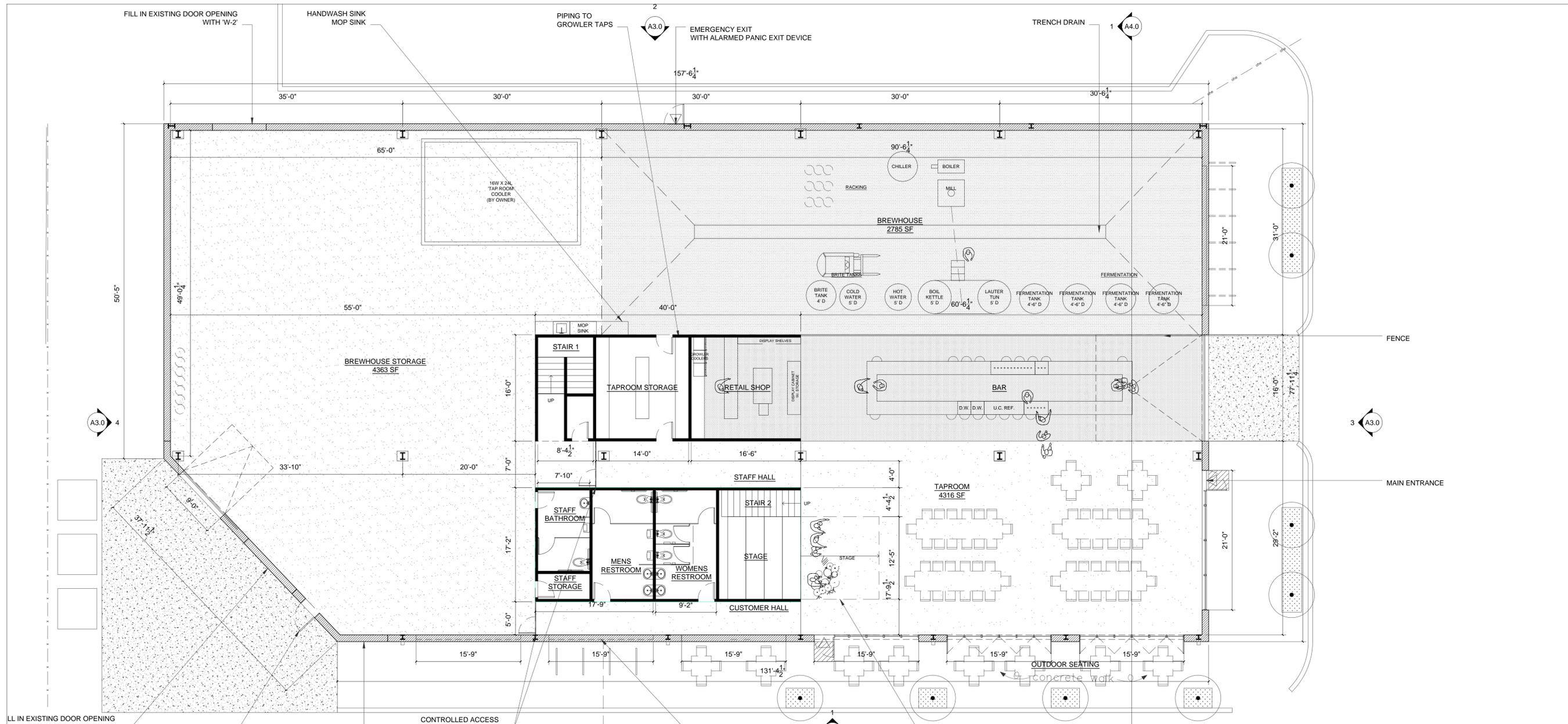
Print Name: CHRISTIAN D. DEAN, AIA
 Signature: *[Signature]*
 License No.: 44768

ISSUES

V.E. #1	06.16.2015
PRELIM. CODE	07.06.2015
GENERAL LAND	07.21.2015
USE APPLICATION	

DATE: 07.21.2015
 PROJECT NO.: 2015.04
 DRAWN BY: NV

SITE PLAN
A1.0

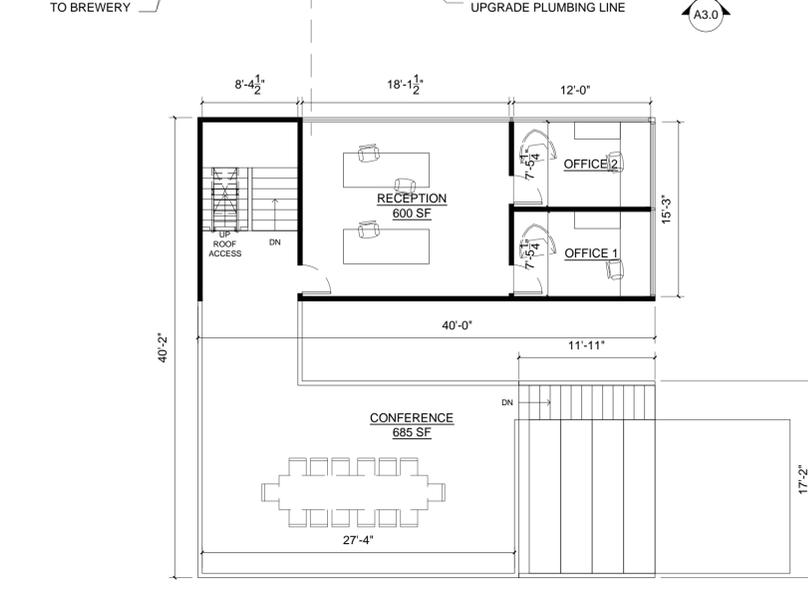


1 GRADE LEVEL
SCALE: 1/8" = 1'-0"

AREAS
TOTAL
TAPROOM 4316 SF
BREWERY 7148 SF
PRODUCTION 2785 SF
STORAGE 4363 SF

2 MEZZANINE LEVEL
SCALE: 1/8" = 1'-0"

AREAS
TOTAL
OFFICE 500 SF
TAP ROOM MEZZANINE 685 SF



PROJECT
LUCID TAPROOM
701 5TH STREET NORTH
MINNEAPOLIS, MN

TENANT
LUCID BREWING
6020 CULLIGAN WAY
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612.886.2814 |
cdean@deanarch.com
www.deanarch.com

CONTACT: CHRISTIAN DEAN
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 Architect under the laws of the State of Minnesota

Print Name: CHRISTIAN D. DEAN, AIA
Signature: [Signature]
License No.: 44768

ISSUES

V.E. #1	06.16.2015
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FLOOR PLANS
A2.0



NORTH CORNER OF BUILDING



7TH AVE NORTH



SOUTH CORNER OF BUILDING



LOADING SPACE

PHOTOS OF PROPERTY

project: LUCID TAPROOM

client: LUCID BREWING

date: 7.22.15

CHRISTIAN DEAN ARCHITECTURE



NORTH EAST INTERIOR



INTERIOR LOADING SPACE



SOUTHWEST INTERIOR

PHOTOS OF PROPERTY

project: LUCID TAPROOM

client: LUCID BREWING

date: 7.22.15

CHRISTIAN DEAN ARCHITECTURE