



May 25, 2017

Tim Gladhill  
Community Development Director  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

Dear Tim –

We have reviewed the Paxmar concept plan on the Hageman property, located at the southeast corner of Alpine Drive and Puma Street. Although we favor residential growth in this area of Ramsey, we cannot support the concept plan in its current configuration. It seems this layout was completed with sole purpose of maximizing the number of units, without regard for good land planning or thoughtful growth for the City. The current City zoning of this parcel is R1, but the concept shows twice that number of units. These units are very small compared to R1 standards and do not fit the character of the existing single family homes, adjacent to the site.

If a plat were to be brought forward using the R1 zoning standards currently in place, it would present a great opportunity for success in the current marketplace; very similar to the success we are seeing in the Brookfield neighborhood. Not only would R1 housing be a complement to the existing neighborhood, it would also balance nicely with the residential lots in the Riverstone neighborhood offering a wider range of home styles for those seeking to purchase a new home in Ramsey. This would allow the City's current zoning plan to be implemented according to current policy.

Typically, R1 single family lots (80' wide) on a standard parcel of land will produce 2.3 units per acre gross. Paxmar's proposal is requesting a density of 4.5 units per acre and would add 74 additional units on this 33-acre parcel. In comparison, the Riverstone plat is 3.3 units per acre and is zoned mid density. For Paxmar, that would be a significant increase in density that certainly works well for the developer, but doesn't appear to be in the best interest of the overall zoning plan of the City.

For the City, this plan would flood the market with mid density housing, making it increasingly susceptible to market conditions and in turn, pushing home prices down below market levels. The Riverstone plat alone has 293 mid density units, and this concept proposal would add an additional 151 units. 444 mid density units, only separated by a single street.

In addition, we have reviewed the proposal by Paxmar to construct Phase 2 of Puma Street. Simply stated, it seems Paxmar's current proposal to build the Puma Street infrastructure is being offered in return for the developer receiving 74 additional units through rezoning.

It is our request that the City follow the current zoning plan and require R1 housing units on this parcel of land. We are happy to discuss this further, and it is our goal to create the strongest possible land use plan for this area of Ramsey.

Sincerely,

Stephen A. Bona  
Vice President of Land Development

**Capstone Homes, Inc.**  
14015 Sunfish Lake Blvd NW, Suite 400  
Ramsey, MN 55303  
Office: (763) 427-3090 Fax: (763) 712 -9060

Tim

We as the city of Ramsey put a lot of work and money into developing the Comp Plan and we feel it needs to remain as it is and would not like to see it amended.

We as a [border land-owner] would not like to see the mid density that is desired on the Hageman Holdings NW acres on Puma and Alpine instead of the low density that the Comp Plan calls for.

I, Al, personally, when on the City Council, did a lot of work years ago on the Comprehensive Plan so I have a vested interest in the plan and would not want to see it amended.

We as a family 100% support land owners right to develop their own land, but we believe development needs to comply with what fits the area.

Alan Pearson & Family

## Tim Gladhill

---

**From:** Val Kruger <Val.Kruger@psdlanddevelopment.com>  
**Sent:** Monday, June 12, 2017 3:34 PM  
**To:** Tim Gladhill  
**Subject:** Opposing Letter to the Paxmar Project

Tim:

My husband and I are writing this letter of opposition to the proposed Paxmar development which is directly behind our residence where we have lived for 40+ years. We feel this type of high density development is going to change the essential character of our neighborhood.

When we first built our home we were surrounded by farm fields and there was never any mention of any high density developments and that is one of the reasons we chose to build where we did in Ramsey.

If the City feels it must move ahead with this project, we would like to see some type of noise/visual buffer between our property and the high density housing proposed. We would like to suggest a tree screening buffer and/or a berm to separate the properties.

Ramsey has changed drastically over the past forty years while our neighborhood has been able to keep the rural small town feel. Please do not take this away from us nor take away our quiet enjoyment that is sure to be created by a high density housing right in our back yard.

Sincerely,

Lonnie and Val Kruger  
15210 Kangaroo Street NW  
Ramsey, MN 55303

Val Kruger