



1616 Humboldt Avenue  
West St. Paul, MN 55118

651-552-4100  
www.wspmnh.gov

### CONDITIONAL USE PERMIT APPLICATION

Application Fee: \$300  
Escrow (residential): \$500  
Escrow (commercial): \$1,000  
Total Fees<sup>1</sup>: \$1,300

CITY STAFF USE ONLY	
Case No:	26-03
Date Received:	02/02/2026
60 Day Date:	04/03/2026
Receipt No:	2026-0071

Street Address of Parcel: 963 S. Robert Street West Saint Paul

#### Applicant Information

Name: Taticiana Kilgore  
Address:  
Phone # Email:

#### Owner Information (if different from applicant)

Name: Thomas Bracken  
Address:  
Phone # Email:

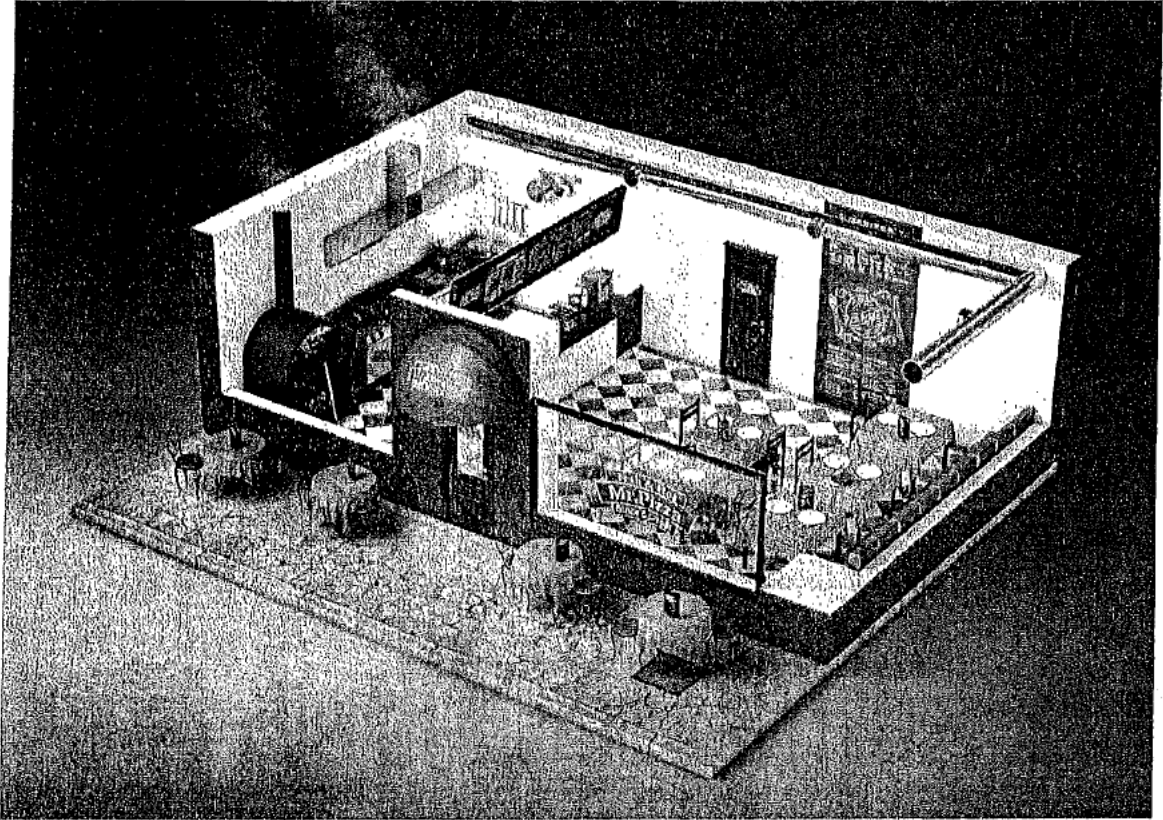
#### Site Information

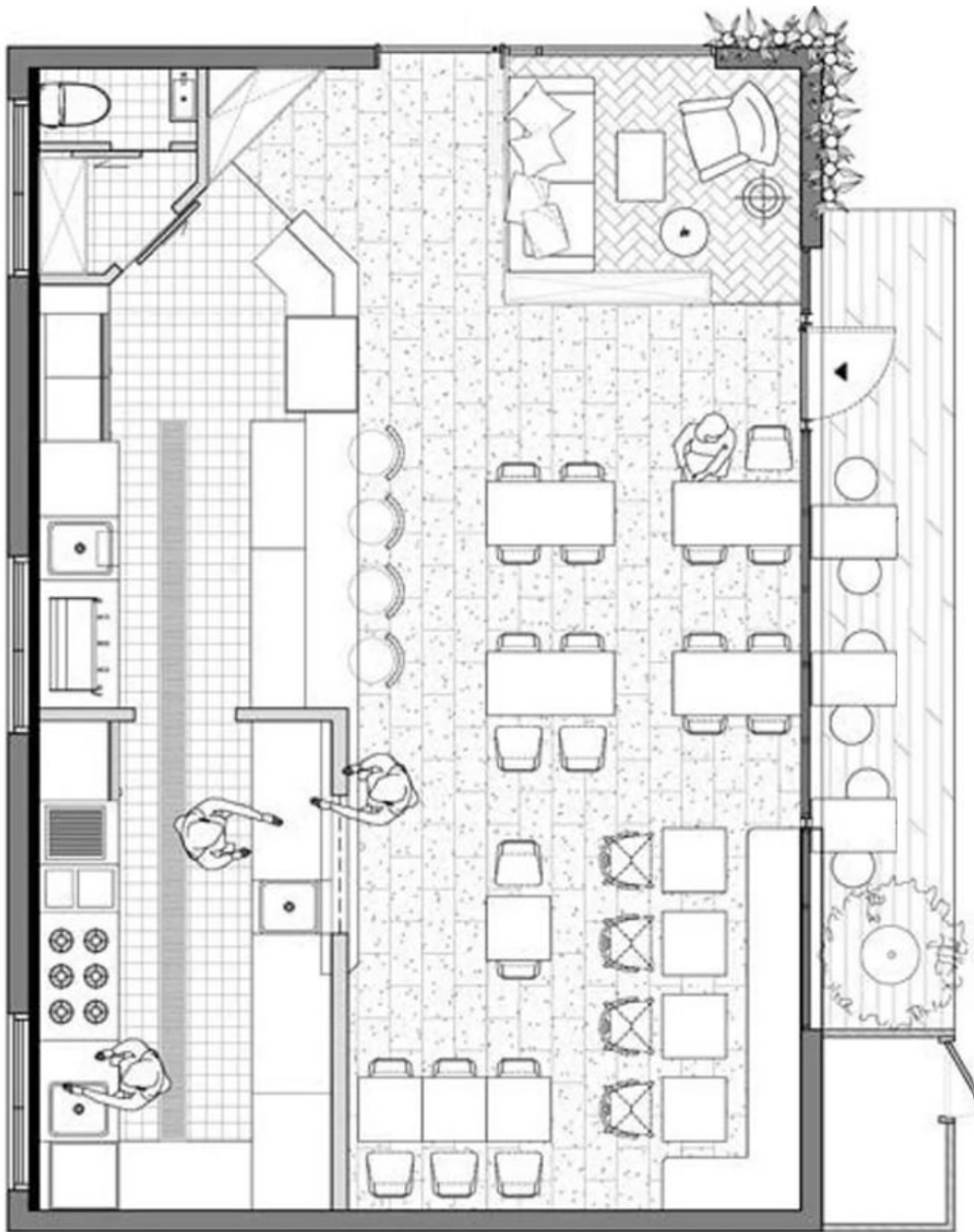
Legal/PID# 42 23 72 60 10 12  
Present Zoning: B2, Neighbor Hood business  
Existing Use of Property: out door patio Seating food truck stops. to serve Beer/wine  
Description of Request (including proposed use): Customer service Base  
food sales, experiences, cocktail. Shushie machines. PIZZA Bar.

Required Attachments and Exhibits <sup>2</sup>
<input type="checkbox"/> <b>Narrative</b> outlining how the proposed use of the property meets the evaluation standards outlined in section §153.028 of the city code. A list detailing the number of employees, anticipated number of customers, days and hours of operation, and all measures that will be taken to address possible impacts to adjacent properties and infrastructure.
<input type="checkbox"/> <b>Electronic and paper plan sets</b> , prepared and signed by a registered civil engineer, architect, and/or a landscape architect, showing all information listed below. Submittals shall include ten 11"x17" copies and one 24"x36" copy of the plans and all plans must be printed to scale.
<input type="checkbox"/> <b>Map of the property</b> as well as all properties within 150 feet of the subject property.
<input type="checkbox"/> <b>Drainage and topography</b> existing and proposed, if being altered.
<input type="checkbox"/> <b>Site layout</b> including existing and proposed parking layout, access and flow to allow for service in and around the site for pedestrians and automobiles, curbing type, location and dimensions of structures, landscaping including type and size, screening measures such as fencing, walls, etc. including materials and height, lighting provisions including location, type, and footcandles.

Signature and Acknowledgement <sup>3</sup>	
Signature of Applicant: <u>Tatiana Kilgore</u>	Date: <u>1-15-26</u>
Signature of Owner: <u>[Signature]</u>	Date: <u>1/20/26</u>
<i>(If different from applicant)</i>	

1. Fees payable at the time of application are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees. Escrow amounts are a credit toward all reasonable fees and expenses charged staff and consultant time necessary in the investigation, report, and recommendation to the city council concerning the application.
2. All application materials and fees must be filed on or before the dates listed on the submittal calendar on the zoning page of the City of West St. Paul website. Meeting with city staff is encouraged prior to all submittals.
3. I hereby certify that I have read and reviewed this application and know all statements to be true and correct. All work herein mentioned will be done in accordance with all codes and ordinances of the City of West St. Paul and the State of Minnesota. I further understand that this application and related contents may be released to other local government agencies for review.





**Improvements Analysis**

Property Type:

Tenancy:

Number of Buildings:

Number of Stories:

Gross Building Area:

Occupancy Characteristics:

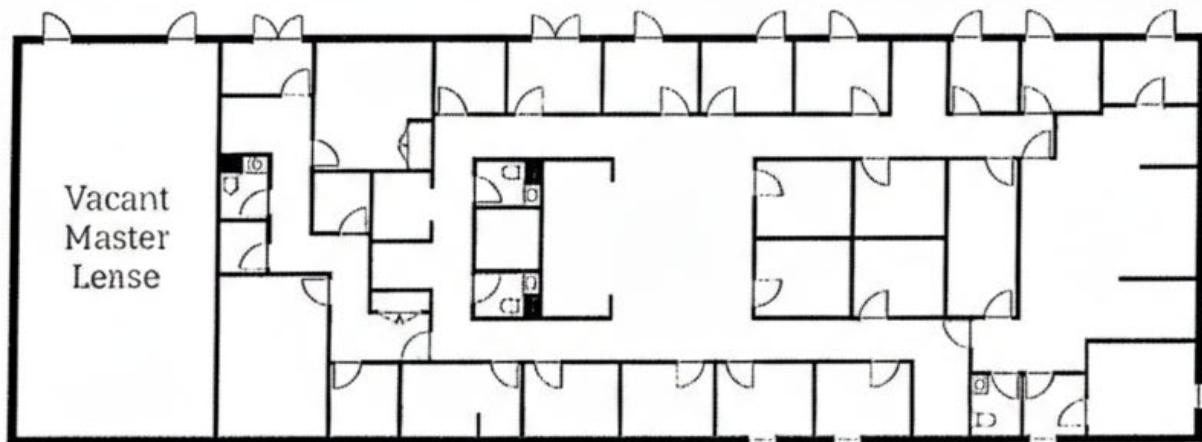
**Building Efficiency:**

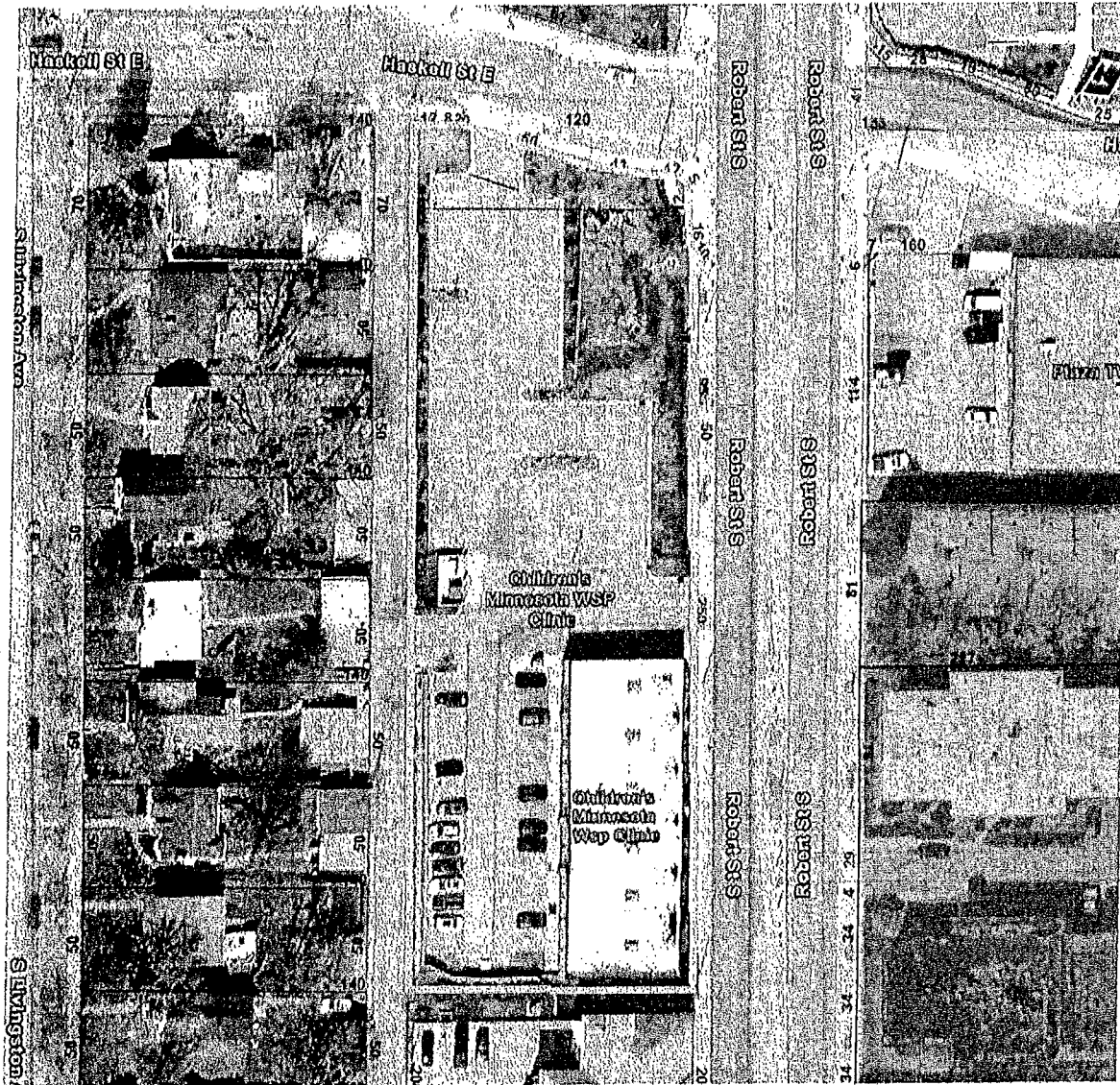
The subject consists of a single story, multiple tenant medical office or commercial property. The improvement is accessed at grade on the subject's west elevation. The property is partitioned into two tenant suites.

The subject features a 6,937 SF suite which is occupied by Children's Minnesota Clinic. This is a typical medical office suite. This suite is partitioned into an entryway and lobby area, four single fixture restrooms, offices, lab area, common office and lab area, storage rooms, break room, and +/-15 exam rooms.

The subject features 1,445 SF unoccupied space which is finished to shell specifications. This portion of the property is climate controlled and features partition finishes only. There is no ceiling finish or lighting and the floor is not fully poured. This is typical for unfinished space as the plumbing can more easily be installed once design specifications are provided.

A floor plan of the subject is inserted as follows:





Aerial/Plat Overlay

(Please note that the Plat/Overlay depiction may vary due to scale/resolution/imagery angle)

## Proposals

### Bloom by Mari Café

Hello, my name is Tatiana Kilgore working with my dear friend Shandra Turner Founder of the Bougie Grazer. [www.thebougiegrazer.com](http://www.thebougiegrazer.com) She currently has 2 functional and operating cafes in the state of Atlanta. We would like to franchise her location, bringing to the state of MN.

I am an Inver Grove Heights Resident looking to invite more experience and good food into the community.

My goal is to bring the community together, Youth Focus

Provide summer jobs to the youth ages 15-22 years, I want to include mentorships and programing for the youth.

Cafe shops specialty coffee drinks/cocktails that catered to families and friends and mostly the community and diversity.

I want to bring back family nights and experiences for adults and kids' things you will enjoy for a family day out. I would invite vendors or have my students/ mentees create ideas such as pizza workshops or cake baking classes or creative arts/ ideas.

What am I selling?

This business/Cafe, and creative space would Like to cater to the community-

Things we sale?

Pizza bar, Salad bar, panni sandwiches, pastries Desserts, brunch food Charcuterie boards. Will also have a night menu.

Refreshing Beverages coffee and cocktails.

I would like to sale/incorporate- beer and wine sales and have a wine slushie Machine for daiquiri machine during the summer to cater to the grownups/adults.

Hours of operation would be Monday through Friday 8am-11 pm, Saturday 9am-12am.

Looking for staff up to 10 individuals

3 staff at a time

Sales minimum of 500.00-1000\$ potential sales I hope to sale 1500-5,000\$ daily

Including small meeting creative classes.

Another added plan only if possible?

For weekend hours only,

I would like to incorporate food trucks to park in this lot for the summer months only-

I would call it The Food truck Pit or Pit stop

I think this is another great summer event for the weekends coordinated with 6-10 good food vendors all licenses food trucks and they can park in the same lot and have the community come out on the weekends to do food tasting each week from different vendors. This is something I would coordinate and manage effectively. Friday- Sunday evening 5pm-1 am People are usually hungry late night, and I think this will be cool for community experience and to support thriving young and old food business.

This is an extended ask. I'm not official but would like to know my options if this is even possible or could be approved.

Please reach out to me for any questions! I look forward to this process, thank you

Tatiana Kilgore

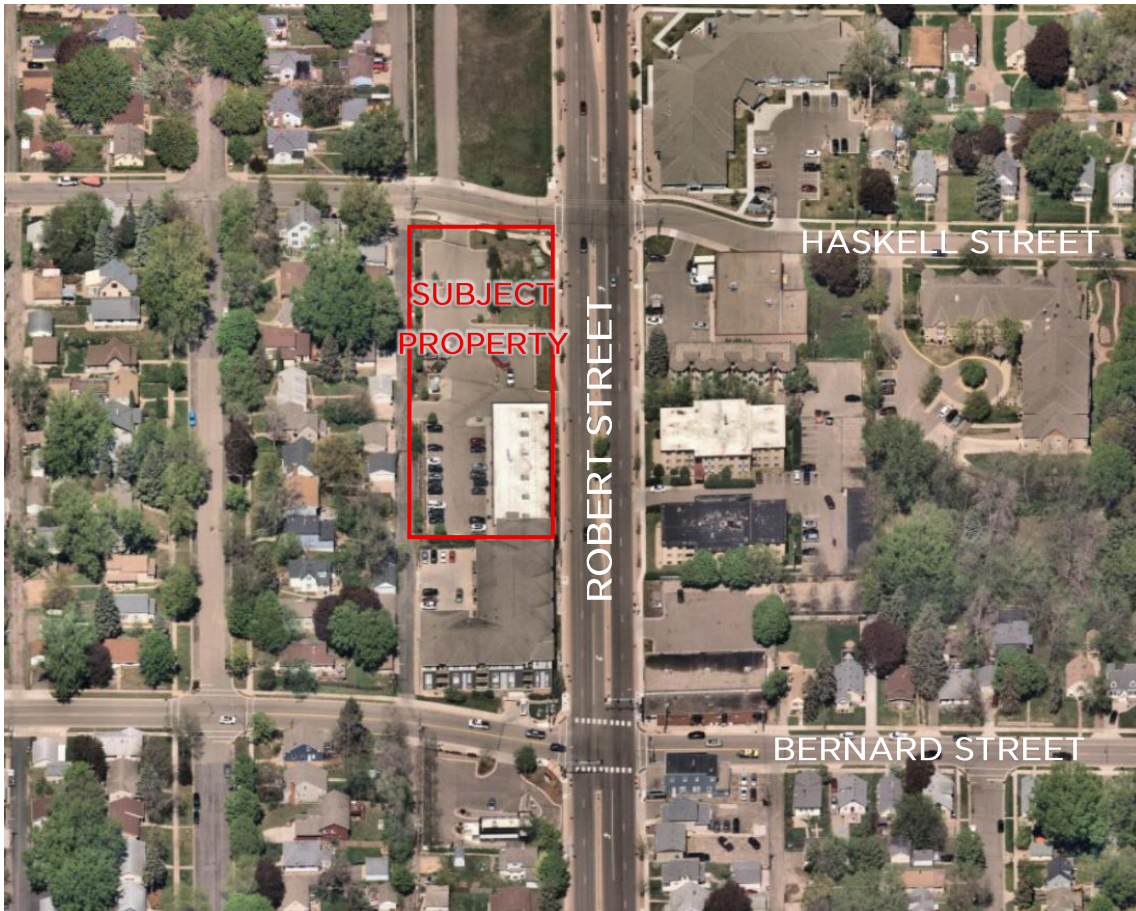
To: Planning Commission  
Through: Ben Boike, Community Development Director  
From: Melissa Houtsma, City Planner  
Date: March 17, 2026

**PC Case: 26-03: Conditional Use Permit to Allow an On-Sale Liquor Establishment and Outdoor Seating Area at 963 Robert St. S.**

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**REQUEST:**

Tatiana Kilgore has submitted a conditional use permit application for an on-sale liquor establishment (beer and wine) and outdoor seating (less than eight seats) at 963 Robert Street South.



**ATTACHMENTS:**

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Application and narrative  
Public hearing notice  
Staff presentation  
Draft resolutions

## Surrounding Land Uses and Zoning

The subject property as well as the properties to the north, east, and south are guided in the 2040 Comprehensive Plan for mixed use and the properties to the west are guided for low density residential.

	Land Use	Zoning
Subject Property	Commercial	B-5, Gateway North Mixed-Use
North	Vacant	B-5, Gateway North Mixed-Use
East	Residential	B-5, Gateway North Mixed-Use
South	Residential	R-4, Multiple Family Residential
West	Residential	R-1, One Family Residential

## CONDITIONAL USE PERMIT ANALYSIS:

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### Zoning Ordinance

Section 153.206 of the city code states that within the B-5, Gateway North Mixed-Use district, no structure or land shall be used for one or more of the following uses except by conditional use permit:

- (G) On-sale liquor establishments
- (H) Outdoor seating, provided it complies with the requirements of § 153.156(F)

Section 153.156 (F) reads

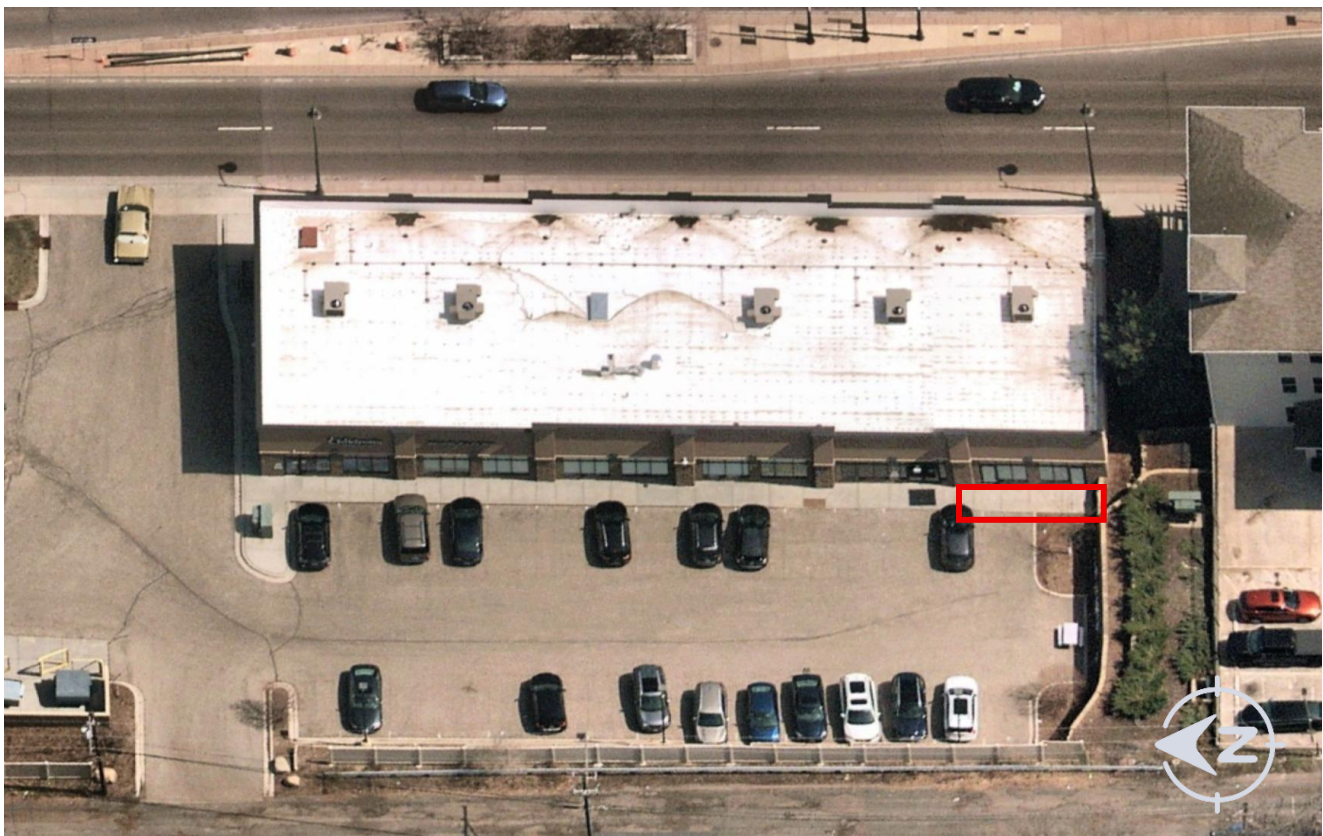
- (1) Seating areas shall be shown on a seating plan, identifying the number of tables and chairs and their approximate location.
- (2) Seating areas shall be located on private property.
- (3) Seating areas shall not obstruct required accesses, entrances or exits.
- (4) A minimum of a four-foot walkway shall be provided between tables.
- (5) If the principal use abuts a residential zoning district, outdoor electronic speaker devices shall not be operated between 9:00 p.m. and 7:00 a.m. For all other zoning districts, outdoor electronic speaker devices shall not be operated between 10:00 p.m. and 7:00 a.m.
- (6) Tables and chairs shall be maintenance free furniture that enhances the appearance of the business.
- (7) No food or beverages shall be served outside of the seating area.
- (8) Lighting shall only illuminate the seating area. Lighting levels must not exceed zero foot-candles at the abutting property line.
- (9) All tables and chairs shall be kept in a clean and sanitary manner. Outdoor trash receptacles shall be provided.
- (10) For outdoor seating areas for up to eight seats:

- (a) No tables, chairs or other furnishings shall remain in the seating area when the business is closed;
- (b) No additional parking spaces shall be required; and
- (c) No alcoholic beverages shall be served in the seating area, except for non-fortified wine.

## Proposal

The building at 963 Robert St. is primarily occupied by Children's Minnesota Clinic. However, the southern space has remained vacant for a number of years. The applicant is proposing to occupy the 1,772 sq. ft. space with a restaurant/café offering a variety of food ranging from pizza, panini sandwiches, to pastries as well as coffee, beer, and wine. This location would be an expansion of the franchise currently in Atlanta, Georgia, [The Bougie Grazer](#).

In addition to the restaurant space, the applicant is also proposing to have a few small outdoor tables and chairs near the entrance of the building (west side), shown below by the red rectangle.



## Employees

Three employees would be on shift during the average day. The applicant estimates having 10 employees in total.

## Hours of Operation

Monday - Thursday: 8:00 am - 11:00 pm

Friday - Saturday: 8:00 am - 12:00 am

Sunday: 8:00 am - 3:00 pm

## Parking

Minimum parking requirements for medical offices with over 6,000 sq. ft. require at least one stall for every 250 sq. ft. of floor area and restaurant parking requirements are one stall for every 125 sq. ft. of floor area.

- Medical office 6,000 sq. ft. or more: 1 stall per 250 sq. ft.
- Restaurant: 1 stall per 125 sq. ft.

The building as a whole includes 8,522 sq. ft. of space.

- Medical Office: ~6,750 sq. ft. / 250 sq. ft.
  - o 27 stalls
- Restaurant: ~ 1,772 sq. ft. / 125 sq. ft.
  - o 14 stalls
- Total parking required: 41

Between the northern parking lot and the southern parking lot, the site has 67 parking stalls on site, which exceeds the minimum requirement. Therefore, staff is not concerned with parking.

## **STAFF RECOMMENDATIONS:**

**Staff recommends approval of the conditional use permit to allow an on-sale liquor establishment in a B-5, Gateway North Mixed-Use zoning district at 963 Robert Street South, subject to the following condition:**

1. The applicant shall apply for and obtain all applicable permits, licenses, and permissions with the City of West St. Paul.

**Staff recommends approval of the conditional use permit to allow outdoor seating with less than 8 seats in a B-5, Gateway North Mixed-Use zoning district at 963 Robert Street South, subject to the following conditions:**

1. The applicant shall apply for and obtain all applicable permits, licenses, and permissions with the City of West St. Paul,
2. The outdoor patio shall comply with § 153.156 (F) of the zoning code.

# Planning Commission – March 17, 2026

Conditional Use Permit (CUP) for  
an On-Sale Liquor Establishment  
and Outdoor Seating at  
963 Robert St S



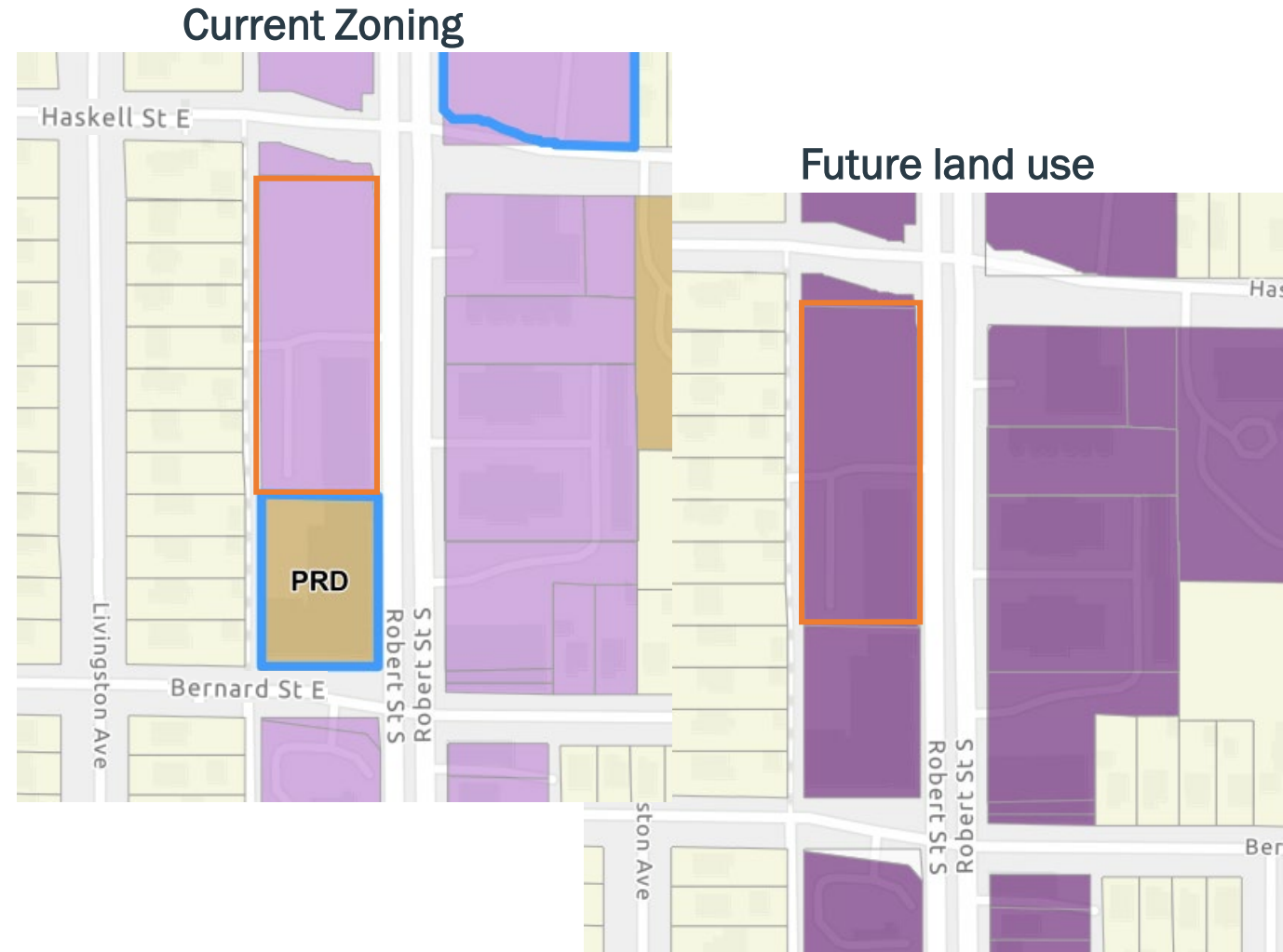
# Conditional Use Permit Proposal

- Conditional Use Permit
  - To allow:
    - On-sale liquor establishment (*beer & wine*)
    - Outdoor seating area (*less than 8 seats*)
  - In a B-5, Gateway North Mixed-Use zoning district at 963 Robert St S



# Zoning and Future Land Use Surrounding Properties

	Zoning	Future Land Use
Subject Property	B-5, Gateway North Mixed-Use	Mixed Use
North	B-5, Gateway North Mixed-Use	Mixed Use
East	B-5, Gateway North Mixed-Use	Mixed Use
South	R-4, Multiple Family Residential	Mixed Use
West	R-1, One Family Residential	Low Density Residential



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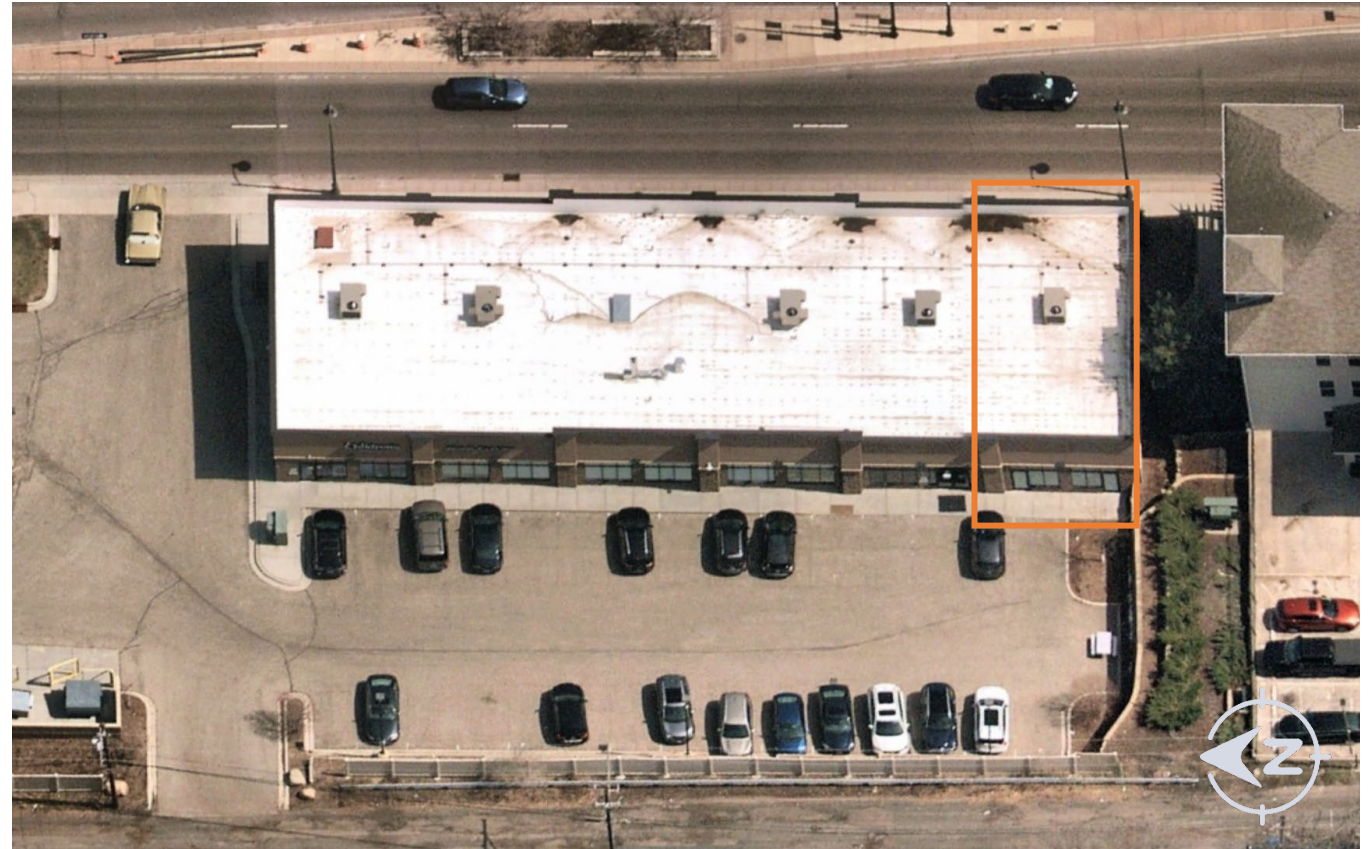
## Conditional Use Permit Proposal

### Restaurant/Cafe

- Applicant looking to occupy the vacant tenant space on the southern end of the 963 building.
  - ~1,772 sq. ft. space offering a variety of foods such as pizza, panini sandwiches, pastries, as well as coffee, wine, and beer.
  - Expansion of [The Bougie Grazer](#) franchise currently located in Atlanta, Georgia.

### Outdoor Seating

- Requesting 3 outdoor tables, each with 2 chairs
  - Would be located on the sidewalk area near the entrance
  - Code does not allow alcohol, other than non-fortified wine, to be served in the outdoor seating area.



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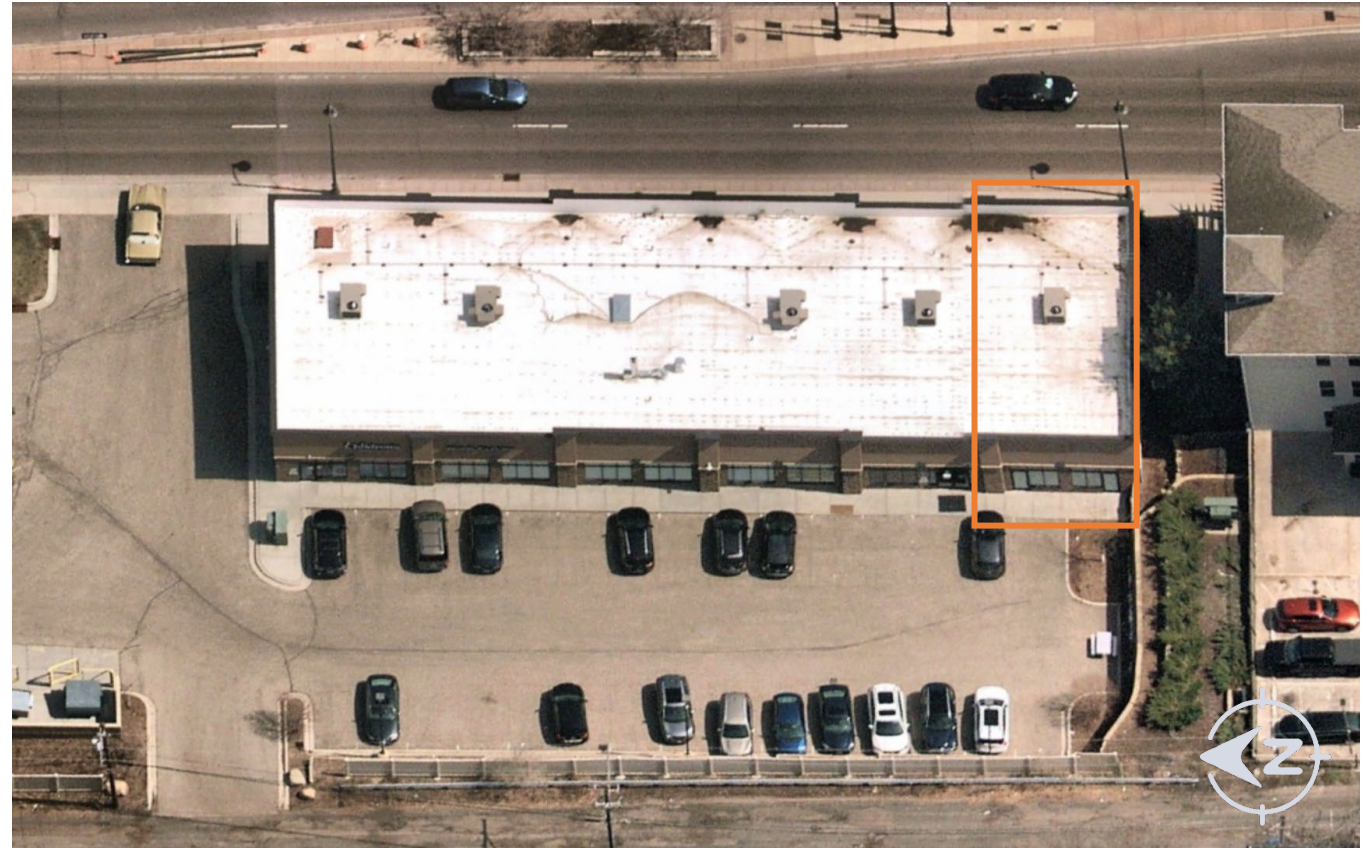
# Conditional Use Permit Proposal

## Hours of Operation

- Monday – Thursday
  - 8am – 11pm
- Friday – Saturday
  - 8am – 12am
- Sunday
  - 8am – 3pm

## Employees

- 10 employees total, with three working during the average shift



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## Conditional Use Permit Proposal

### Parking

- Building would be shared between two tenants
  - Total of 8,822 sq. ft.
- Medical Office: ~6,750 sq. ft. / 250 sq. ft.
  - 27 stalls
- Restaurant: ~1,772 sq. ft. / 125 sq. ft.
  - 14 stalls

41 parking stalls in total are required. The full site, with both the north and south parking lots, contains 67 parking stalls.



Parking lot was re-striped in 2024

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# Conditional Use Permit

## Staff Recommendation

Staff recommends the commission hold a public hearing and recommend approval of the conditional use permit to allow an on-sale liquor establishment at 963 Robert St. S., subject to the following condition:

1. The applicant shall apply for and obtain all applicable permits, licenses, and permissions with the City of West St. Paul.

Staff recommends approval of the conditional use permit to allow outdoor seating with less than eight seats at 963 Robert St. S., subject to the following conditions:

1. The applicant shall apply for and obtain all applicable permits, licenses, and permissions with the City of West St. Paul, and
2. The outdoor patio shall comply with § 153.156(F) of the zoning code.

