

# LEONARD, O'BRIEN SPENCER, GALE & SAYRE

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April 24, 2018

City of Ramsey  
Attn: Chris Anderson, City Planner  
Chloe McGuire Brigl, City Planner  
7550 Sunwood Dr. NW  
Ramsey, MN 55303

Re: AKM, LLC

Dear Mr. Anderson and Ms. Brigl:

This office represents AKM, LLC ("AKM") the fee title owners of PIN 19-32-25-41-0004 (Outlot C, Northfork) and PIN 20-32-25-31-0002 (Outlot A, Alpha Development). The two properties are located north of Highway 10 and south of Alpine Drive NW.

A review of the latest draft of the City of Ramsey 2040 Comprehensive Plan Update suggests that the entirety of Outlot A, Alpha Development will be guided Low Density Residential. We request that the land use designation for the easterly half of Outlot A, Alpha Development be changed to Medium Density Residential rather than Low Density (as depicted on the enclosed map). This change is appropriate given that the land immediately to the west of Outlot A, Alpha Development is now being guided as High Density Residential. Allowing for a Medium Density buffer between the High Density site and the Low Density area is sound municipal planning and allows for a better transition.

In addition, we request that Outlot C, Northfork be incorporated into the Metropolitan Urban Service Area and be guided as Medium Density Residential. The parcels immediately adjacent to the east of Outlot C, Northfork are currently proposed to be included within the MUSA and therefore extending to the west is a logical and practical extension. In addition, including Outlot C, Northfork in the MUSA will allow for the land to be developed into its highest and best use under the Medium Density Residential land use designation.

Please feel free to contact the undersigned with any questions or concerns regarding these requests. AKM looks forward to working with the City of Ramsey towards the 2040 Comprehensive Plan Update.

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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
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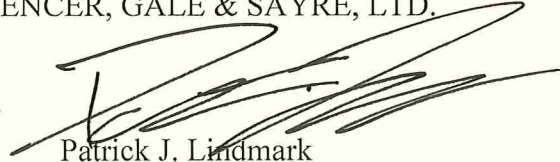
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Very truly yours,

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

By



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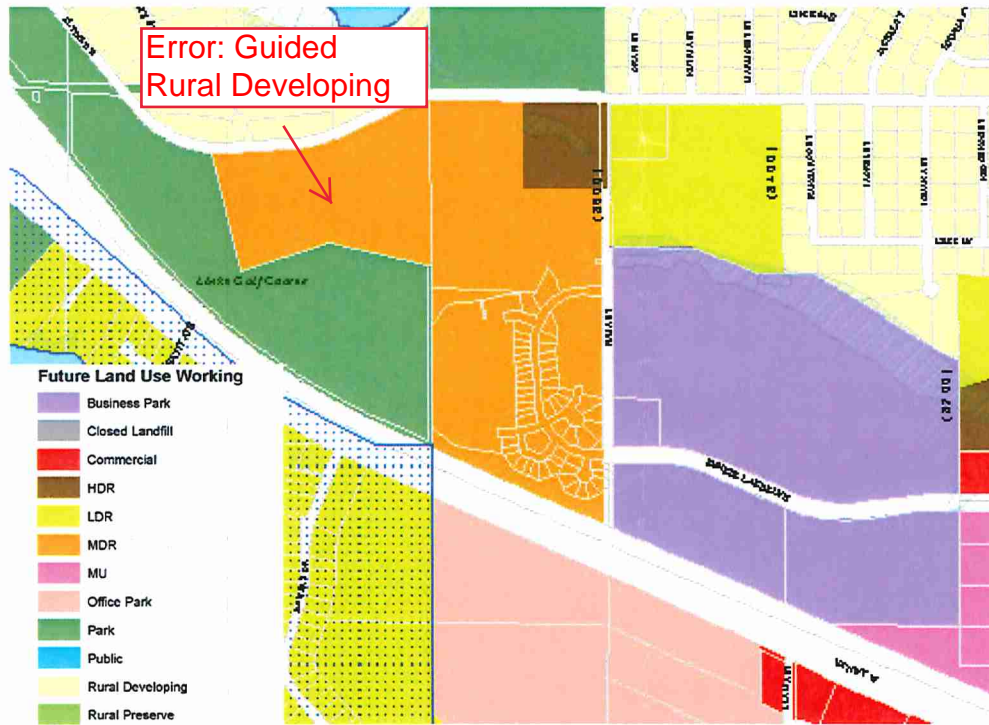
PJL/vkr

Enclosure

cc: Sarah Strommen, Mayor  
Jill Joins, Council Member  
Mark Kuzma, Council Member  
John LeTourneau, Council Member  
Chris Riley, Council Member  
Melody Shryock, Council Member

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City 2040 Comp Plan



Landowner Proposed

