

Request for Zoning Text Amendment and Conditional Use Permit

Ramsey Small Business and Entrepreneur Incubator / Multi-Tenant Pre-Owned Motor Vehicle sales, service and repair facility

We have purchased the multi-tenant property located at 14300 Sunfish Lake Blvd. to add to our other two successful Small Business and Entrepreneur Incubators currently located within the City of Ramsey as well as our facilities in Andover, Rockford, Zimmerman, Ham Lake, Forest Lake and Lake St Croix Beach. and our two in Ramsey. We have seen great demand to provide opportunities for hard working and passionate entrepreneurs who desire to locate their business's in Ramsey, MN and desire to provide these new business development opportunities.

We propose to add conforming opportunities for up to 18 Motor Vehicle Licensed Dealers, in addition to the currently existing CUP in place for Motor vehicle repair, towing and storage, at the Sunfish facility. The additional facilities will each consist of a MV Dealer office with a private entrance to be used for sales, administration, storage of records as well as parking for five vehicles each (required by MN State Statue Licensing parameters although most of the time our Tenants use minimal parking on a daily basis). Two of the units would, in addition to the above characteristics, also contain a shop component used for detailing and miscellaneous repair work. Each and every Tenant Dealer carries a \$50,000 performance bond, full garage keeper's business & liability insurance and are required to execute formal written leases before occupancy. These entrepreneur small business owner Tenants are very committed, and required, to operate their business's in a professional and consumer centric manner!

Currently at the Sunfish Lake Blvd Site there exists hard surface available guest parking of 11 standard size stalls *and* the required 75 hard surface parking for fifteen Tenant Dealer's as well as the gravel surface parking for cars in the shop or that are towed and stored by the towing company tenant. We will provide the additional required hard surface stalls of five each as we gain occupancy. Upon full occupancy we will have 90 tenant stalls and 11 customer parking stalls.

Our Small Business and Entrepreneur Incubator provides employment as well as business experience to many new business owner operators in a high quality professional environment. We have a great track record here in Ramsey and our current facilities speak for the quality of our facilities and contributes to the economic growth and wellbeing of the community.

Thank you for considering our proposed new facility and I am very much looking forward to bringing this opportunity forward in the City of Ramsey!

Sincerely

**John Buzick
Sunfish Properties LLC, Manager**