

THE COR

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 02
ADDRESS: NA
PID: 083225320029
LEGAL: Lot 1, Block 1, Autumn Heights 2nd Addition, Anoka County, Minnesota
ACRES: 1.65
VALUATION: \$40,300
ZONING: B1-Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the south side of Armstrong Boulevard/ County Road 83 and on the east side of Rabbit Street. This parcel is surrounded by residential and open space. It is zoned Business District. This is a fairly high and dry parcel that and is ideal for development. The subject property was acquired from the State of Minnesota in 1991; and the State placed restrictions on its use. The property may be used for a fire station or a recycling center only; otherwise, the property would need to be returned to the State.

WETLAND: This property is high and dry. There is no value in using it for wetland mitigation. There are no wetlands on this property.

MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This parcel was acquired from the state of Minnesota pursuant to a tax forfeit deed dated July 2, 1991. The state has restricted the parcel to be used exclusively for fire station or recycling center purposes only. Failure to use the parcel for these purposes will cause it to revert to the State of Minnesota.

DISPOSITION: Because the City cannot develop this property, besides using it for a fire station or recycling center, it is recommended to return the subject property to the State and rezone the property to residential; which would fit in well with the surrounding parcels. In response, the State may return the parcel to its original owner, come back to the City of Ramsey with alternative restrictions or hold the property until a need arises (for the State).



- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

PID: 113225140013
 Address:
 Zip Code: 55303
 Legal Desc: BROOK VIEW ESTATES
 BROOKVIEW ESTATES(SUBJ TO
 EASE AS SHOWN ON PLAT)(PARK)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 54500.6281924
 Perimeter [Ft]: 1199.10350837
 Acres: 1.25116226
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$40,300.00
 Current Land: \$40,300.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:

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- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
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Property Information [Return to Top](#)

PID: 083225420008

Address: 55303
 Zip Code: AUTUMN HEIGHTS PARK AUTUMN HEIGHTS(SUBJ TO EASE AS SHOWN ON PLAT)
 Legal Desc:

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [sqFt]: 2307399.40753
 Perimeter [Ft]: 26891.44809534
 Acres: 52.97060164
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$233,600.00
 Current Land: \$233,600.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

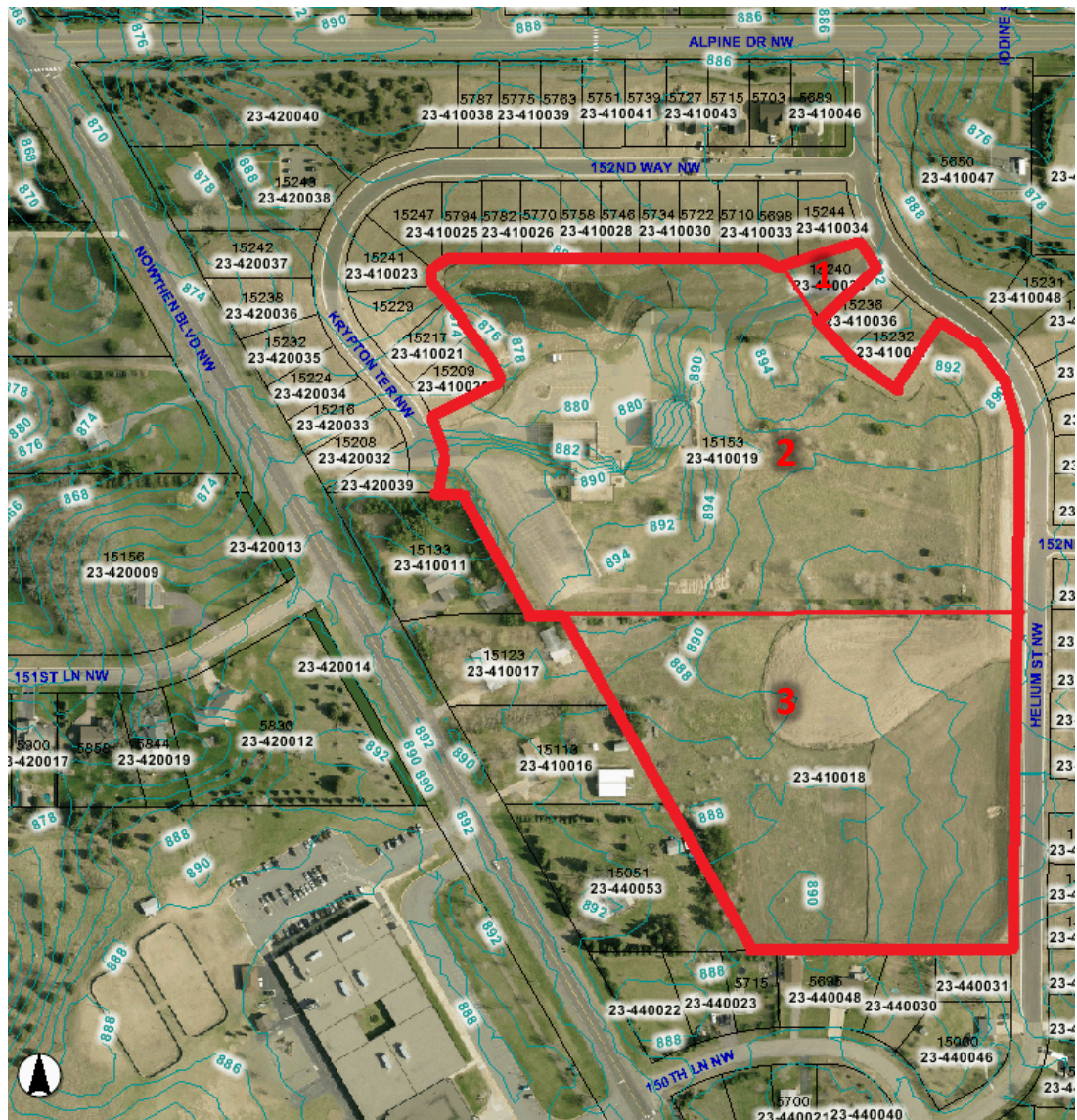
Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:



PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 06
ADDRESS: 15240 HELIUM ST NW, 15153 NOWTHEN BLVD NW, NA
PID: 233225410035, 233225410019, 233225410018 (Three separate parcels—listed from the top down).
LEGAL: Lots 4, 5, 21, Block 1, Meadow, Anoka County, Minnesota
ACRES: 20.86
VALUATION: \$1,501,769
ZONING: Public/Quasi Public and PUD (Planned Unit Development)
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the east side of Nowthen Boulevard and on the South side of Alpine Drive. It is made up of three separate parcels; which make up the old municipal center complex. The property is surrounded by residential and is zoned Public/Quasi Public District.

WETLAND:

No reason to use property for wetland banking. There are no issues with wetlands that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: Mowed 12 times per year—\$125 per mow (\$1,500 per year). There are multiple buildings located on these parcels as well—which are maintained by the city (additional cost).

OWNER & ENCUMBRANCE: These three parcels comprise the old City Hall complex and are available for sale.

DISPOSITION: The old municipal center is available for a number of business and/or commercial uses. Otherwise, redevelopment of the property into single family residential or senior housing fits in well with the surrounding areas. This property is currently being marketed by the Ramsey EDA.

BUILDING SPECIFICATIONS: Next Page

BUILDING SPECIFICATIONS:

Bldg.	Floor	Room	Description	Walls	Length	Width	Sq. ft.
B	Down	1	Garage	Brick	30	74	2220
B	Down	2	Storage Room	Brick	17	22	374
B	Down	3	Storage Room (connected to 2)	Brick	10	25	250
B	Down	4	Large storage garage, various cut out rooms	Brick	53	33	1749
B	Up	1	Office Room	Finished	12	17	204
B	Up	2	Office Room	Finished	12	9.5	114
B	Up	3	Office Room	Finished	12	12	144
B	Up	4	Small Utility Room	Finished	8	10	80
B	Up	5	Lobby	Finished	10	10	100
B	Up	6	Office Room	Finished	15	40	600
B	Up	7	Utility	Brick	12	8	96
B	Up	8	Office Room	Finished	12	10	120
B	Up	9	Office Room	Finished	12	20	240
B	Up	10	Office Room	Finished	12	9.5	114
B	Up	11	Office Room (plus two small attached rooms)	Finished	12	22	264
B	Up	12	Office Room	Finished	12	22	264
B	Up	13	Office Room	Finished	14	26	364
A	Down	1	Garage	Brick	74	37	2738
A	Down	2	Cafeteria, staging room	Brick	20	40	800
A	Down	3	Office Room	Finished	10	10	100
A	Down	4	Storage room (connected to 1)	Brick	12	20	240
A	Down	5	Office Room	Finished	24	40	960
A	Down	6	Office Room	Finished	33	24	792
A	Down	7	Cafeteria (connected to 6)	Finished	12	24	288
A	Up	1	Lobby	Finished	10	20	200
A	Up	2	Reception Desk Area	Finished	12	24	288
A	Up	3	Office Room	Finished	22	67	1474
A	Up	4	Office Room (connected to 1)	Finished	20	14	280
A	Up	5	Office Room	Finished	50	12.5	625
A	Up	6	Office Room	Finished	12	9.5	114
A	Up	7	Office Room	Finished	28	12	336
A	Up	8	Office Room	Finished	12	9.5	114
A	Up	9	Office Room	Finished	12	9	108
A	Up	10	Office Room	Finished	12	9.5	114
A	Up	11	Office Room	Finished	15	9.5	142.5

Breakdown of Square Footage

<u>Buidling A (Old Admin/Fire)</u>	<u>9913.5</u>
Downstairs	6118
Upstairs	3795.5
<u>Building B (Old Police Station)</u>	<u>7297</u>
Downstairs	4593
Upstairs	2704
Total Finished/Office Space	8543.5
Total Garage/Storage	8667
<u>Grand Total (usable space)</u>	<u>17211</u>

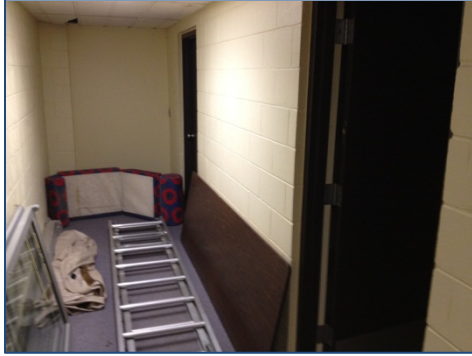
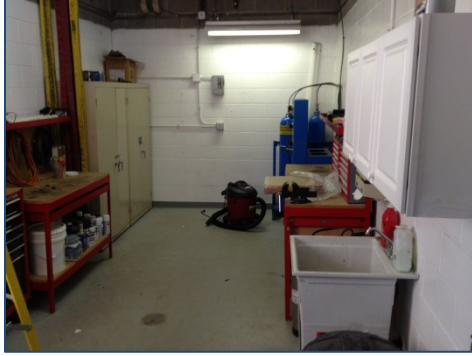
NOTE: there are a large number of small utility rooms, storage rooms, hall ways bathrooms, stair cases, etc--taking up a significant amount of square feet estimated between 5,000-10,000

BUILDING IMAGES (OUTSIDE):

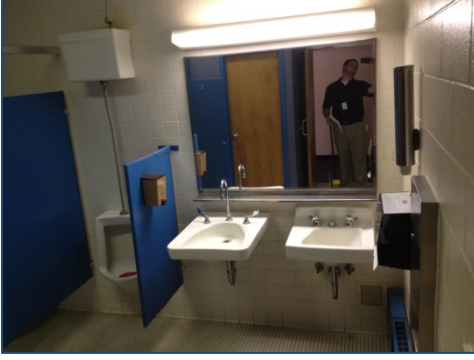


BUILDING IMAGES (INSIDE):

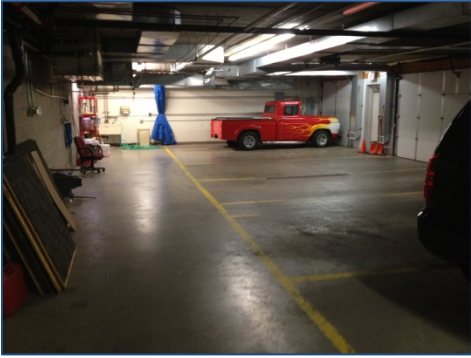
Building A, Downstairs



Building A, Upstairs



Building B, Downstairs



Building B, Downstairs



PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 07
ADDRESS: Sunwood and Krypton
PID: 263225140022
LEGAL: Park 2, Wood Pond Hills, Anoka County, Minnesota
ACRES: 0.35
VALUATION: \$2,600
ZONING: Public/Quasi Pubic
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the south side of Armstrong Boulevard and on the west side of Krypton Street. This is an abandon trail corridor that runs behind a four properties and is zoned Public/Quasi-Public District. Much of the subject property is comprised of wetland. This property is a dedicated park; therefore, city is restricted to use the park for a "public use" only.

WETLAND: No reason to use property for wetland banking. The majority of this area is wetland.

MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This is a dedicated park; dedicated in the plat of Wood Pond Hills, recorded June 10, 1992. Sale will require a court order to release the "public's" interest in the property.

DISPOSITION: In order to dispose the subject property the city would either need to give the property back to the original owner or get a court order to remove the "public use" only restriction. The adjacent property owners may have interest in parcel; as it would increase their lot sizes. Using the property for wetland banking is not an attractive option either because most of the subject property is already wetland.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 08
ADDRESS: 5195 142ND AVE NW
PID: 253225430043
LEGAL: Lot 1, Block 1, River's Bend Plaza 2nd Addition, Anoka County, Minnesota
ACRES: 1.01
VALUATION: \$261,200
ZONING: B1 Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the east side of Saint Francis Boulevard and on the north side of 142nd Avenue. This property is the former Amoco Oil Station and it is now vacant. This property is zoned Business District and is surrounded by businesses. A small bluff is located on the west side of the property. Besides a number of restrictions placed on the property from the previous owner (see owner and encumbrance report), this property is ready to be sold. The City has put a significant amount of investment in the property (between acquisition, demolition and clean up).

WETLAND:

No reason to use property for wetland banking. There are no issues with wetlands that would make this property unusable; or, effect adjacent properties.

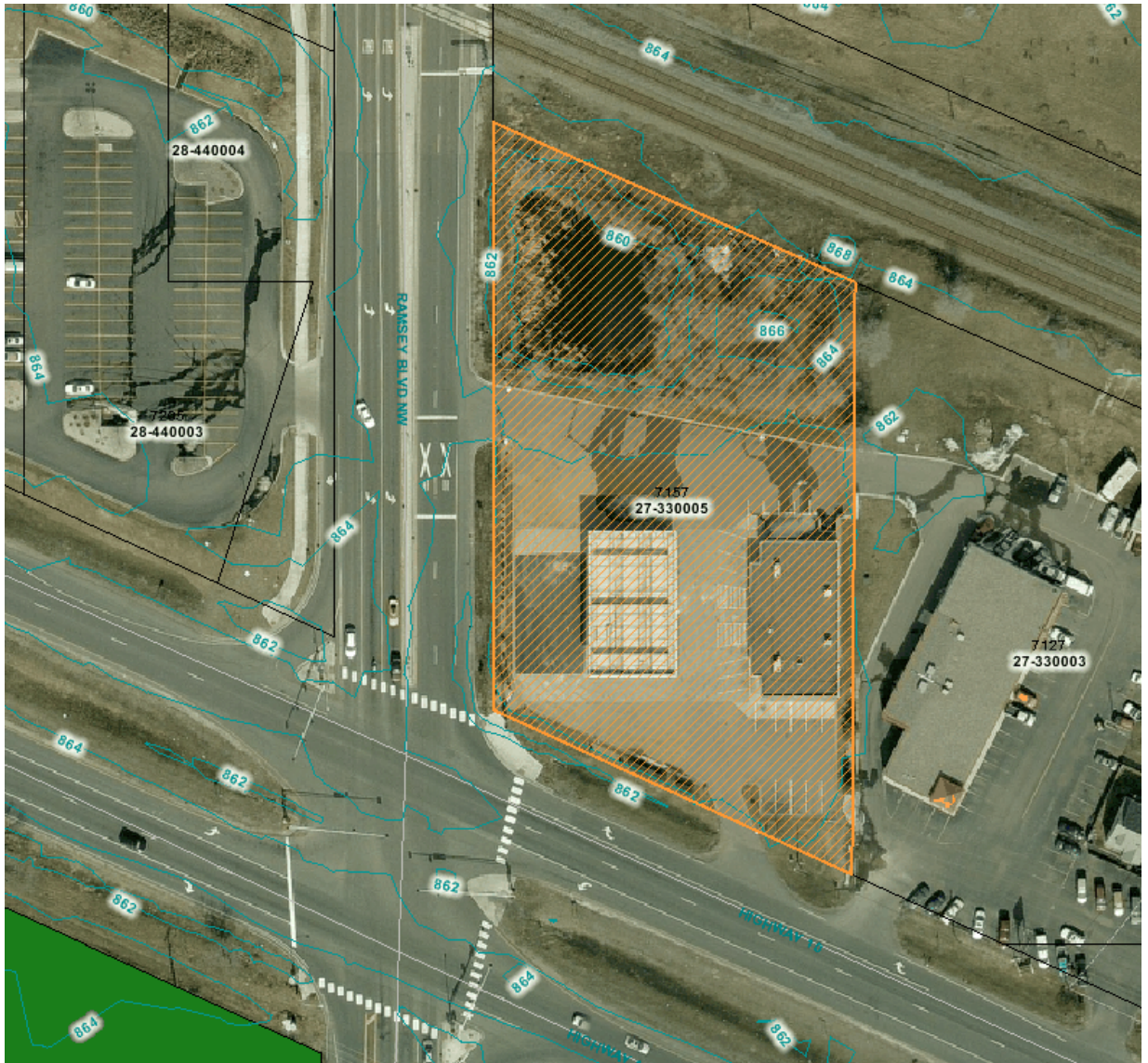
MAINTENANCE: Mowed 6 times per year—\$75 per mow (\$900).

OWNER & ENCUMBRANCE: This is the former Amoco Oil Station site. The City has marketable title to the parcel and it can be sold, however, it is encumbered by Amoco Oils' several restrictive covenants on the use of property. See attachment for details. Generally, the restrictions prevent the sale of petroleum, prevent excavation, and prevent residential development.

DISPOSITION: The city is free and clear to sell this property. The subject property is suitable for a number of uses (that require minor excavation based on the O&E report). The EDA is currently marketing the property.

PROPERTY PROFILE: CITY OF RAMSEY

PROPERTY: 09
PROPERTY: 7157 HIGHWAY 10 NW
PID: 273225330005
LEGAL: See Metes and Bounds Description
ACRES: 1.68
VALUATION: \$508,600 (land)
ZONING: H1 Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

This property is located on north side of Highway 10 and on the east side of Ramsey Boulevard. The subject property is the former Holiday Station and is home to one of the two new COR signs. A small pond is located in the northwest corner of the subject property. This property is zoned Business District and is surrounded by businesses. The subject property was acquired with Revolving Acquisition Loan Funds (RALF) and is planned to be a future right of way (ROW). Between demolition, site cleanup and legal costs, the City has significantly invested in the property.

- WETLAND:** There are no issues with wetlands that would make this property unusable; or, effect adjacent properties. NOTE: there is a pond in the NW corner of the property. With delineation, it may be possible to expand the pond for wetland banking—if there is a need.
- MAINTENANCE:** There are no maintenance costs.
- OWNER & ENCUMBRANCE:** This is the former Holiday Station Store site on the north side of Highway 10. It was acquired with RALF funds and is subject to restrictive covenants and is unavailable for sale unless permitted by the Met Council.
- DISPOSITION:** Because this property was purchased using RALF funds, disposition of the property would require replenishment of the RALF funds. Besides that, the property is free and clear; and would likely be attractive for a new user. Staff would like to caution that the acquisition of this property was directly related to the future realignment of Highway 10.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 10
ADDRESS: NA
PID: 223225330028
LEGAL: NA
ACRES: 1.05
VALUATION: \$40,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



DESCRIPTION: This property is located on north side of 149th Lane and on the east side of Kamacite Street. The subject property is currently a neighborhood park. This property is zoned Public/Quasi-Public and is surrounded by residential. This property borders a wetland/pond. The subject property was acquired for \$2,500 in 1974.

WETLAND: This property is adjacent to a wetland. It could be converted to wetland if there is a desire. However, it is questionable what the value would be.

MAINTENANCE: 18 mow intervals at \$41 each = \$738. 26 trash/litter pickups and playground inspections at \$10 each = \$260. Total estimated cost per year = \$1,098.

OWNER & ENCUMBRANCE: Pending (after initial review—it is clear)

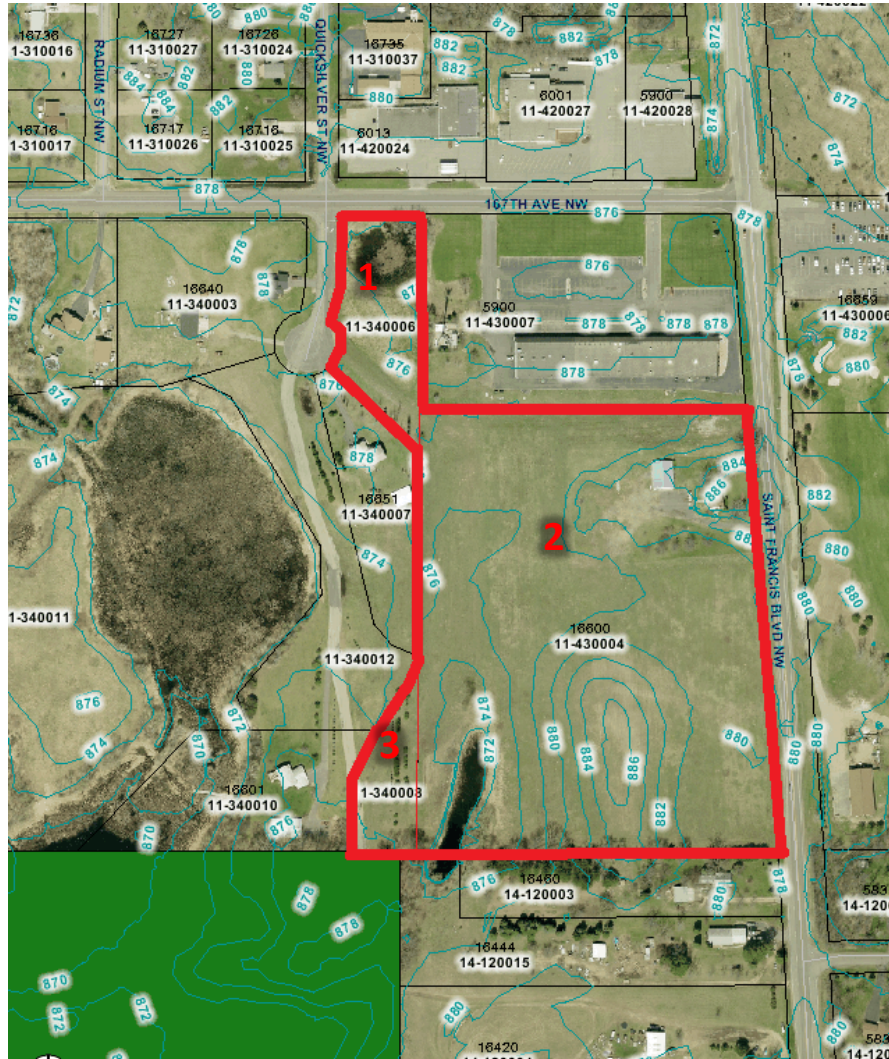
DISPOSITION:

PROPERTY IMAGES:



PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 11
ADDRESS: NA, 16600 SAINT FRANCIS BLVD, NA
PID: 113225340006, 113225430004, 113225340008 (Three separate parcels—listed from the top down).
ACRES: 16.52
VALUATION: \$142,400
ZONING: R1-Rural Developing
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the west side of Saint Francis Boulevard and on the south side of 167th Avenue. This property is zoned Rural Development District. It is home to water tower, wetland and open space. The subject property is made up of three separate parcels. There is wetland in the northern parcel (#1) and two wetlands in the southern portion of the large parcel (#2). There is a gas line that bisects the larger parcel (#2), horizontally.

It is important to note, there is a temporary road that connects Elmcrest Park and 167th Avenue just west of the subject property. The road is planned to be moved east onto city owned property—which was the rationale for purchasing the two smaller parcels (#1 and #3).

Replatting the subject property has been postponed until a willing developer steps forward for two reasons. One, direction was given to staff for the developer to pay for

replatting costs. Two, replatting or redevelopment of the subject property terminates the temporary easement for the road that connects 167th to Emlcrest Park.

NOTE: The city is in the process of developing a master plan with the parcels located off 167th (to the north of the subject property).

WETLAND:

There are no issues with wetlands that would make this property unusable; or, effect adjacent properties. NOTE 1: The owner of the property to the west is considering the use of their property for wetland banking. NOTE 2: There is a wetland in the northern portion of lot #1 and in both the southeast and southwest corners of lot #2. The southern portion of lot #2 could be used for banking in the northern portion if desired.

MAINTENANCE:

Mowed 12 times per year—\$100 per event (\$1,200 per year).

Below is a mock plat of the subject property:



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- [Zoning/Land Use Information](#)
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PID: 253225430063
 Address: 14120 SAINT FRANCIS BLVD NW
 Zip Code: 55303
 Legal Desc: LOT 2 BLOCK 1 OLD SCHOOL HOUSE NO 28 ADD

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 21702.5211631
 Perimeter [Ft]: 691.68566262
 Acres: 0.49822133
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$123,900.00
 Current Land: \$106,100.00
 Current Build: \$17,800.00
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:



PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 13
ADDRESS: NA (Puma and Alpine)
PID: NA (20-310003)
LEGAL: NA
ACRES: NA (about 4)
VALUATION: NA
ZONING: R1 Residential (MUSA)
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

Acquired by the City as a dedication in the Legacy Plat. This property is not a park and not intended to be for public use. The subject parcel is zoned R1 Residential (MUSA) and is located on the south side of Alpine Drive and the east side of Puma Street. This property is located Northwest of Legacy Christian Academy and on the south side of a residential neighborhood.

WETLAND:

High, no nearby wetlands, good for development.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 14
ADDRESS: NA
PID: 063225220005
LEGAL: Lot 2, Block 1, Twin View Ridge, Anoka County, Minnesota (BURNS)
ACRES: 3.6
VALUATION: \$50,500
ZONING: Public/Quasi Public District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the west side of Ermine Boulevard. This property is zoned Public/Quasi Public District. The Trott Brook runs through the northern portion of the subject property. The City acquired this property from the State of Minnesota in 1987 and is "to be used exclusively for a neighborhood park."

WETLAND: Could be converted to wetland mitigation area—if there was a need/benefit.

MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This parcel was acquired as a tax forfeit parcel from the State of Minnesota. It is subject to a restriction that it must be "...be used exclusively for a neighborhood park." It is subject to reversion to the State of Minnesota if it ceases to be used as a neighborhood park.

DISPOSITION: Because of the restrictions set in place by the State of Minnesota ("to be used exclusively for a neighborhood park") the City does not have the ability to sell the subject property. The City's only option for disposal is to revert the subject property back to the State and change zoning to residential.

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[G](#) PID: 063225410027
[S](#) Address:
[S](#) Zip Code: 55303
[A](#) Legal Desc: OUTLOT B COUNTRYSIDE ESTATE
 EX THE N 320 FT THEREOF SUBJ
 TO EASE OF REC

Owner Information [Return to Top](#)

[A](#) Owner: RAMSEY CITY OF
[A](#) Taxpayer: RAMSEY CITY OF
[A](#) Tax Address: 7550 SUNWOOD DRIVE
[A](#) Tax City: RAMSEY
[A](#) Tax State: MN
[A](#) Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

[S](#) Area [SqFt]: 55029.8018244
[S](#) Perimeter [Ft]: 957.07350853
[S](#) Acres: 1.26331041
[A](#) Year Built:

Assessing Information [Return to Top](#)

[A](#) Current Total: \$40,300.00
[A](#) Current Land: \$40,300.00
[A](#) Current Build:
[A](#) Current Feature:
[A](#) Current Class:
[A](#) Special Assess:





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PID: 043225240013
 Address:
 Zip Code: 55303
 Legal Desc: CAROLINE ACRES CAROLINE ACRES (SUBJ TO EASE AS SHOWN ON PLAT)(PARK)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 104844.853536
 Perimeter [Ft]: 1403.99263726
 Acres: 2.40690664
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$7,600.00
 Current Land: \$7,600.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

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Sale Price:
 Sale Date:
 Tax Capacity:



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PID: 043225330014
Address:
Zip Code: 55303
Legal Desc: SHAWN ACRES PARK(SUBJ TO EASE AS SHOWN ON PLAT)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
Taxpayer: RAMSEY CITY OF
Tax Address: 7550 SUNWOOD DRIVE
Tax City: RAMSEY
Tax State: MN
Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 189897.060498
Perimeter [Ft]: 1991.24414918
Acres: 4.35943665
Year Built:

Assessing Information [Return to Top](#)

Current Total: \$51,300.00
Current Land: \$51,300.00
Current Build:
Current Feature:
Current Class:
Special Assess:

Sales Information [Return to Top](#)

Sale Price:
Sale Date:
Tax Capacity:

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PID: 022225230020
 Address: 55303
 Zip Code: 55303
 Legal Desc: RODIEO HILLS ESTATES OUTLOT A
 RODIEO HILLS ESTATES (SUBJ TO
 EASE AS SHOWN ON PLAT)

Owner Information

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Owner: MN STATE OF IN TRUST
 Taxpayer: MN STATE OF IN TRUST
 Tax Address: 2100 3RD AVE
 Tax City: ANOKA
 Tax State: MN
 Tax Zip: 55303-0000

Zoning/Land Use Information

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Area [SqFT]: 38849.0132438
 Perimeter [Ft]: 789.98956406
 Acres: 0.89185062
 Year Built:

Assessing Information

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Current Total: \$5,100.00
 Current Land: \$5,100.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:





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PID: 013225230023
 Address:
 Zip Code: 55303
 Legal Desc: PARK, RIVERWOOD HILLS PLAT 1
 LYG IN THE SW1/4 OF NW1/4 OF
 SEC 1 TWP 32 RGE 25, SUBJ TO
 EASE OF REC

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 66283.2342241
 Perimeter [Ft]: 1097.89620882
 Acres: 1.52165367
 Year Built:

Assessing Information [Return to Top](#)

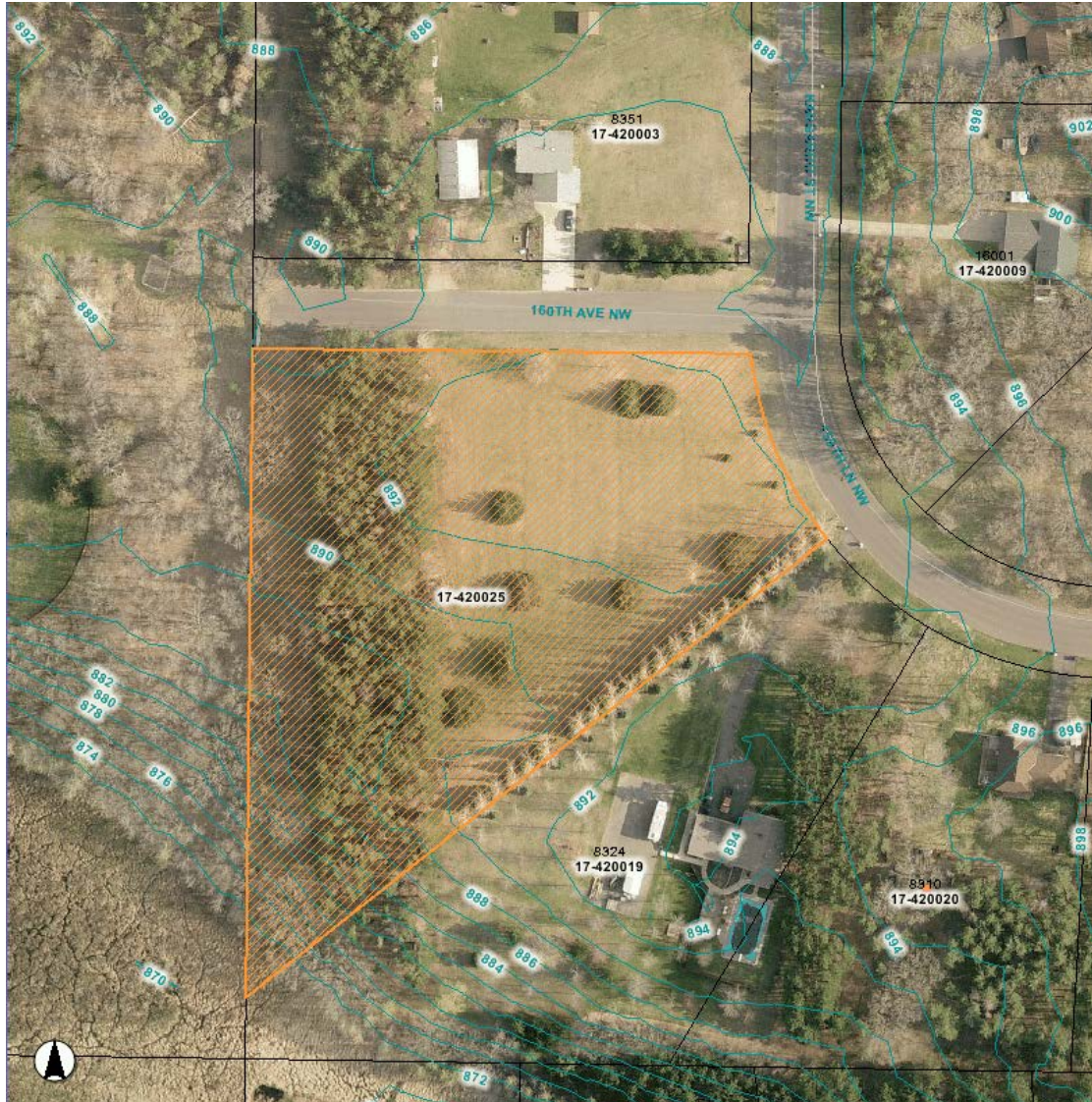
Current Total: \$40,300.00
 Current Land: \$40,300.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Coaches:

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 22
ADDRESS: NA
PID: 173225420025
LEGAL: NA
ACRES: 2.80
VALUATION: \$50,500
ZONING: Public/Quasi Public District
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the west side of 153rd Lane and on the south side of 160th Ave. This property is zoned Public/Quasi-Public and is surrounded by residential. The south west corner the property drops nearly 20' into a wetland.

WETLAND:

This property is 20' above the adjacent wetland. Wetland banking is not a logical option. There have been storm water drainage concerns in the neighborhood. If sewer is added to neighborhood, it could be used for storm water ponding.

MAINTENANCE:

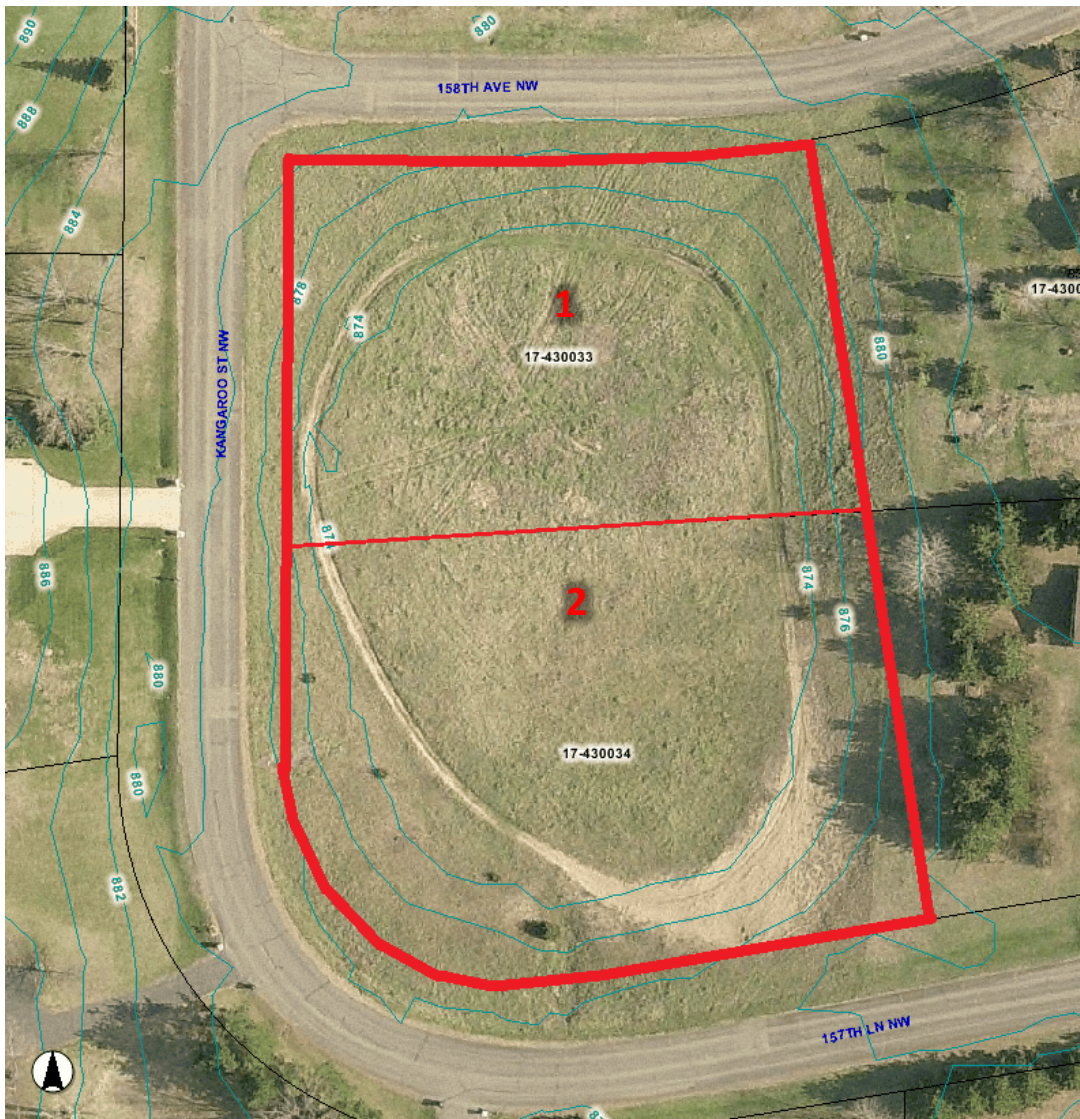
There are no maintenance costs.

OWNER & ENCUMBRANCE: Title of record to this property in Tiger Construction, Inc. that apparent developer of the Plat. The "Park" is identified on the Forest Hideaway Plat, however, the Plat contains no dedication of the Park and there are no deeds of record conveying this property to the City. A quiet title action in District Court may be necessary to establish marketable title to the City.

DISPOSITION: Quiet title action in District Court to establish marketable title to the City.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 23
ADDRESS: NA, NA
PID: 173225430033, 173225430034 (Two separate parcels—listed from the top down). STATE OWNED.
LEGAL: Outlots A and B, Whispering Pines Estates, Anoka County, Minnesota
ACRES: 1.70
VALUATION: \$80,600
ZONING: Public/Quasi Public District
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the east side of Kangaroo Street and the north side of 157th Lane. This property is zoned Public/Quasi Public District. The subject property represents two parcels of land. These parcels are slightly depressed and are used for drainage.

Based on Anoka County information, which is viewed through LOGIS Map, these parcels are owned by the City. However, after reviewing the owner and encumbrance reports, these parcels are owned by the State of Minnesota. City staff has notified Anoka County of the error.

WETLAND: This is a low point. 34 acres drain to these lots. Would require significant investment to mitigate storm water (to the north, to a low area) if the properties were developed.

MAINTENANCE: There is no Maintenance

OWNER & ENCUMBRANCE: Title to these two parcels is in the State of Minnesota pursuant to a tax forfeit deed dated October 7, 1980.

DISPOSITION: The City cannot dispose the subject property, it is owned by the State of Minnesota.



[Property Information](#)

- [Owner Information](#)
- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
- [Permit Information](#)
- [Link to the County PRT Website](#)

[Property Information](#)

PID: 203225140016 [Return to Top](#)

Address: 55303

Zip Code: 55303

Legal Desc: WHISPERING PINE ESTATES
WHISPERING PINE ESTATES
(PARK)(SUBJ TO EASE AS SHOWN
ON PLAT)

[Owner Information](#)

Owner: RAMSEY CITY OF [Return to Top](#)

Taxpayer: RAMSEY CITY OF

Tax Address: 7550 SUNWOOD DRIVE

Tax City: RAMSEY

Tax State: MN

Tax Zip: 55303

[Zoning/Land Use Information](#)

Area [SqFt]: 39865.1936047 [Return to Top](#)

Perimeter [Ft]: 800.46481229

Acres: 0.91517891

Year Built:

[Assessing Information](#)

Current Total: \$40,300.00 [Return to Top](#)

Current Land: \$40,300.00

Current Build:

Current Feature:

Current Class:

Special Assess:

[Sales Information](#)

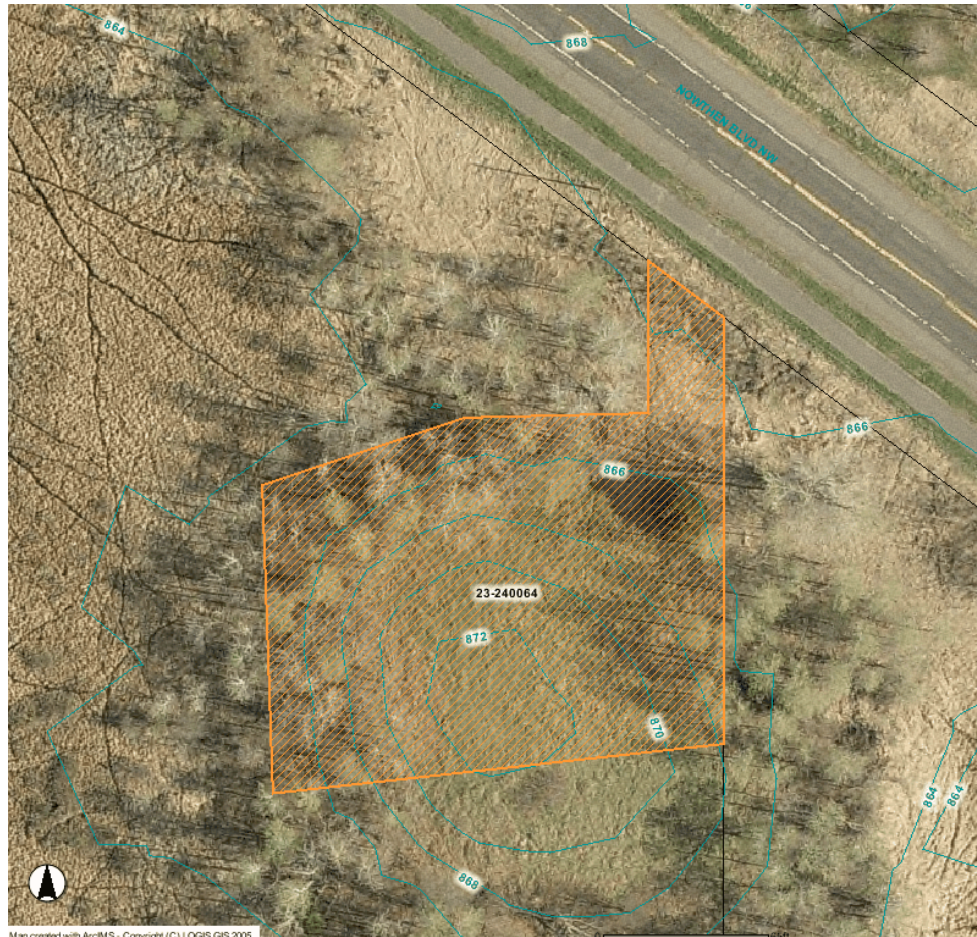
Sale Price: [Return to Top](#)

Sale Date:

Tax Conceptor:

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 25
ADDRESS: NA
PID: 233225240064
LEGAL: Park, Alpine Acres, Anoka County, Minnesota
ACRES: .58
VALUATION: \$4,100
ZONING: R2-Medium Density Residential.
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the southwest side of Nowthen Boulevard just north of Alpine Drive. This property is zoned Public/Quasi Public District. This property is largely a wetland, it is surrounded by wetland, and is a "flag" shaped parcel. This parcel is a dedicated park and it may only be used for "public" purposes. Based on current zoning this parcel would need to be expanded (at Nowthen Boulevard) if it were to be developed.

WETLAND:

Not much value in converting to wetland and there are no issues with stormwater/ drainage. Right of access was dedicated from county plat. Would require 650' road to access.

MAINTENANCE:

There is no Maintenance

OWNER & ENCUMBRANCE:

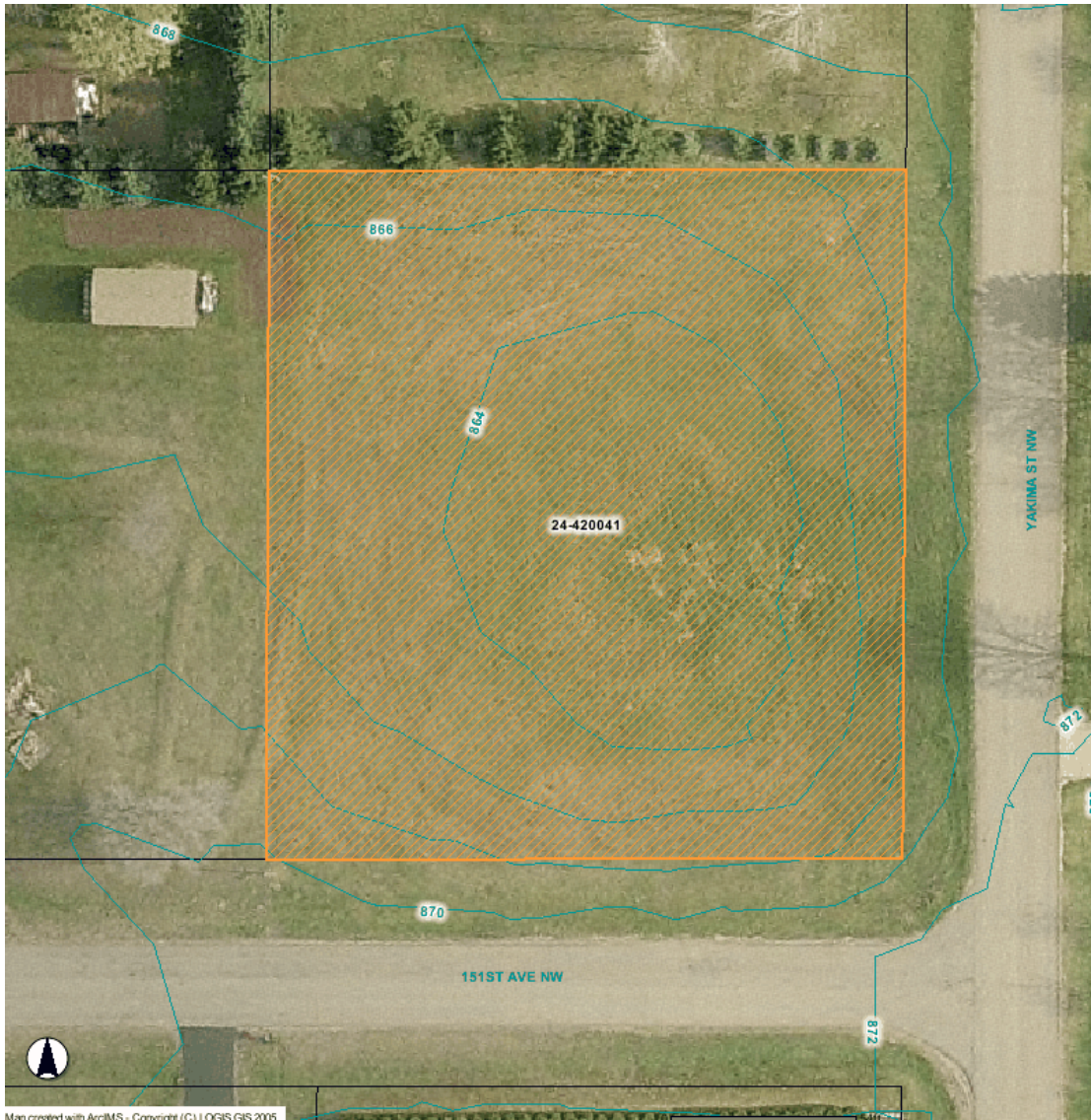
This is a dedicated park in the plat of Alpine Acres, recorded December 1, 2003. Sale will require a court order to release the "public's" interest in the property.

DISPOSITION:

Based on code, lot is too narrow at Nowthen Boulevard. It would need to be expanded or a variance would need to be granted in order for it to be developed (to build a structure). Furthermore, this is a dedicated park and may only be used for public purposes only. To dispose the subject property, the City either needs to revert the property back to the original developer or release the "public interest" clause by court order.

PROPERTY PROFILE: CITY OF RAMSEY

Number: 26
Address: NA
PID: 243225420041
LEGAL: Lot 6, Block 2, Gorham's Sandy Acre Estates, Anoka County, Minnesota
ACRES: .85
Valuation: \$40,300
Zoning: R1-MUSA
MUSA: Yes
GIS Image:



DESCRIPTION: The subject property is located on the north side of 151st Ave and on the west side of Yakima Street. This property is zoned Residential District. The subject property was granted to the City from the developer, the Gorham's, in 1981 for public purposes only. This parcel is slightly depressed and receives drainage from surrounding properties.

WETLAND: Receives drainage from 14 acres. If filled, would require mitigation; which would be a significant cost. 2009 storm sewer fix on Waco Street. There is no storm sewer or defined ditches in the subdivision.

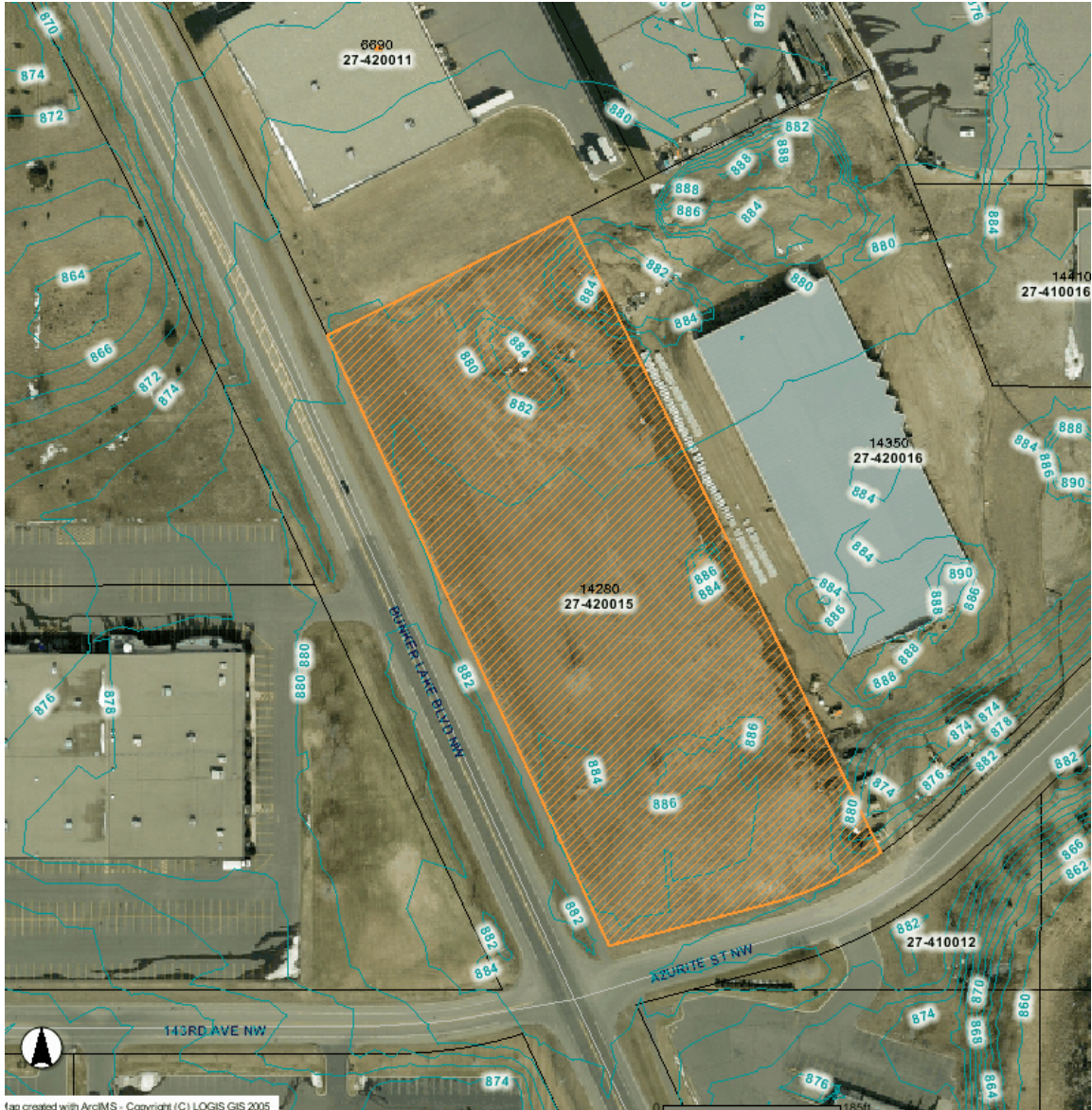
MAINTENANCE: There is no Maintenance.

OWNER & ENCUMBRANCE: This lot was granted to the City by Gary M. Gorham and spouse in 1981. A deed restriction limits the use to public purposes only. Failure to use the lot for public use purposes will cause it to revert to the grantors, unless the grantors waive this restriction.

DISPOSITION: The subject property is a dedicated park and may only be used for public purposes. To dispose of the subject property, the City either needs to revert the property back to the original developer or release the “public purposes” clause by court order. Furthermore, the current use of this property for drainage would require a significant investment to mitigate—if the property were to be developed.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 27
ADDRESS: 14280 AZURITE ST NW
PID: 273225420015
LEGAL: Lot 1, Block 1, Sunfish Lake Business Park Fourth Addition, Anoka County, Minnesota
ACRES: 4.80
VALUATION: \$376,500
ZONING: E1 Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the north side of Azurite Street and the east side of Bunker Lake Boulevard. This property is zoned Employment District, it is surrounded by manufacturing, and is part of the Sunfish Lake Business Park. The City acquired the subject property from Waste Management in 1991 and is subject to various environmental restrictions due to its proximity to the landfill.

WETLAND:

No reason to use property for wetland banking. There are no issues with stormwater/drainage that would make this property unusable; or, effect adjacent properties.

MAINTENANCE:

There is no maintenance.



- [Property Information](#)
- [Owner Information](#)
- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
- [Permit Information](#)
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

[PID:](#) 123225220009
[Address:](#) 55303
[Zip Code:](#) PARK BROOK VIEW ESTATES SUBJ
[Legal Desc:](#) TO EASE OF REC

Owner Information [Return to Top](#)

[Owner:](#) RAMSEY CITY OF
[Taxpayer:](#) RAMSEY CITY OF
[Tax Address:](#) 7550 SUNWOOD DRIVE
[Tax City:](#) RAMSEY
[Tax State:](#) MN
[Tax Zip:](#) 55303

Zoning/Land Use Information [Return to Top](#)

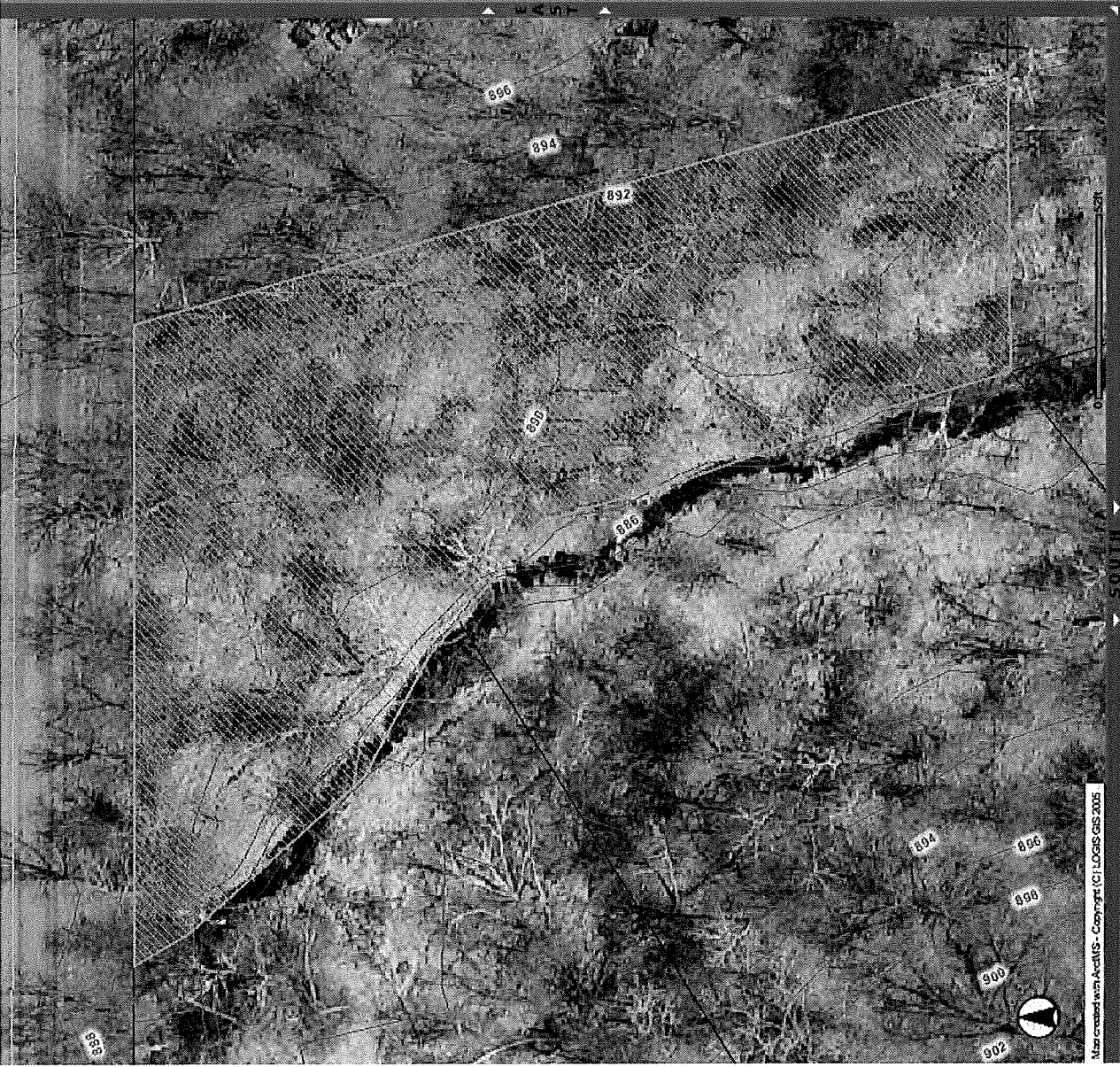
[Area \[SqFt\]:](#) 69266.1917571
[Perimeter \[Ft\]:](#) 1770.94744941
[Acres:](#) 1.59013296
[Year Built:](#)

Assessing Information [Return to Top](#)

[Current Total:](#) \$9,700.00
[Current Land:](#) \$9,700.00
[Current Build:](#)
[Current Feature:](#)
[Current Class:](#)
[Special Assess:](#)

Sales Information [Return to Top](#)

[Sale Price:](#)
[Sale Date:](#)
[Tax Capacity:](#)



- [Property Information](#)
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- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
- [Permit Information](#)
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

PID: 053225310019
 Address:
 Zip Code: 55303
 Legal Desc: COUNTRYSIDE ESTATES OUTLOT E COUNTRYSIDE ESTATES (SUBJ TO EASE AS SHOWN ON PLAT)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 28011.8384117
 Perimeter [Ft]: 836.73000482
 Acres: 0.64306332
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$700.00
 Current Land: \$700.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 32
ADDRESS: NA
PID: 213225120008
LEGAL: NA
ACRES: 4.42
VALUATION: 51,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



- DESCRIPTION:** The subject property is located on the east side of Variolite Street and on the west side of Traprock Street. This property is zoned Public/Quasi-Public district and is surrounded by residential. Property is currently an underutilized park. Public works uses this as a grounding area for debris (mainly tree branches) from severe storms.
- WETLAND:** This property does not have direct access to wetlands. Wetland banking is not a feasible (the property is too high) and there are no issues with stormwater/ drainage.
- MAINTENANCE:** Mowed 1x per year. Estimated cost: \$200-\$300 annually.
- OWNER & ENCUMBRANCE:** This parcel is owned by the City and there are no restrictions as to its sale. Even though it is labeled as "Park" on the official plat of Traprock Commons, no dedication language is contained on the Plat. The City acquired title by a quit claim deed from the plat developer subsequent to the plat being recorded.
- DISPOSITION:** Quiet title action in District Court to establish marketable title to the City.



- [Property Information](#)
- [Owner Information](#)
- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
- [Permit Information](#)
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

PID: 233225140103

Address: 55303

Zip Code: LOT 2 BLOCK PARK SUNFLOWER RIDGE

Legal Desc: RIDGE

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF

Taxpayer: RAMSEY CITY OF

Tax Address: 7550 SUNWOOD DRIVE

Tax City: RAMSEY

Tax State: MN

Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 17244.6417551

Perimeter [Ft]: 529.84141097

Acres: 0.3958825

Year Built:

Assessing Information [Return to Top](#)

Current Total: \$33,500.00

Current Land: \$33,500.00

Current Build:

Current Feature:

Current Class:

Special Assess:

Sales Information [Return to Top](#)

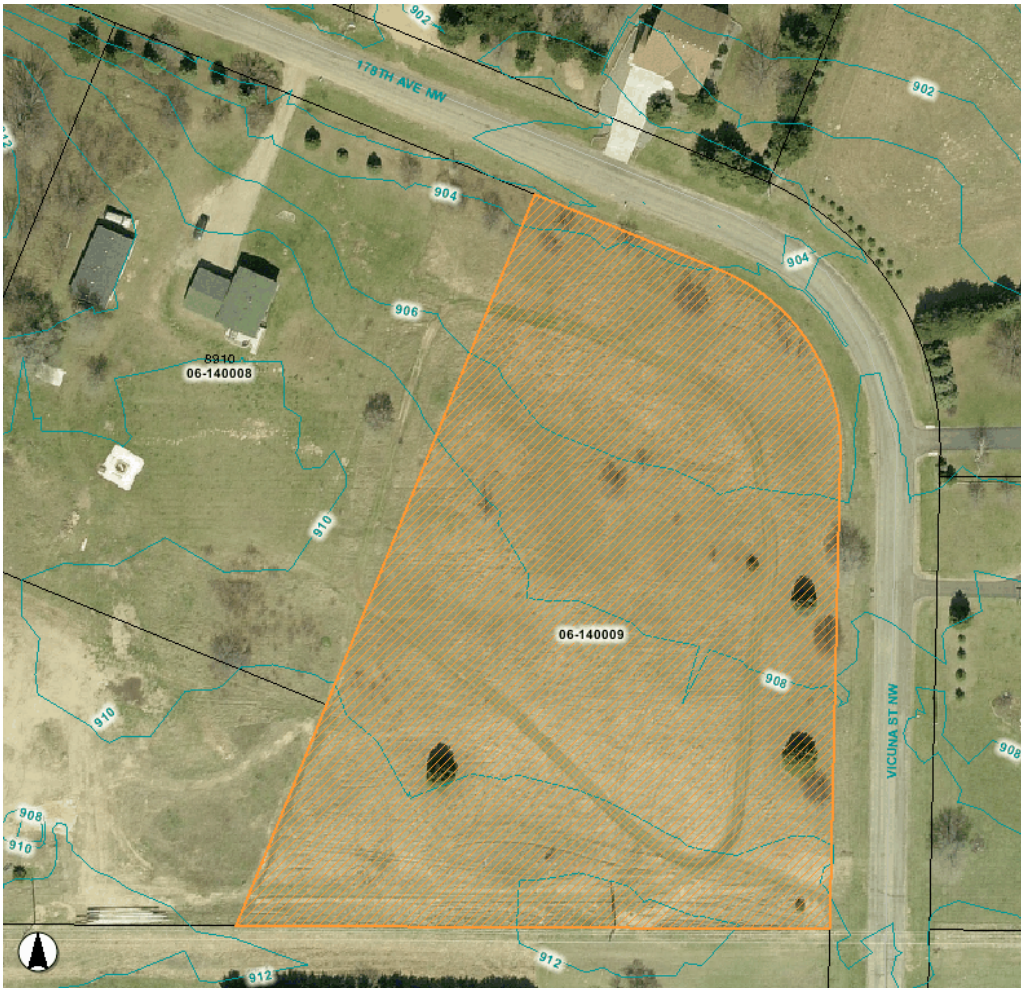
Sale Price: \$828,000.00

Sale Date: 20031210

Tax Capacity:

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 34
ADDRESS: NA
PID: 063225140009
LEGAL: NA
ACRES: 3.10
VALUATION: 51,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



- DESCRIPTION:** The subject property is located on the south side of 176th Avenue and the west side of Vicuna Street. The property is zoned public/quasi-public and is surrounded by residential. This property is dry, high and buildable. Based on the GIS image above, it looks as though this parcel is being used by neighboring property owners.
- WETLAND:** This property is not adjacent to wetlands so banking is not a feasible use. It does not collect storm water from the neighborhood.
- MAINTENANCE:** There are no maintenance costs.
- OWNER & ENCUMBRANCE:** This property is unrestricted and can be sold.
- DISPOSITION:** The subject property was acquired in October of 1989. This is not a dedicated park. This property has free and clear title and is ready to be sold. If the council desires to dispose of this parcel, staff should rezone and list the property.

USAGE:

Property appears to largely be unused, there are some four wheeler tracks. It is assumed the adjacent property owners to the west may occasionally use this property.

PUBLIC INPUT:

Staff has received interest for purchasing this parcel from both properties owners located directly west of the subject property. Both property owners don't want this piece of land developed. No further public input was received.

PROPERTY IMAGES:



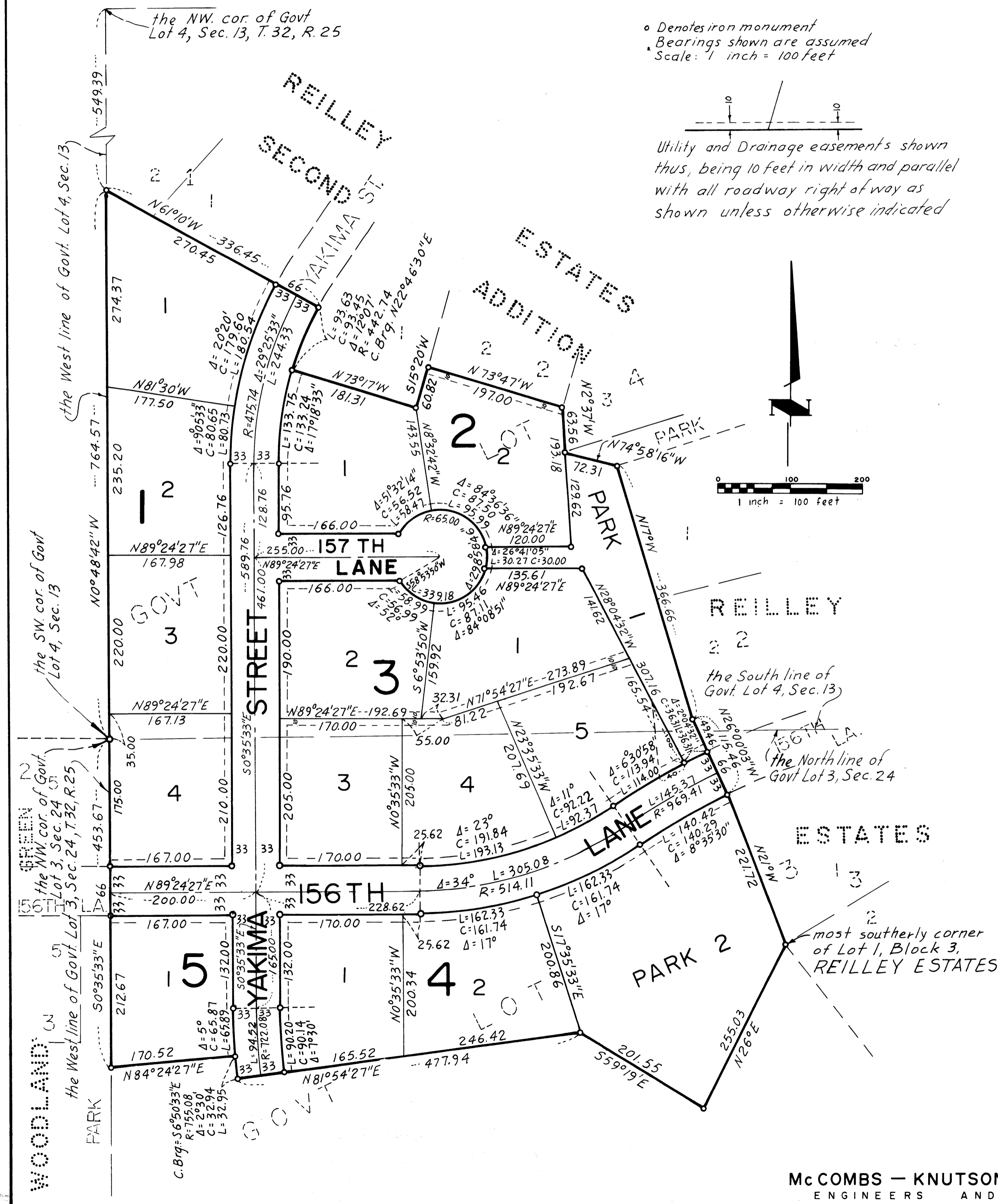
COUNCIL DIRECTION:

- Direct Staff to move forward with selling Windsorwood (06-32-25-14-009).
- Select a method of sale (i.e. for sale by owner, auction, listing with a realtor).
- Consider a request by the two neighboring property owners to allow a first right to purchase the property. A time limit for negotiations should be set.

REILLEY ESTATES THIRD ADDITION

City of Ramsey, Anoka County

THIS SPACE RESERVED FOR BINDING



KNOW ALL MEN BY THESE PRESENTS: That Miller Real Estate Company, a Minnesota corporation, fee owner and Twin City Federal Savings and Loan Association, a United States corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka to wit:

That part of Government Lot 4, Section 13, Township 32, Range 25 and that part of Government Lot 3, Section 24, Township 32, Range 25 lying westerly of REILLEY ESTATES, according to the recorded plat thereof on file and of record in the office of the County Recorder, Anoka County, Minnesota; and which lies southerly of REILLEY ESTATES SECOND ADDITION, according to the recorded plat thereof on file and of record in the office of the County Recorder, Anoka County, Minnesota; and which lies northerly at the following described line:

Commencing at the northwest corner of said Government Lot 3, Section 24; thence on an assumed bearing of South 0 degrees 35 minutes 33 seconds East along the west line of said Government Lot 3, a distance of 453.67 feet to the beginning of the line to be described; thence North 84 degrees 24 minutes 27 seconds East 170.52 feet; thence southerly along a non-tangential curve concave to the east having a radius of 755.08 feet and a central angle of 2 degrees 30 minutes, the chord of said curve bears South 6 degrees 50 minutes 33 seconds East 32.94 feet; thence North 81 degrees 54 minutes 27 seconds East not tangent to last described curve 477.94 feet; thence South 59 degrees 19 minutes East 201.55 feet; thence northeasterly to the most southerly corner of Lot 1, Block 3, said REILLEY ESTATES and there terminating.

Have caused the same to be surveyed and platted as REILLEY ESTATES THIRD ADDITION and do hereby donate and dedicate to the public for public use forever the Street, Lanes, and Parks as shown on the plat and also dedicate to the public the easements for utility and drainage purposes as shown on the plat.

In witness whereof said Miller Real Estate Company, a Minnesota corporation, has caused these presents to be signed by its proper officers this 12th day of May, 1978 and said Twin City Federal Savings and Loan Association, a United States corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 12th day of May, 1978

SIGNED:

MILLER REAL ESTATE COMPANY

By: Leslie Miller
Leslie Miller, President

By: John M. Miller
John M. Miller, Secretary

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 12th day of May, 1978, by Leslie Miller, President and, John M. Miller, Secretary of Miller Real Estate Company, a Minnesota corporation, on behalf of the corporation.

SIGNED:

TWIN CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

By: [Signature]
President

By: [Signature]
Vice President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 12th day of May, 1978, by R.E. Van Valkenburg, President, and A.W. Windsor, Vice President of Twin City Federal Savings and Loan Association, a United States corporation, on behalf of the corporation.

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires 2-19-81

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 10th day of May, 1978, by R.E. Van Valkenburg, President, and A.W. Windsor, Vice President of Twin City Federal Savings and Loan Association, a United States corporation, on behalf of the corporation.

GLENN T. STICH
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Oct. 27, 1984

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-27-84

I hereby certify that I have surveyed and platted the property on this plat as REILLEY ESTATES THIRD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat and there are no wet lands to be designated on said plat.

Thomas S. Bergquist
Thomas S. Bergquist
Land Surveyor, Minn. Reg. No. 7725

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 14th day of April, 1978, by Thomas S. Bergquist, Land Surveyor.

NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires 4-10-78

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires 4-10-78

This plat has been checked and approved this 14th day of Sept, 1978.

[Signature]
Anoka County Surveyor

This plat of REILLEY ESTATES THIRD ADDITION was approved by the City Council of the City of Ramsey at a regular meeting thereof held this 27th day of March, 1978.

[Signature] Chairman
[Signature] Clerk

[Property Information](#)
 [Owner Information](#)
 [Zoning/Land Use Information](#)
 [Assessing Information](#)
 [Sales Information](#)
 [Permit Information](#)
 [Link to the County PRT Website](#)

Property Information [Return to Top](#)
 PID: 233225140102
 Address: 55303
 Zip Code: LOT 1 BLOCK PARK SUNFLOWER
 Legal Desc: RIDGE

Owner Information [Return to Top](#)
 Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)
 Area [SqFt]: 6589.55677895
 Perimeter [Ft]: 339.40477609
 Acres: 0.1512754
 Year Built:

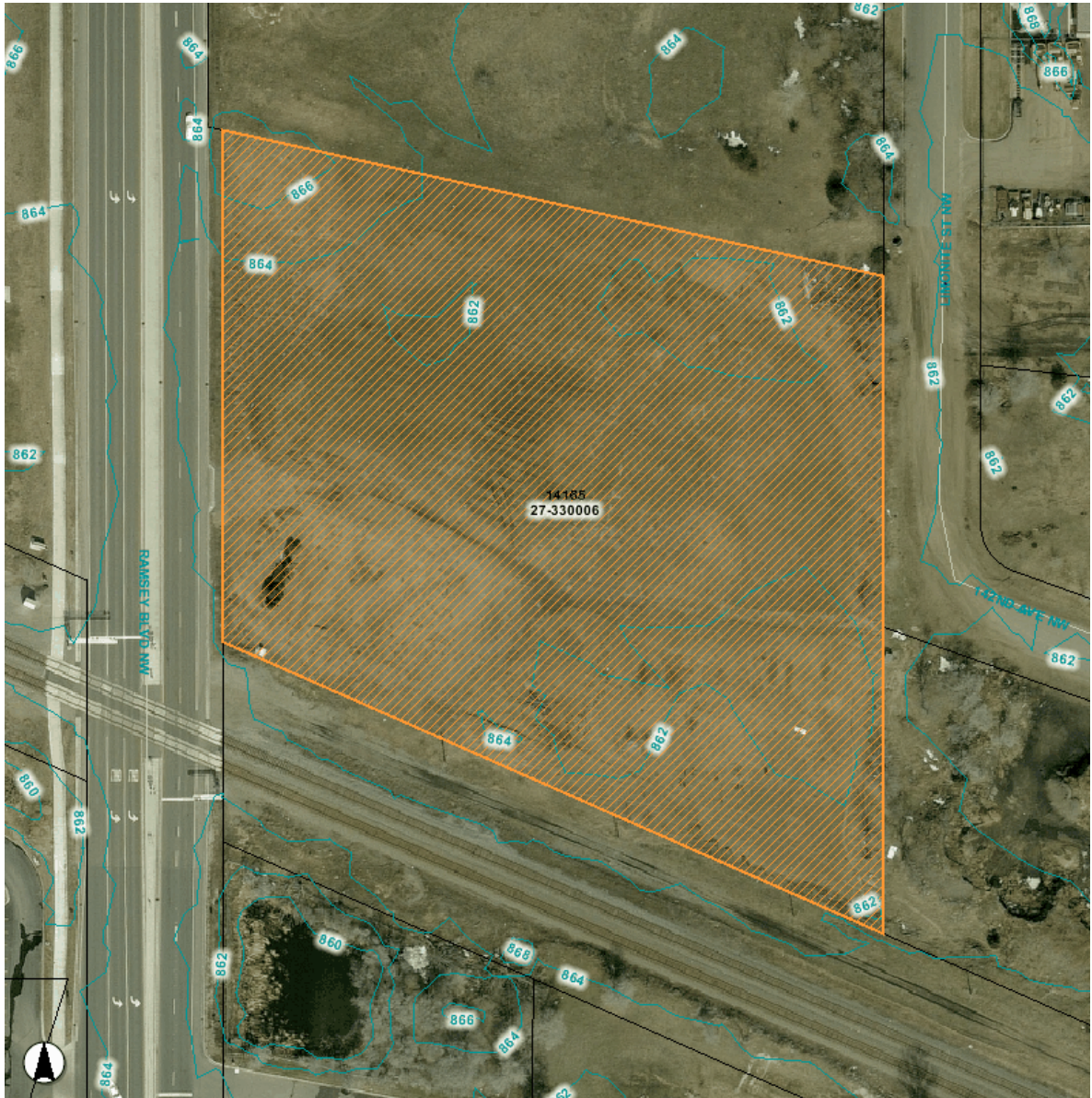
Assessing Information [Return to Top](#)
 Current Total: \$14,000.00
 Current Land: \$14,000.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)
 Sale Price: \$928,000.00
 Sale Date: 20031210
 Tax Capacity:



PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 37
ADDRESS: 14165 RAMSEY BLVD NW
PID: 273225330006
LEGAL: NA
ACRES: 4.14
VALUATION: \$488,700.00
ZONING: E2, Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: Highway 10 and Ramsey Blvd. There are multiple lots nearby that could be combined if needed.

WETLAND: No wetland issues. Will need to provide stormwater ponding on site. Can outlet to ditch in right of way.

MAINTENANCE: No maintenance

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 38
ADDRESS: No Address (142nd Ave NW and Limonite St NW)
PID: 273225330017
LEGAL: LOT 2 BLK 2 GATEWAY NORTH INDUSTRIAL PARK, EX THAT PRT OF SD LOT LYG N OF FOL DESC LINE & ITS EXTNS: BEG AT A PT ON W LINE OF SD LOT 2 100 FT S OF NW COR THEREOF, TH SELY TO A PT ON E LINE OF SD LOT 2 135 FT S OF NE COR OF SD LOT 2 & SD LINE THERE TERM
ACRES: 1.24
VALUATION: \$176,800
ZONING: E2, Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: Highway 10 and Ramsey Blvd. There are multiple lots nearby that could be combined if needed.

WETLAND: No wetland issues. Will need to provide stormwater ponding on site. Can outlet to ditch in right of way.

MAINTENANCE: No maintenance