

LEONARD, O'BRIEN SPENCER, GALE & SAYRE

Brian F. Leonard
Eldon J. Spencer, Jr.+
Michael R. O'Brien
Edward W. Gale✦†
Grover C. Sayre, III✧+
Thomas R. Haugrud*
Peter M. Rosencf
Joseph J. Deuhs, Jr.
Thomas C. Atmore+
Ernest F. Peake+
Matthew R. Burton∅
James M. Jorissen+
Peter J. Sajevic, III+
Pamela H. Nissen
Scott S. Payzant∞
Stacey L. Drentlaw§+
Jordan W. Sayre
Patrick J. Lindmark

Attorneys at Law
A Professional Association

100 South Fifth Street
Suite 2500
Minneapolis, Minnesota 55402-1234
Telephone (612) 332-1030
Fax (612) 332-2740

Internet: www.losgs.com

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Andra M. Hauserc
Michael T. Joliat
Paul M. Shapiro
Erika M. Peterson
Jenny (Chi) Zhang

Thomas W. Newcome
(1923 - 2011)

Thomas W. Newcome III
(Retired)

- Also admitted in Arizona
- ∞ Also admitted in California
- Also admitted in Illinois
- ◇ Also admitted in Iowa
- § Also admitted in Montana
- ± Also admitted in North Dakota
- + Also admitted in Wisconsin
- ✧ Board Certified Civil Trial Specialist
(Minnesota State Bar Association)
- † Board Certified Civil Trial Specialist
(National Board of Trial Advocacy)
- * Certified Real Property Law Specialist
(Minnesota State Bar Association)
- f. Fellow, American College of Employee
Benefits Counsel

City of Ramsey Planning Commission
7550 Sunwood Drive NW
Ramsey, MN 55303

(VIA U.S. MAIL AND
FACSIMILE 763-467-5543)

Re: Objection to Revised Preliminary Plat (Master Plan) of Riverside Addition

Dear Planning Commissioners:

This office represents AKM Farm, LLC, the owners of PIN 19-32-25-41-0004 (Outlot C, Northfork) and PIN 20-32-25-31-0002 (Outlot A, Alpha Development). The purpose of this letter is to formally object to the Revised Preliminary Plat and Master Plan for the Riverside Addition.

As an initial matter the proposed revised preliminary plat does not properly take into account all buffer zone requirements prescribed by the City of Ramsey Zoning Ordinance. AKM's Outlot C, Northfork property lies immediately to the west and AKM's Outlot A, Alpha Development lies to directly to the northeast of the proposed Riverside Addition. As currently proposed, the Riverside Addition development contains no buffer despite the fact that it is adjacent to the two AKM Farm parcels, which are a different density designation. According to Ramsey City Zoning Ordinance the proposed Riverside Addition must contain some level of buffer and transition to these two adjacent parcels since they are not the same level of density. More specifically, City Ordinance Section 117-110 states that the purpose of residential development transitioning is to:

[R]equire a residential development transition plan in order to promote orderly transition between residential developments. The historical platting of lands for urban and rural residential development has created character elements that are difficult to intermingle when the land use densities vary. This section provides techniques to mitigate lot size and density impacts between residential developments.

The ordinance goes on to provide a number of different options to create appropriate buffer zones between residential developments, especially when the developments will have differing densities. Currently, the Riverside Addition density is significantly higher than the Outlot C, Northfork Parcel and therefore the City should establish an appropriate buffer zone between

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the two developments to ensure that there is proper transitioning. Without a proper buffer, screening, and transition the significantly higher density allowance for the Riverside Addition will significantly decrease the value of the AKM Farm parcels. AKM Farm would therefore request that the Planning Commission require the appropriate buffer and screening required by the City's Zoning Ordinance in order to preserve the value of the abutting properties and provide for a better transition between developments.

In addition to the lack of any buffer zone or transitioning between developments, the proposed preliminary plat for Riverside Addition does not provide for city sewer and water to be stubbed to the edge of the development. Extending the sewer and water through the west side of the proposed development to allow for future development is sound municipal planning. Given that this area of the City is likely to be served by MUSA at some point in the future it defies logic to not provide for the extension of those services at a later date to adjacent developments. Accordingly, AKM Farm requests that the Planning Commission require as a condition to preliminary plat approval that Riverside Addition provide for the extension of sewer and water utilities through the west side of the development as outlined on the enclosed plat map.

Please feel free to contact the undersigned with any questions or concerns.

Very truly yours,

LEONARD, O'BRIEN
SPENCER, GALE & SAYRE, LTD.

By



Patrick J. Lindmark

Email: plindmark@losgs.com

Enclosure

cc: AKM Farm, LLC
Tim Gladhill – Community Development Director City of Ramsey

