

Dear City Officials,

I am writing regarding the proposed rezoning of Project No: 20-105 Hunt Property (Platinum Land) and Project No: 20-103 Trott Brook Property (Excelsior Group). I am asking that you **DO NOT** rezone the land to R-1 detached villa (65 and 75-foot lots) and R-2 detached villas (55-foot lots). Please keep the zoning as is, R-1 detached single family (80-foot lots).

Rezoning of the land to create more homes on very small lots would negatively impact and infringe on the citizens who currently reside on land adjacent to the Hunt and Trott Brook Properties. This would create noise pollution and put added stress on the existing wildlife and failing roads that have not been able to be fixed in the last 30 years (specifically Variolite).

As a resident of Ramsey for most of my life I understand that growth will happen, but it needs to happen proportionally to the existing environments. From the time I was born I grew up and now reside in a home that is adjacent to the Hunt and Trott Brook Properties. As a child I remember seeing cows in the field, corn, soybean and other crops that farmer Brown had planted during my 39 years. I remember watching the tractor till that land and then collect the harvest in the fall. I've seen deer wander from the field into our yard and watched eagles and hawks soar in the air. Listening to the crickets and the frogs croak at night, walking down to the creek to skip rocks, watching the ducks and trying to fish with my Barbie fishing pole, watching the current take my bobber through the culver are some of my fondest memories. This image I have painted is why I, my husband and our 2 children decided to move back into the house my parents built in the 1970's instead of selling it after my father passed away 6 years ago. Ramsey has already changed so much in my lifetime, however this area has a quieter feel. My son loved watching the big tractor last fall, going on walks and spotting turkeys, sandhill cranes, hawks, bunnies, deer and other wildlife is one of my daughter's favorite things to do. She even insists on picking up the litter for the animals which I think is awesome for a 6-year-old to be aware of environmental impact.

The Hunt and Trott Brook Properties are already zoned for 80 ft. lots, which is small in my opinion. This is already going to bring more traffic directly behind my home on a road that has always been riddled with potholes due to the swampy land it crosses. Yes, the road is scheduled to be redone this summer but how long will it last especially with increased traffic flow? This will also bring more people, which unfortunately means more trash on the sides of our road and it will destroy the natural habitats of those deer, turkey's and other wildlife. There is no need to bring hundreds of more people by creating smaller lots. As an existing citizen of Ramsey my quality of life matters too. I don't want a constant stream of traffic behind my home. It will create noise pollution, when I go play with my children I don't want to hear cars, I want to hear the birds chirping, I want to see the wildlife; this is why I chose to live here. These things I value and cherish will be nonexistent if the Hunt and Trott Brook Properties are developed into a high-density housing development with 65-foot and 55-foot lots. The only people rezoning benefits is the developer and the tax revenue. Please be considerate of your existing constituents and DO NOT rezone!

Thank you for your time,
Amanda Shreiner
16931 Willemite St NW

Dear City of Ramsey Officials,

This letter is to express my concern about the re-zoning of Hunt (Project #20-105) and Trott Brook (Project #20-103) properties. Our property will be affected greatly because of the close proximity of a main entrance to the proposed neighborhood off Variolite Street and our backyard. Vehicles turning south out of the new development will be accelerating past my home and backyard where my kids play. The increased amount of traffic in the area is sure to have a negative effect on our household and our property.

I recently had to explain to my children that the deer, birds and other wildlife in our area will probably not be around anymore after the new houses go in; a sad moment in my parenting life. I am well aware that change happens and feel change is okay as long as it is fitting to the area and environment. In my opinion, high density neighborhoods are a hideous sight to be seen. In my opinion the proposed rezoning of the Hunt and Trott Brook properties is the exact opposite of what I have always considered my vision of Ramsey to be.

Thank you for taking the time to read this e-mail regarding the re-zoning of Hunt (Project #20-105) and Trott Brook (Project #20-103) properties. Please vote NO to re-zoning.

Thank you,

Andrew Shreiner

16931 Willemite Street NW

Hi,

My name is Brian Walker and I live at 17289 Variolite St NW here in Ramsey. I was on the webinar last week and we asked about getting a petition going. We have done that on Change.org, but I need to know the statute that says how many signatures we need and the benchmark that the statute uses.

Please keep me informed so I can rally the neighborhood to stop this disaster of rezoning.

Brian Walker
17289 Variolite St NW

Good morning,

We write to express our opposition to the zoning proposals for the Trott Brook North and Hunt Properties. We understand these properties are currently zoned for as low as 80 foot lots. In accordance with the Ramsey's 20 year plan, that appears appropriate for this plan. However, to re-zone these areas for as low as 55 foot lots no longer adheres to this plan. While we understand the developer intends to leave the wetlands alone, to build up to 450 homes that will potentially house up to 1000 additional people will without a doubt chase the wildlife into another area and do nothing to protect the natural environment. It will create a significant amount of traffic that is also not conducive to maintaining a natural, rural environment. In addition, looking at the developer's plan, the area will be crowded with homes and will be safety hazard as fire trucks will have difficulty manipulating the tight turns and at 55 foot lots, it would take little time for fires to jump from one home to the next. To allow this re-zoning compromises Ramsey's vision and does not respect the balance and connectivity between Ramsey's unique urban, rural, and natural environments. .

Our specific story involves living in the City of St. Paul for over 30 years. In doing a significant amount of research into where we would start the next phase of our lives, we looked at the City of Ramsey's 20 year Plan and chose a home, in part, based on the City's expressed desire to balance the rural areas of Ramsey with urban growth. We chose a home in the northern part of Ramsey believing this area was and would remain the rural part of Ramsey. This plan threatens the natural and rural environment of this north side of Ramsey.

We respect and understand the desire for growth and the need to increase a city's taxpayer base. As referenced in your proposed 2040 plan, there are over 1,000 acres of developmental land in the COR located near U.S. Highway 10 that can accomplish meeting this vision and goal so that the rural Ramsey can remain an area for current homeowners to continue to live within the natural, rural environment that drew us to this great city.

We understand, correctly or incorrectly, from talking with numerous long term residents of Ramsey that it is their belief that both Brookside and Woodlands developments were "crammed" down residents throats, and despite public hearings, their voices went unheard. Whether that is true or just a residual feeling by residents, we hope you consider the voices of those that oppose this development and what we believe would amount to the removal of the rural and natural environment.

Thank you for considering our opposition.

Christine Rued/Brian Walker
17289 Variolite St NW
Ramsey Residents

Please keep me informed on this meeting as I will be attending.

This request to leap frog clear across the city with ultra high density housing makes absolutely NO sense other than to line the developers pockets at citizens expense as another fire station may now be needed on northern of city due to density at which homes will be packed together should rezoning be approved.

It also increases safety risks since all services are on southern end of city, where high density housing was always "planned" to occur first before moving further northward.

Depending upon type of homes, it also may run inheritant risk of high crime rates and need for increased law enforcement presence on northern end of city too.

Stick with original plan, which was done with lots of planning and consideration of these factors.

Very Best Regards,
Del Fredricks
7550 158th Ave NW

Hello Chloe,

I wanted to share my opposition with the rezoning of the Trott Brook North property.

Our home is backed up to Variolite and we moved here in 2016 because we love the rural atmosphere that our neighborhood provides. The volume of traffic that Variolite currently has is tolerable but if the city adds 400+ plus homes to that property that will add a lot more traffic that I prefer not to have. We also ride our bicycles on Variolite to get to various bike paths and it can be a bit dangerous with the amount of traffic the road already has. Please consider keeping the zoning the same.

I also want to add that no matter what, please consider not putting the houses right up to Variolite - it just does not fit into the neighborhood. It may match up to what is off Nowthen Blvd, but Variolite.

Thank you,

Heidi & Matt Miller
16390 Uranimite St NW

Hello Cloe

I am writing to voice my opinion on the zoning of Trott Brooke North, in Ramsey. I vote NO to this rezoning. It is my understanding it has already been zoned for 80 ft lots, but is being looked at to rezone to smaller lots, for more houses which would mean more traffic on Variolite. I live off of Variolite and would not like to see this increase in construction and volume of traffic.

Again, if you are forwarding this information to the planning committee, my vote is NO

Thank you for your time and understanding.

Janelle and Gary Patterson
7881 168th Ln NW

Hi Chloe,

Thanks again for all of your patience with me and all of your help with the webinar, letting us know what in the works that would affect us, etc.

First: Is it possible to ask that these two developers that submitted the application to rezone, if they would consider withdrawing their application and waiting until this whole COVID-19 thing is over. We, as residents, cannot even go door to door to talk about this with our neighbors because of all of what's going on in the 'world' right now. We cannot attend meetings at City Hall to discuss things because what's going on, etc.

Second: Here are our concerns if this application for rezoning goes through:

1. Pedestrian & bicycle safety along Variolite & Cty. Rd. 63 – this one is huge!
2. Increase in traffic and noise pollution along Variolite. It is already really bad much of the time.
3. Heavy gravel truck traveling on Variolite during 'years' of construction. We aren't rated for that kind of weight limit, are we??? Not to mention the extreme noise of dump/gravel trucks – if they use Variolite.
4. Very concerned for our property values going down with small lots and condensed style housing, which is what is really being proposed here, being put across the street from us. Those of us on the west side of Variolite have 1-3 ½ acre lots with our own wells & septic. It just doesn't make sense for our 'rural' area to have such small lot sizes in our area.
5. We want to keep our area feeling as rural and wooded as possible. (My husband does have some ideas on that, but for now, we want this rezoning application to be declined)

Well, I guess that is it for now. Thanks for taking all of our concerns under consideration. Much appreciated.

Sincerely,
Mark and Jill Winger
7610 168th Ave NW

Hey Chloe,

Me again. If I understood correctly, those two huge plots of land are zoned for city sewer and water – so the housing development, I'm assuming, is going to happen at some point. Am I correct in that? If that is the case, then please keep the lots to 80' which is what you said in the letter they are currently zoned for. Please, again, I am asking that Ramsey's Planning Commission decline the rezoning application as that would directly affect us where we live. We are on the corner lot on 168th & Variolite.

Second, at the townhall meeting online, the host of the meeting asked for ideas and suggestions on how we might keep our rural feel. I don't know if there's really any way that can happen, but an idea I had to keep our 'woody – rural' feel would be to do what was done along Variolite on the east side of the road, south of 161st. I do really like to walk along that tarred path that runs underneath the trees up by where the gun club used to be. There is a buffer zone of trees which is so nice. It's nice to be off the road as Variolite has become a busy road as well. We've appreciated that.

So, maybe something similar could be done on the east side of the Variolite where that new development is being proposed. You could do that from Trott Brook up to the farm house and do what's necessary to not have to cut down trees along the road. Minimize using the wooded areas and build where it's already wide open with no trees. That way there would be beautiful trees lining Variolite's east side of the road. Does that make sense? It would also give people more of a sense of privacy which is what many of us are used to.

I actually really do love our new wooden walking path on the east side just up from our property on 168th & Variolite and that tarred path that runs under the trees north of us closer to the new development.

I want to help, not complain, and I so I hope that all of you on the planning commission know that. You've got a big job for sure and I'm trusting that you'll have our best interest at the forefront. Thanks for all you do and all the help you've been, Chloe, with all of my concerns and questions.

Sincerely,
Jill Winger
7610 168th Ave NW

Dear Chloe,

Thanks for keeping Mark and I in the loop of this upcoming meeting on Thursday. We will be on the call. I really appreciate all you've been doing on our behalf and letting us have input. I'm writing because we want you and all decision makers serving on our behalf in Ramsey, to know our stand on this proposed application for the Hunt and Trott Brooke properties. Everyone I've spoken with in the Golden Eagle Estates area - via dropping off flyers letting people know what is being applied for - via Ramsey's community Facebook page and anyone I pass while out walking and others who live around here who would be affected by this development all share the same concerns. No one wants this application approved or this type of housing development out here. It certainly will not help our property values to go up nor our taxes to go down.

The more I look at the map of what is being applied for and proposed just doesn't make sense for this area. When you look you see a visual of all of the 2-10 acre lots, *(depending on where you live along Variolite Street north of Alpine Blvd, those of us who live in Golden Eagle Estates and/or along 175th heading to Nowthen Blvd. and looking north and south from the corner of 175th and Nowthen)*, all you see are properties with homes that are 1 to 2 acres and larger – everywhere you turn. Then I look at what this developer wants to put in and it reminds me of a fungus or a destructive ground cover that is trying to takeover where it doesn't belong. That is what comes to mind when I look at the map and see these beautiful existing large lots where people out here are living.

We need to keep rural areas rural! Was that not the original 20 year plan for Ramsey? Rezoning to smaller lots does not fit out here and it does NOT make sense to bring the condensed style neighborhoods out this far. With all of the people that I know have been calling and emailing in their opposition to this rezoning application, my question is this: What is preventing the Ramsey Planning Commission from declining it? Just say no. Honestly, we feel that 1+ acre lot sizes for the Hunt & Trott Brooke properties would be more fitting and have much more appeal to those who are looking to get out of the urban setting and have some space in which to build their home. That's what is so great about living out here.

If people want smaller, condensed more urban type homes and townhomes, they have lots of options along Hwy.10 in and around Ramsey City Center & it appears to me that there are more homes being built every day out in that area with the plan to build even more. There is no need to bring all of that out here. We do not want it nor do we feel that it is in the best interest of those of us who live out here (in and around the Hunt & Trott Brooke properties) to change our whole environment for the City of Ramsey Planners or City Council to even consider rezoning the lot sizes out here and allowing a development such as the one being proposed.

Thank you again, Chloe. Please forward this email to all concerned. Much appreciated.

Sincerely,

Mark and Jill Winger
7610 – 168th Ave NW
Ramsey, MN

Hello Chloe & Chris: I live on the west side of Variolite St, directly west of the Trott Brook Property and I would like to express my opposition to the proposed higher density plan. It is shock enough the Ramsey's open space is disappearing, without cramming even more homes into the space than it is zoned for now. I do hope that if the farm is developed, it would not be at a density any higher than the current zoning. I would prefer lot size like Golden Eagle, but I know that will not happen. That is already a loss to our neighborhood.

I listened to the planning meeting of April 2nd and I take issue with a few items mentioned. It was said that the Trott Brook Corridor would protect wildlife habitat. It is a wet land and would only be habitat for wetland creatures. The farm is upland, deer, sandhill cranes live there and they would not move to a wet land.

As to the park area, two fields are not usable if there is no parking. Is everyone supposed to park on the street? Cars would be a half mile a way in the neighborhood to the get teams and fans to two fields with no parking adjacent.

I will be paying attention to the next meeting and do want to see this high density plan get shoved through despite the feeling of the neighbors that it is too much.

I have said for 30 years that if the farm was sold, I would have to move. It will not be the country that we moved out to Ramsey for. The farm was designated "agricultural reserve" in a previous plan and that is what I love to see as my neighbor.

Sincerely,

Kathryn Kloster
17021 Willemite St NW
Ramsey, MN 55303

Dear Ramsey Council,

I am writing regarding the proposal for 20-103 Trott Brook Property. I apologize I am not able to make the meeting but I would like to better understand a few things and hopefully provoke a few thoughts for the council to consider.

What is the vision long term for the city of Ramsey? This is a serious question that is asked countless times and there seems to be no answer which leads people to believe it's whoever will give the city money. This is not profitable long term in getting businesses to come or stay. So again I will ask, how does this development fit into the vision.

Second, why build a beautiful new school to surround it by old folk/low income homes? Villas are bought by elderly (snow birds) and low income neither of which will be attractive to look at when new families looking to make Ramsey their home visit the new school.

Finally why is Ramsey considering more detached townhome style living with tiny lots this far out? Families look at Ramsey because they want and are willing to pay for more space/land. Long term these villas will become an eyesore and a drug hub just like bunker and dysprosium st.

Please help me understand, I really do want to understand. As it appears right now you may as well get a Walmart right in the middle of this neck, low income, trash town you are creating and make Michael James your Mayor.

Regards,
Linda

I have owned property out at the end of Variolite since 1987. I have sold 5 acres but own 5 acres at the end of Sapphire. This plan is ridiculous, and if you listen to the people of Ramsey and not the developer, you will know that the consensus would be for larger lots in this development. Listen to the people of Ramsey and not the developer who only wants to line his pockets with more money. I have wanted to sell my property for years but had to deal with your minimum lot size. I know you threw that out the window a few years ago. Please do the right thing and make the lot sizes larger to keep with the rural feeling of Ramsey out in that area.

Thanks

Lisa Becker

14614 Quicksilver St NW

I am vehemently against the rezoning of the Hunt property to accommodate high density housing. I am not against development, but this is beyond belief. My concerns are several:

1) The Road system (Nowthen Blvd. and Variolite) are grossly insufficient to handle the increased traffic generated by the number of homes proposed. Even if you keep the zoning the same, it will be questionable as to whether or not the increased traffic is tolerable. Traffic on Nowthen Blvd. even during the Covid shut-in still is very, very heavy. It is currently extremely dangerous to time the exiting of our driveway. A big part of the problem is the speed of vehicles from both directions. My neighbors complain of the same thing. We are of the opinion that it is not a question of "if" we are going to see fatalities, but "when." When businesses re-open, the addition of near 1,000 or more cars from the development will make traffic totally intolerable. Has any traffic studies been done on Nowthen Blvd.? It would be absolutely necessary to do studies AFTER the Covid-19 crisis to witness what I am saying with the addition of 1,000 or more cars into the system. A reduced speed from Green Valley Rd to the new school perhaps further is mandatory! 35-40 mph?

2) The loss of property valuation is also a huge concern. We moved here to enjoy a quasi-rural atmosphere which will be lost with high density housing being adjacent to our property. With high density also comes with possible increase in crime and other factors associated with heavily increased population. If the City of Ramsey is so obtuse to the lifestyle we have enjoyed and the concerns of its residents' objecting to high density housing, then it would be sorely disappointing.

3.) Are the concerns of Ramsey's citizenry more or less important than the developer's desire to make huge profits? What is wrong with keeping the zoning at the current level? There will still be an issue with roadway concerns, but at least it would be lessened greatly.

4) I think much is lost in terms of the Council and Planning Commission witnessing face-to-face emotions and concerns of residents over said project - another loss we suffer from the Covid-19 situation, except this will haunt us far beyond the Covid crisis. I ask for a further delay, so that we can adequately address this important issue.

5) I also ask is this a Metropolitan Council issue of "cultural diversity?" Is there going to be low-income, subsidized housing in any part of the development?

Sincerely,

Lonnie D. Gray

17530 Nowthen Blvd., NW

Ramsey

April 27, 2020

Matt Woestehoff, Planning Commissioner,

I have been a resident of Ramsey since 1986 and in recent years I've seen some very disturbing decisions coming out of city hall. The government overreach seems to be directed at silencing the community because it sure doesn't feel like we are being heard.

I hope we are not silenced when asked the question, 'What do we want in our backyard?'

As you debate the proposal to change the zoning from R-1 detached single family homes to R-1 & R-2 detached villas in the Trott Brook North and the Hunt Property I challenge you to weigh the rural versus urban mission the community of Ramsey has voiced so strongly in the past! I didn't move out to rural Ramsey so I could live the Anoka lifestyle!!

Please do not proceed with this PUD!

Lieutenant Ronald Bouley, Anoka County Sheriff's Office, (Ret.)
7650 – 170th Avenue NW

Hi,

I tried to listen as best I could on the webinar last night. So correct me if I'm wrong but it's proposed to make some of these housing lots into 1-3acre lots but you want to change that into high density lots and smaller than the ones in the current Brookfield development?

My husband I have been crossing our fingers and hoping that land would get developed into some acre lots as we would love to build our next home. I heard someone say in the meeting that the more high density/smaller lots are more desired for young families and empty nesters, less yard work, etc. I couldn't disagree more! We are a younger family with two kids 8 and 3, the last thing we want is to be so close to our neighbors that you can touch both houses if you stood between them. If someone wants high density they can move downtown. As for the older folks or empty nesters, you really think they're gonna look at developments that are geared towards families when it's right next to a brand new school?

Please listen to your residents, there are so many of us that do not want the high density/extremely small lots and would really love to see some acreage lots with some big beautiful homes on them!!

Thank you,
Meigan Wills
6302 169th Ln NW

Dear Ramsey Planning Commission, City Council and Mayor:

I am writing about the request to rezone the Hunt and Trout Brook Properties to allow for more homes than the current zoning laws allow. I have lived in Ramsey for 43 years, raised my family, and now am blessed to have my grandchildren living in this community. I have seen many changes as the City of Ramsey has grown and developed and realize change in a community has many positives, including improvements and opportunities. However, I am opposed to these requests for rezoning.

I am wondering who benefits if these properties are rezoned to allow more structures? The developer, builder(s), sub-contractors? Certainly! But how does this proposal benefit the residents of Ramsey? Maintaining the current zoning standards allows for growth and development of the property while honoring the vision outlined in the City of Ramsey's Comprehensive Plan, which was adopted by the city and written with input from residents.

The City of Ramsey's mission is to **work together to responsibly grow our community**? Will changing the rezoning for these properties help responsibly grow our community? In my opinion allowing for rezoning will create more traffic, more noise, more pollution, more crime, and the inability of the schools and other infrastructure to be able to keep pace with the population growth. In my opinion, that is not being responsible.

The City of Ramsey's Comprehensive Plan includes assumptions on physical development throughout the community and is the blueprint for the City over the next 10-20 years. This is an important plan and was established with residents' input and adopted by the city for a reason. It is my understanding that the Comprehensive Plan is to be used to guide public facilities, areas of preservation and development, and development of various zoning guidance. The current plan has this property tagged as R-1 Residential (MUSA) District, or 80-foot side with overall density less than 4 units per acre. The plan also states the City of Ramsey's allocation is 499 new units during this 10-year (2021-2030) period. These two proposals alone show 435+ units to be built. I don't believe the intent of the Comprehensive Plan was to concentrate most of the 499 units in one 240-acre development. Although the plan doesn't specifically state this assumption, I believe a large majority of residents enjoy and moved to Ramsey for the rural environment, and stuffing 435 homes on 240 acres is not most people's definition of **responsibly growing the community**.

Just because studies show a demand for this type of product (per the Land Use Webinar on April 2, 2020), it does not mean the City is required to meet that demand if the result is not in the best interest of its residents. Again, I ask, who benefits most from this rezoning?

As mentioned above I have many concerns, but the ones I will expand on are traffic (and the concomitant noise) and infrastructure. My home backs up to Variolite. I realize the road from Alpine to 173rd will be improved and reconfigured this summer. However, my main concern is the road is basically a "straight shot" with a couple of hills. **For 43 years** I have seen people speed down Variolite over, and over, and over again. I have seen animals killed, including domestic pets, drag-racing, and issues with maintaining the road my **entire 43 years**. Adding to the traffic is only asking for more problems. **For 43 years**, nothing that has been done to counter these problems has worked; people continue to speed, animals continue to be killed and the road remains in complete disrepair. Just south of where the entrance to this new development would be located there is a stretch of Variolite that has had issues maintaining its integrity due to some type of water presence beneath the road. That stretch has been worked on, repaired and completely replaced countless times in addition to all the times the rest of the road has been fixed. To date there has not been a single attempt to repair that spot in the road that has been successful for more than 2-3 years. Let's just say that it **is 40 years of trying** to maintain the integrity of the road and every attempt has failed—putting more traffic on that stretch doesn't help infrastructure that has a history of repeated failure.

I hope you will consider my input as a long-time resident of this community. I pride myself if being adaptable and learning from change. However, unless you have a solid reason to deviate from the Comprehensive Plan that was adopted by the City and can provide information on how the community benefits from this deviation, I hope you deny the rezoning request.

Pauline Knox
16931 Willemite St NW

Matt and Dan,

For the record, here were my comments at the online meeting tonight. The first listed was a written comment, which was not read aloud.

“I struggle with the size of the current R1 lot widths, so I clearly oppose any rezoning to reduce this width. I believe that approving these rezoning requests opens the door for many more attempts to rezone lot sizes for reasons that are purely motivated by financial gain by the developer.....which I assume is why they are pursuing a rezoning and not a variance. PLEASE provide actionable items the city staff and council has moved upon to PRESERVE the rural feel, per the comp plan. I see it in word and in writing, but not in action.”

My spoken question was about whether or not this zoning amendment had any predetermined requirements to be met in order for the request to move forward. As you know, the variance process has a three factor test for practical difficulties, and if the request does not meet ALL three, the request is denied. Tim Gladhill did not readily know if the zoning amendment process had any minimum requirements to be considered, but thought it was a good question and needed to be looked into.

My goal when moving to Ramsey was to enjoy the second half of my life, happily from the sidelines. However, the explosion of high density residential and smaller (than I support) R1 lot sizes has me much more fired up than I wish to be. I would be happy to discuss these current, and I would assume, future high(er) density projects with you.

Thank you,

Richard Sonterre

7911 152nd Ln NW

Planning,

What is the best way to explain that me and my wife are totally against the rezoning of this development to jam in high density housing in our area. We have lived here since 1994 and love the wide open woodsy setting where we live off of 168th Ave and Variolite on a culdesac. We only see added unwanted traffic and noise down our street. We have been very disappointed with the decisions made by the planners of the Ramsey town center since it began. We were imagining some of the nice services that the Maple Grove area provides, such as good restaurants and retail. We have been waiting patiently but only have one Mexican restaurant and a subway. We are not ones to complain, but we will have to consider moving out of here, as this would be the worst decision by the planners yet. It is great to hear they finally decided to repair variolite after it has been way over do. You should add the central park road also. Hope there are finally some safe paths for biking and walking for the residents.

Thanks

Rob Ollila
7880 168th Ln NW
Ramsey Resident

My name is Robert Tomaszewski and I live at 17220 Tiger Street, and I want to voice my displeasure with your reducing the lot sizes for new homes in Ramsey. I feel that the two and a half acre limit was plenty sufficient instead of cramming all these houses into little spaces and crowding people into minute lots. So I wish you wouldn't do that and return to the two and a half acre lots where people can enjoy their yards. Goodbye.

I would like to state that as a Ramsey resident for the last 31 years, I am totally against re-zoning residential lots less than 2 1/2 acres. Ramsey, as we know it, has always been an "open air" residential area in the Northwest suburbs. It has long been known as a rural, country residential area. People here love their space and do not want high density lots which will cause extreme traffic changes and overall crowding.

An example of overcrowding is found in the area of Bunker Lake Road and Dyprosium Street NW which has high density housing where residents share driveways. Someone on the City Council thought that was a good idea and it was allowed.

I think it's about time the City Council started listening to WHAT THE RESIDENTS WANT and help protect the vision of Ramsey we all have.

Thank you for listening and please keep Ramsey rural.

Robert Tomaszewski
17220 Tiger Street NW
Ramsey, MN 55303

Hello. Please add me to the list of residents opposing both high density projects in Ramsey. In particular the ones near Variolite.

Respectfully

Ronald Brokhausen

8211 157th Ln NW, Ramsey, MN 55303

I'm emailing in regards to the rezoning for the Trott Brook North concept. There are many reasons I believe this should not be rezoned to high density residential.

The infrastructure in the area is currently stretched to near the limit. Adding the traffic signal at Nowthen & 170th Ave have helped some. Adding several hundred more vehicles per day in the area could cause additional headaches.

The city seems intent on attracting/approving high density and multi-family residential construction. While I believe there is a place for this sort of development, it is not suitable for all areas of the city. The city should instead focus more on attracting retail and eating establishments. While there are a few options, there is a lack of such businesses for a city with a population of our size. Continuing to stack the city with high density residential will only exacerbate this problem.

By allowing high density residential in this area of the city it will destroy some of the natural beauty and open space that the city of Ramsey has to offer. The reason many people choose to live this far away from the urban center is for the openness and to not see houses, townhomes, and apartments stacked on top of each other. The area for this proposal seems much more suited for low density. Single family homes, with 2 acre lots, or agricultural seems more appropriate for this land.

It seems it would be a bigger benefit to city residents if the city encouraged (and even proactively sought out) development of retail, dining, and the like. Further, it would benefit the city's tax base to have additional tax income, other than residential tax rates. It would also allow residents to spend money within their own city, instead of forcing residents to surrounding cities for shopping.

Please do not allow this development in this area of the city. There may be other areas of the city this development would make sense, but not on the proposed land.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

I was under the belief that land was zoned for 2.5 acre lots, which would help maintain the slight rural feel of the area . While I understand by definition it's not "high density", packing 343+ more detached houses/villas in that area would drastically change the entire area, both in appearance and traffic patterns. I live in the Brookfield development, and I have not heard of a single person who is in favor of this potential project. We have a beautiful area by us, with a good mix homes, wooded and open areas. I do sincerely appreciate you responding to me, but also understand if this is what members at city hall want, it will inevitably happen.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

We love the country feel that surrounds our neighborhood. We like the path by Trott Brook, and all the open land to the North of the brook. We like the wood walking path over the wetlands that connects the path to Variolite. We like the wildlife that surrounds us. In short, the things we like would all be gone, or drastically change with this addition. I understand you're taking in people's considerations, and think if you're set on developing the land it should be with larger lots, leaving wooded and open areas for habitat (not just wetlands that can't be built on). I personally think .25 acre lots are too small for that area, and don't know why that was ever zoned that way.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

Dear City of Ramsey Planning Commission,

We are writing to let you know how we feel about the Project No: 20-103.

We like the thought of the park and walking trails. Within that park we would like to see a playground for the children of the neighborhood. With the Hunt property we would also like to see a park with a playground area. It would also be nice to have a walking trail that attaches the two communities. The playground for the children is something we have missed seeing in the neighborhood of Brookfield.

The concern we have for both sites is the size of the lots. We use to live in Coon Rapids and there is a neighborhood named Shannon Park which has lot sizes of approximately 55 X 110 feet. We have attached an overview of the neighborhood and the plat map. I would highly recommend that the planning commission take a drive around that neighborhood and decide if that is what you would like to see here in Ramsey. We would not like to see that type of neighborhood on these properties. I would also recommend talking to the Coon Rapids Police department about the amount of calls and types of calls they receive for that neighborhood. Also, please check to see the time frame for buy and resale for the houses in that neighborhood.

One thing we have noticed is a lot of time these small lot size houses are bought and then turned around as rentals.

With the normal set back of 35 feet and with the smaller lots what styles of houses would be appropriate? The more the set back the smaller the house.

One of the thoughts we had for Verolite Street was the application of roundabouts to slow the traffic down. It would also be nice to have biking and walking trails at the side for the protection of the public.

At the next meeting would you be able to show us some of the nature based parks that are being developed for the City of Ramsey? We are worried that we will lose the habitat for the Sandhill Cranes and do not want to see that happen.

We would like to see, at both sites, lots that are 80 to 85 feet across and at least 135 feet deep. We feel that it would be better to keep the area conformed to the same standards as Brookfield since the neighborhoods are close together. This lot size is more in keeping with the country feel of Ramsey as compared to city feel of smaller lots.

One of the reasons we moved to Ramsey was to leave the traffic and congestion of Coon Rapids. We moved here for the serenity and calm of the neighborhood and are hoping this can be continued with the new sites.

Sincerely,
Stan and Rebecca Johnson
6905 170th Ave NW

Dear Sirs and Madams,

My family moved to Ramsey in 2011 for the explicit reason of the rural environment. We recognized, of course, that over time development occurs and that things change somewhat. However, because all of the lots in our vicinity either had some acreage, or at a minimum were single family homes with fair-sized yards, we expected that future growth would follow those established patterns.

We are opposed to the proposal of the Trott Brook North/Hunt Properties project being rezoned as high density and ask that you not rezone this land.

In the letter we received from you, you say that you value our input in this important 'neighborhood decision'. I can tell you that not one person I've heard from in my neighborhood is in favor of this rezoning. Every family I know chose to settle in Ramsey BECAUSE of the rural environment. It's why we purchased homes in an area that was zoned the way it was.

To be blunt, if we wanted to live in Coon Rapids, or even somewhere like Maple Grove...we'd have purchased homes there. Please stop trying to make Ramsey into something it's not. If your family wants to live in a more crowded city...you should move.

Do not rezone this land.

Thank you,
Susan Landry
17349 Sapphire St NW

What will be the proposed starting price point?
Will there be shared driveways?

T Williams