

City of Ramsey
Agenda
Regular Planning Commission
Thursday, May 7, 2020

7:00 pm

Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.021

Join from PC, Mac, Linux, iOS or Android: www.cityoframsey.com/meetings

Or Telephone:

Dial:

+1 480 712 7555 (US Toll)

Meeting ID: 116 6274 4365

Comments are also welcomed and encouraged prior to the meeting and live during the meeting at
meetings@cityoframsey.com or 763-433-9819.

1. Call to Order

1. Receive Disclaimer and Meeting Instructions for Remote Meeting per Minnesota Statutes Chapter 13D.021

2. Pledge of Allegiance

3. Citizen Input

1. Receive Citizen Input Instructions

4. Approve Agenda

5. Consent Agenda

1. Approve the April 2, 2020 Planning Commission Meeting Minutes.

6. Public Hearing

1. PUBLIC HEARING: Consider Ordinance #20-06 Approving Zoning Amendment of Part of Subject Property from R-1 Residential (MUSA) District to R-1 Detached Villas (Project #20-104 Northfork Meadows); Case of AKM Farm, LLC (Paxmar)
2. PUBLIC HEARING: Consider Resolution #20-055 Approving Preliminary Plat for The Preserve at Northfork (Project #19-147): Case of BK Land Development
3. PUBLIC HEARING: Consider Recommendations Related to Trott Brook North Project (Project No. 20-103); Case of The Excelsior Group
 - PUBLIC HEARING: Consider Ordinance #20-07 Approving Zoning Amendment from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District
 - Review Sketch Plan

4. PUBLIC HEARING: Consider Recommendations Related to Hunt Property Development Proposal (Project No. 20-105); Case of Platinum Land, LLC
 - PUBLIC HEARING: Consider Ordinance #20-08 Rezoning Hunt Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District
 - Review Sketch Plan (Major Subdivision)

5. PUBLIC HEARING: Adopt Resolution #20-085 Revoking the Conditional Use Permit (CUP) for Truck Garant located at 6021 Highway 10 NW.

7. **Commission Business**

8. **Commission/Staff Input**
 1. Final Check for Citizen Input

9. **Adjournment**

Regular Planning Commission

1. 1.

Meeting Date: 05/07/2020

By: Tim Gladhill, Community Development

Information

Title:

Receive Disclaimer and Meeting Instructions for Remote Meeting per Minnesota Statutes Chapter 13D.021

Purpose/Background:

Due to the current COVID-19/Coronavirus Pandemic, several emergency declarations have been instituted. Of note, Governor Walz has extended the statewide Stay at Home Order until at least May 12. The City of Ramsey has extended its Emergency Declaration until lifted by Resolution of the City Council. City Hall remains closed to the Public, including Public Meetings.

Minnesota Statutes Chapter 13D.021 provides guidance on holding public meetings during times of public health pandemics. This meeting will be held through electronic means. Commissioners will be able to hear all discussion and see all other Commissioners. All motions must be voted on by Roll Call Vote.

Additionally, Minnesota Statutes Chapter 15.99 requires that municipalities act on written requests related to Zoning Code within 60 days of submittal, with the ability for one 60 day extension. The City has exhausted administrative extensions on many of these projects, and will need to move forward one way or another. Depending on feedback from the Planning Commission, Staff is hopeful that some of the projects will grant additional extensions in order to continue discussions and potential compromise.

The Public is able to join the live interactive meeting by visiting www.cityoframsey.com/meetings. If needed, additional Meeting ID information can be found on this agenda available at www.cityoframsey.com/agendas. Please mute your line when not speaking. The City reserves the right to mute lines that are creating interference with audio quality of the meeting. Participants may use the 'Raise Hand' functionality of the online meeting, email us at meetings@cityoframsey.com or leave a voicemail at 763-433-9819 to be added to tonight's speaker list. Please leave us your name, address, phone number and Case Number and Case Name to be added to the speaker list.

For those without access to this technology, the meeting is being streamed online at www.qctv.org/ramsey or by view QCTV Channel 16 within the City of Ramsey. Viewers may viewing in this fashion may also submit comments on tonight's cases by emailing us at meetings@cityoframsey.com or by leaving a voicemail at 763-433-9819.

We apologize for this inconvenience. We would prefer not to have to host public meetings in this fashion. However, the City must balance the need for public comment on key policy decisions with the need to protect the public from this public health pandemic.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Form Started By: Tim Gladhill
Final Approval Date: 04/30/2020

Started On: 04/30/2020 03:52 PM

Regular Planning Commission

3. 1.

Meeting Date: 05/07/2020

By: Tim Gladhill, Community Development

Information

Title:

Receive Citizen Input Instructions

Purpose/Background:

Citizen Input is an opportunity for participants to comment on a case that is not on this agenda. The Chair will call for any Citizen Input during this section of the meeting. Participants are encouraged to ask to be added to the Speakers List prior to the meeting by emailing us at meetings@cityofframsey.com or by leaving us a voicemail at 763-433-9819. Please leave us your name, address, phone number, email (if available) and topic to be discussed. The Planning Commission Chair will also ask for input for those joining the meeting via the online meeting system.

Due to the complexities of remote meetings, the Planning Commission Chair will check for Citizen Input at the end of the meeting as well.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Form Started By: Tim Gladhill
Final Approval Date: 04/30/2020

Started On: 04/30/2020 04:06 PM

Regular Planning Commission

5. 1.

Meeting Date: 05/07/2020

By: JoAnn Shaw, Community Development

Information

Title:

Approve the April 2, 2020 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

[April 2, 2020 Minutes](#)

Form Review

Inbox

Tim Gladhill

Form Started By: JoAnn Shaw

Final Approval Date: 05/01/2020

Reviewed By

Tim Gladhill

Date

05/01/2020 10:10 AM

Started On: 04/30/2020 03:24 PM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 2, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Eric Peters
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: Commissioner Torrey Johnson

Also Present: Senior Planner Chloe McGuire Brigl
 Deputy City Administrator Tim Gladhill
 City Planner Chris Anderson
 City Council Liaison Debra Musgrove

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

Deputy City Administrator Gladhill explained that the City is under a declaration of emergency and therefore City Hall has been closed to the public and meetings are being held by telephonic means. He provided details on how members of the public can provide input and how the meeting will run.

2. PRESENTATIONS

2.01: Receive Update on COVID-19 Emergency Declaration and Public Meeting Impacts

Deputy City Administrator Gladhill provided board updates on the impacts of public meetings due to local, County, State and Federal Emergency Declarations as it pertains to the work of Boards and Commissions. He reported that City Hall is closed to the public through at least May 4th.

2.02: Receive Update on Postponed Land Use Applications and Impacts of Minnesota Statutes Chapter 15.99 (60 Day Rule)

City Planner McGuire Brigl reviewed the staff report and provided an update to the Commission on the current cases and the impact of the State of Emergency on ongoing functions and the 60 Day Rule.

Chairperson Bauer asked for an update on any changes the State may make.

Deputy City Administrator Gladhill stated that the development community is concerned that municipalities would use this as a tool to continually delay action. He provided an update on recent legislative activity, noting that the League of Minnesota Cities continues to work on the topic in attempt to find language that could satisfy both parties.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Woestehoff seconded by Commissioner VanScoy, to approve the agenda as presented.

A roll call vote was conducted by the Deputy City Administrator:

Commissioner Peters	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Woestehoff	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the March 5, 2020 Planning Commission Meeting Minutes:

Chairperson Bauer noted a few typos on the minutes that he could provide to staff.

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to approve the consent agenda with the changes suggested by Chairperson Bauer.

Commissioner Anderson	abstain
Commissioner Woestehoff	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner VanScoy	aye

Chairperson Bauer aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Resolution #20-060 Approving a Variance for 5805 148th Ln NW (Project 20-106); Case of Mike and Sarah St Clair

Public Hearing

Chairperson Bauer called the public hearing to order at 7:20 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends that the Commission adopt Resolution #20-060 approving a Variance for a detached garage at 5805 148th Ln NW.

Commissioner VanScoy referenced the easement and asked if the City is considering vacating the easement.

Senior Planner McGuire Brigl stated that public works is open to walking through the process, but there has not been communication with the southern property owner. She stated that the St Clair family was open to vacating the easement. She explained that the process to vacate an easement is lengthy and may be an option for the future, but staff believed that this was the best option to move forward.

Commissioner VanScoy stated that this lot and adjacent lots along the road could be subdivided and if the road were constructed it could serve all the homes along 148th. He noted that if the property were developed, beyond this, and the road were put in, that could create major issues for future development. He asked if there is a way to put the structure on the property without a variance.

Senior Planner McGuire Brigl stated that it is unlikely that the road would ever be built in this area. She explained that the goal would be to vacate the easement in the future. She stated that the variance is an intermediate step that would allow this to move forward in the building season. She explained that once the easement is vacated, the variance would not be necessary. She stated that staff feels that the requests meets the variance criteria. She explained that the easement on the property is unique as it a road easement with a full cul-de-sac that has never, and likely will never, be built upon. She commented that the City Attorney felt that this was the cleanest way to move forward at this time.

Commissioner VanScoy asked where the full turnaround could occur to the west of this property.

Senior Planner McGuire Brigl provided additional details on the existing dead-end of the road that could be expanded to a cul-de-sac.

Citizen Input

Mr. St Clair, applicant, stated that this is the only location for the structure that would be accessible from the road because of the topography of the property and location of the mature trees. He stated that this also makes sense with the layout of the existing home and detached garage. He stated that the proposed location of the building is setback at least 53 feet from the property line. He stated that their front yard is the west side of the property, noting that the detached garage was approved without a variance. He explained that the 53 feet would include the 33-foot easement with an additional 20-foot setback. He stated that they have been beekeepers for three seasons and provided additional information on the bees and upkeep.

Commissioner Anderson commented that the site does have a lot of trees and hills and there is already sand in the area they would be constructed the pole barn. He stated that this appears to be the only location the structure could be built without tree removal. He noted that he would prefer to issue a variance than to lose trees.

Councilmember Musgrove thanked the applicants for reaching out to their neighbors for input. She commented that this seems to be a reasonable request. She stated that if the applicants had a vehicle with a trailer, she would prefer to see it parked in the pole barn as proposed, rather than in the driveway and therefore believes this to be a good fit.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to close the public hearing.

Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:54 p.m.

Commission Business

Commissioner VanScoy stated that it sounds like a lot of this presumes that the road would never be built. He stated that if the area is developed in the future there would be issues that arise with the accessory building. He believed that there are other locations on the property that could support the structure without a variance but recognized that would be less convenient. He stated

that he finds it difficult to support the variance because convenience is not an element of the variance criteria. He stated that all residential properties have easements and therefore does not find that unique.

Senior Planner McGuire Brigl stated that variances do not set precedent and are individual to the property. She recognized that while most residential properties have drainage and utility easements, those are not counted in setbacks. She explained that the drainage and utility easements are simply included in the setbacks required from the property line, whereas this is a road easement.

Commissioner VanScoy asked if there would never be any further development in this area, as he believed that is an opportunity in the future. He explained that if the area is developed, the screening would be removed.

Chairperson Bauer recognized that while the existing property owners may have no desire to subdivide, future property owners may. He asked if the Commission could suggest that the City strongly look to vacate the road easement.

Senior Planner McGuire Brigl stated that the Commission could choose to approve the variance if desired, and then direct staff to look into vacating the road easement and noted that she would not suggest making one action contingent upon the other. She noted that neither property can currently subdivide.

Deputy City Administrator Gladhill stated that if the goal is to vacate the easement, this is a step that would allow the applicants to move forward with their request and staff can continue to pursue the vacation of the easement.

Commissioner Anderson stated that the variance is required because the side yard is turning into the front yard. He asked if there is a way to make the side yard the actual side yard, as a variance would not be required.

Deputy City Administrator Gladhill confirmed that if the easement is vacated, that would provide that resolution but noted that is a lengthy process and therefore staff suggested this step to allow the applicants to move forward during the building season.

Chairperson Bauer noted that granting the variance would allow the applicants to move forward with construction while the City goes through the process of vacating the easement.

Motion by Commissioner VanScoy to Deny Resolution #20-060 Approving the Issuance of a Variance to Construct a Detached Accessory Building within the Required Front Yard Setback at the Property at 5805 148th Ln NW.

The motion failed for lack of a second.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to Adopt Resolution #20-060 Approving the Issuance of a Variance to Construct a Detached Accessory Building within the Required Front Yard Setback at the Property at 5805 148th Ln NW.

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Woestehoff	aye
Commissioner Anderson	aye
Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion Carried.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend City staff begin the process of vacating the road easement.

Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

7. COMMISSION BUSINESS

Following the motion recommending that the city vacate the easement, there was a discussion regarding the construction of a turnaround as supported by Fire and Police for safety reasons. It was determined that the current width of the easement will allow sufficient room for a turnaround. Any action to vacate the easement should allow for room for the construction of the turnaround. The Commission and the applicant were all supportive of this proposal.
~~None.~~

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

Senior Planner McGuire Brigl noted that residents can find updated information on the City website related to COVID-19 and development related updates. She reminded all residents to fill out their census forms.

9. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to adjourn the meeting.

Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:11 p.m.

Respectfully submitted,

Chloe McGuire Brigl
Senior Planner

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

6. 1.

Meeting Date: 05/07/2020

Submitted For: Chloe McGuire Brigl, Community Development

By: Eric Maass, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #20-06 Approving Zoning Amendment of Part of Subject Property from R-1 Residential (MUSA) District to R-1 Detached Villas (Project #20-104 Northfork Meadows); Case of AKM Farm, LLC (Paxmar)

Purpose/Background:

The purpose of this case is to consider a requested rezoning of a 30.5 acre parcel located generally east of Puma Street and South of Alpine Drive. The Applicant is seeking to rezone a portion of the property from the R-1 Residential (MUSA) District to the R-1 Residential District (Detached Villas). Generally speaking the eastern and southern portion of the property will remain within the R-1 Residential (MUSA) District for the purposes of developing lots which are a minimum of 80 feet wide and serve as density transitioning. The remainder of the property would be rezoned to the R-1 Residential District (Detached Villas) for the purposes of developing lots which are a minimum of 65 feet wide.

The Planning Commission previously reviewed this case at its meeting on December 5, 2019 and recommended introduction of Ordinance 19-16 that would have rezoned the Subject Property as it is currently being requested. Staff is bringing a revised Ordinance before the Planning Commission and City Council due to the change in the calendar year and the need to adopt the ordinance in the same calendar year as it is introduced. For the sake of transparency City Staff have noticed this action for another public hearing; however, the requested rezoning is no different than what was considered at your December 5, 2019 meeting.

Notification:

Staff published the Notice of Public Hearing in the Anoka County UnionHerald. City Staff also attempted to notify all property owners within 350 feet of the Subject Property, of the request by U.S. Mail.

Observations/Alternatives:

Observations

The Applicant has only requested consideration of the proposed rezoning at this time. The Applicant has indicated a desire to wait on any preliminary plat application until after the City considers the rezoning request. The Applicant has however submitted a sketch plan that would coincide with the requested rezoning for reference and that sketch plan has been included with this case for context. Two sketch plans have been included with this case. One sketch plan is the sketch plan that was submitted by the Applicant with the rezoning request and the other sketch plan is the sketch plan previously reviewed by the Planning Commission and City Council. The sketch plan submitted with this rezoning request shows a reduced amount of land that would remain zoned R-1 (MUSA) and as a result is in conflict with the City's 2040 Future Land Use Map for the area.

The proposed split rezoning between R-1 (MUSA) and R-1 (Detached Villa) shown in the previously reviewed sketch plan complies with the City's Future Land Use Map as shown in the 2040 Comprehensive Plan which is currently being reviewed by the Metropolitan Council. City Staff have coordinated a number of public workshops on this project dating back to 2017 allowing for a number of opportunities for interested members of the public to provide their input and shape the project. The City Council was supportive of an "L Shaped" rezoning, with the larger, 80-foot wide lots along the eastern and southern boundaries. The Applicant submitted a revised sketch plan

that showed larger, 80-foot wide lots along only the eastern boundary. Staff is not supportive of this alternative and has written the case in favor of the L shaped rezoning as was previously discussed with the City Council, members of the public, and Planning Commission through a multi-years engagement process. Staff feels this is a reasonable compromise and provides a transition from existing lots to Capstone's Riverstone neighborhood.

The City received input from members of the public throughout this process, and in late 2019 were generally supportive of the rezoning, with the larger lots abutting existing single family homes and the smaller lots nearer to Riverstone.

Alternatives

Alternative 1 - Recommend that the City Council introduce Ordinance #20-06 Rezoning portions of the Subject Property from R-1 (MUSA) to R-1 Detached Villa as shown in the previously submitted sketch plan. The proposed rezoning is consistent with the City's Future Land Use guidance for the parcel as shown in the 2040 Comprehensive Plan. The 2040 Comprehensive Plan is currently being reviewed by the Metropolitan Council. Rezoning would be contingent upon final adoption of the 2040 Comprehensive Plan by the City Council.

Alternative 2 - Do not recommend that the City Council introduce Ordinance #20-06 Rezoning the Subject Property from R-1 Residential (MUSA) to R-1 Detached Villa as shown in the previously submitted sketch plan. The proposed rezoning is consistent with the City's Future Land Use Map City's 2040 Future Land Use Map. Staff is not supportive of Alternative 2.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends introduction of Ordinance #20-06 Rezoning a portion of the Subject Property from R-1 Residential (MUSA) to R-1 Detached Villa contingent upon approval of Preliminary Plat, Final Plat, and formal adoption of the City's 2040 Comprehensive Plan.

Action:

Motion to recommend the City Council introduce Ordinance #20-06 rezoning a portion of the Subject Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) as previously directed by the City Council, contingent upon approval of Preliminary Plat, Final Plat, and formal adoption of the City's 2040 Comprehensive Plan.

Attachments

[Site Location Map](#)

[Previous Sketch Plan \(Council Approved Vision\)](#)

[Current Sketch Plan \(2020\)](#)

[2040 Future Land Use NorthforkMeadows](#)

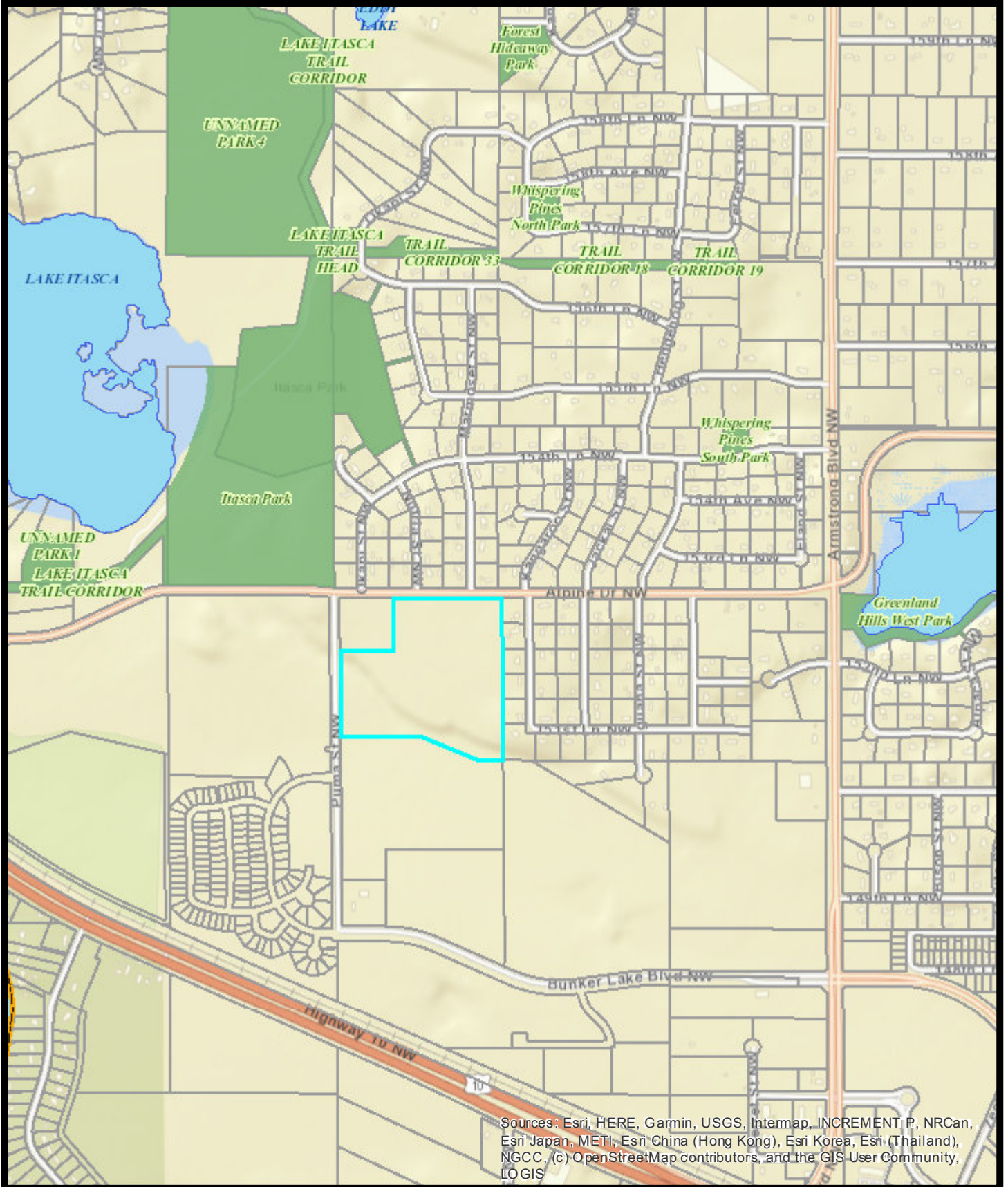
[Ordinance 20-06](#)

[Draft Planning Commission Presentation](#)

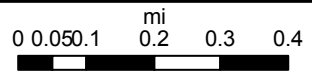
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Chloe McGuire Brigl	03/25/2020 09:59 AM
Tim Gladhill	Tim Gladhill	04/29/2020 09:05 AM
Tim Gladhill	Tim Gladhill	04/30/2020 09:49 AM
Form Started By: Eric Maass		Started On: 03/12/2020 10:23 AM
Final Approval Date: 04/30/2020		

Site Location Map



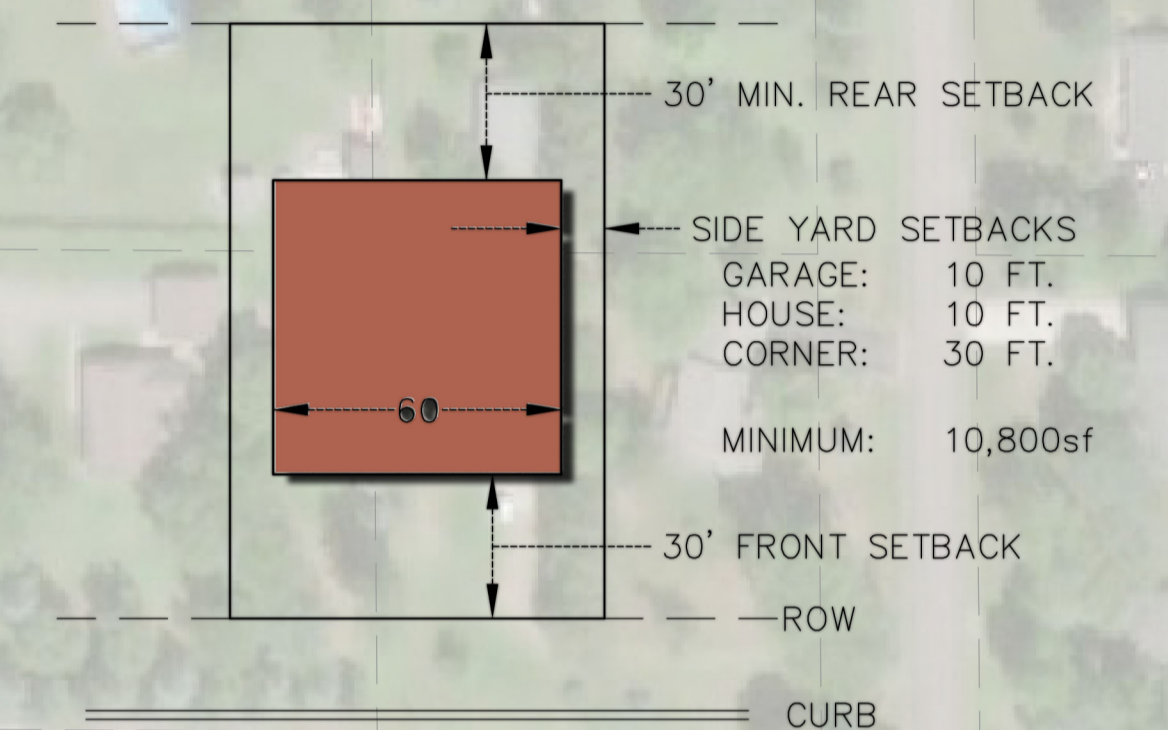
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



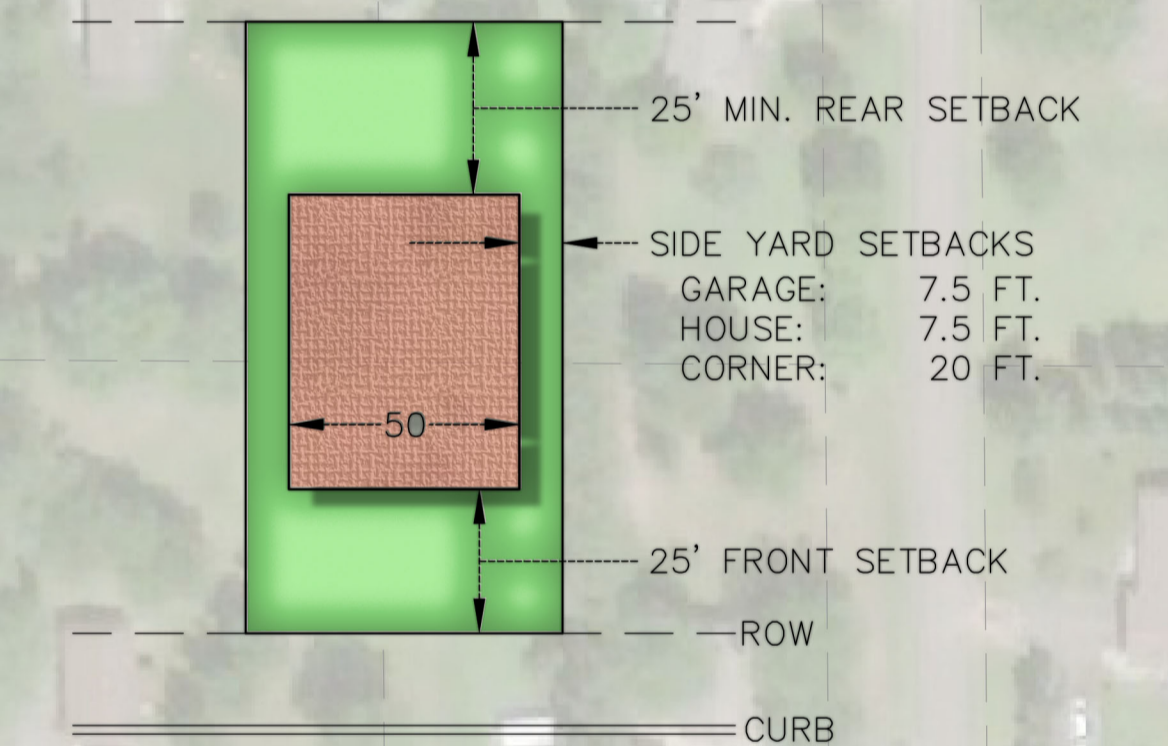
North Fork Meadows

PAXMAR

80' SINGLE FAMILY - R1



65' SINGLE FAMILY - R2



NOTES

- 1) Subject property address - Southeast quadrant of Puma Street & Alpine Drive NW, Ramsey, MN 55303.

SITE DATA

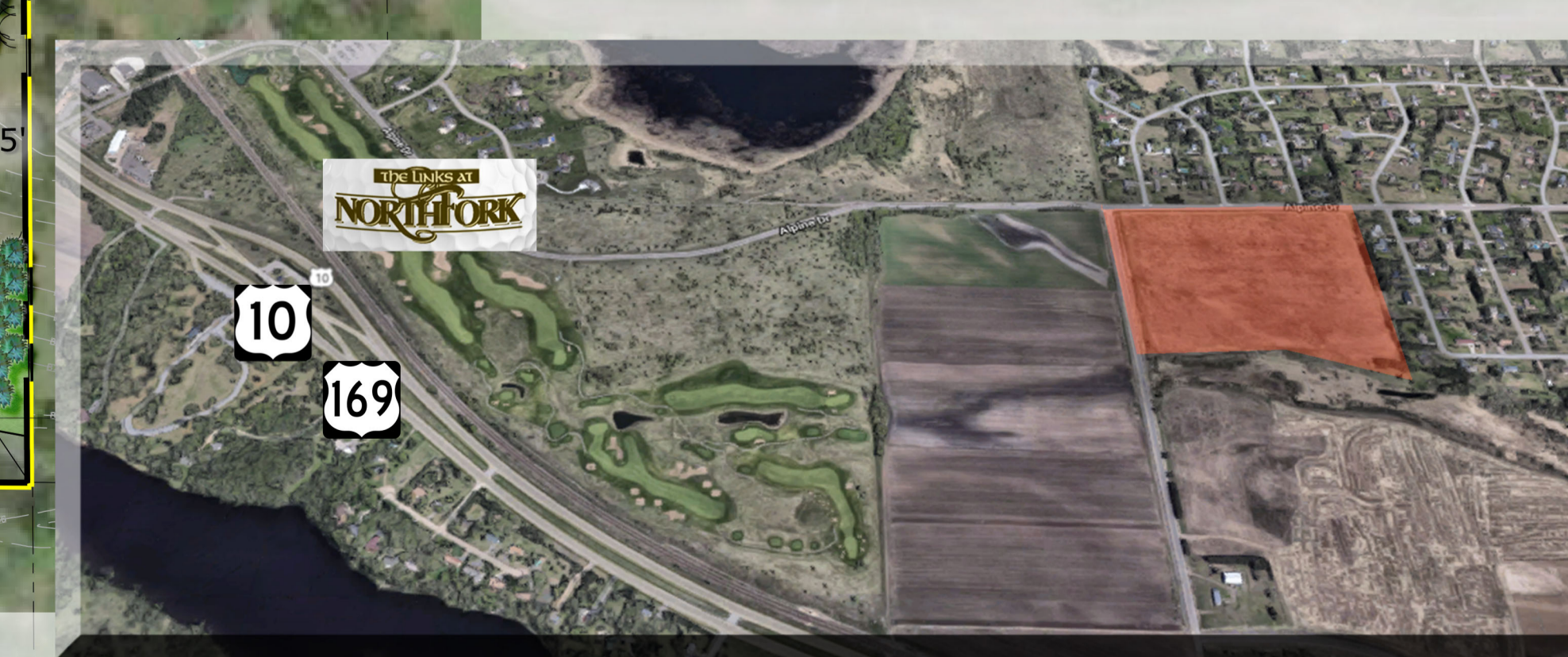
TOTAL BOUNDARY AREA	±33.5 AC.
TOTAL NUMBER OF LOTS	89
65 FT. LOTS	48
80 FT. LOTS	41
NET DENSITY	3.34 LOTS/AC
(EXCLUDES ROW AND WETLAND)	



35 FT. BUFFER EASEMENT WITH BERM

170'

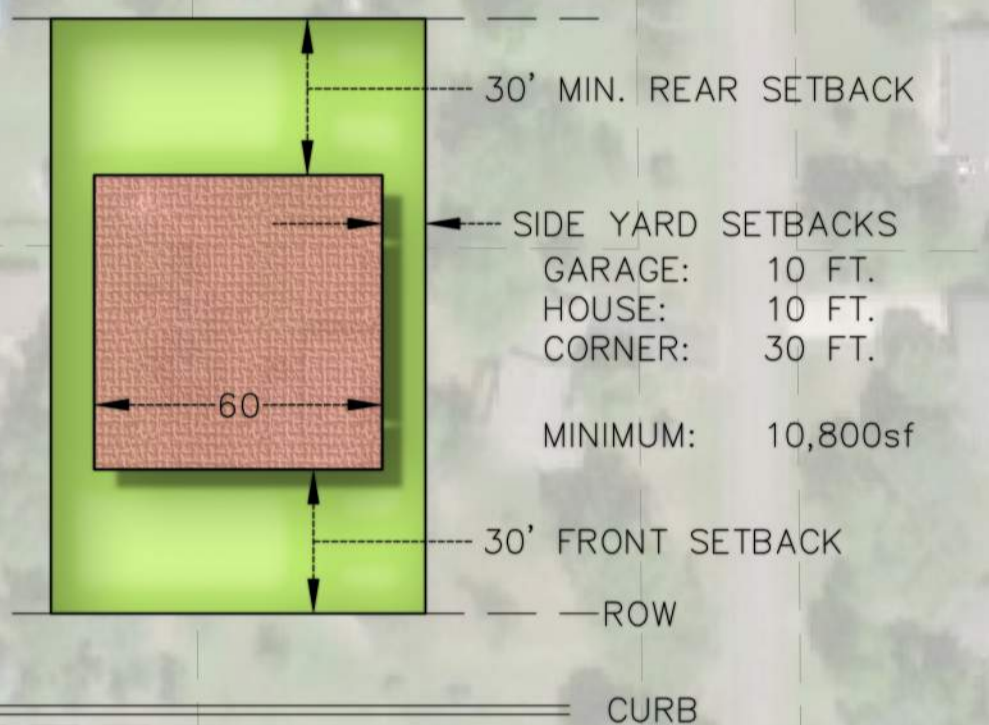
35'



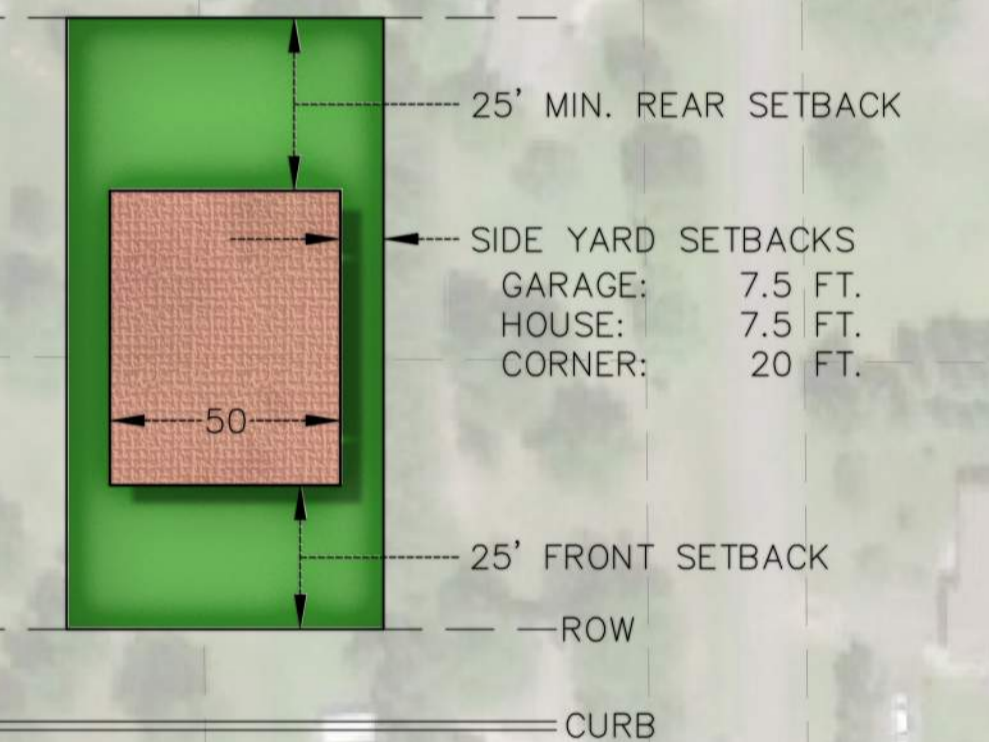
North Fork Meadows

PAXMAR

80' SINGLE FAMILY - R1



65' SINGLE FAMILY - R2

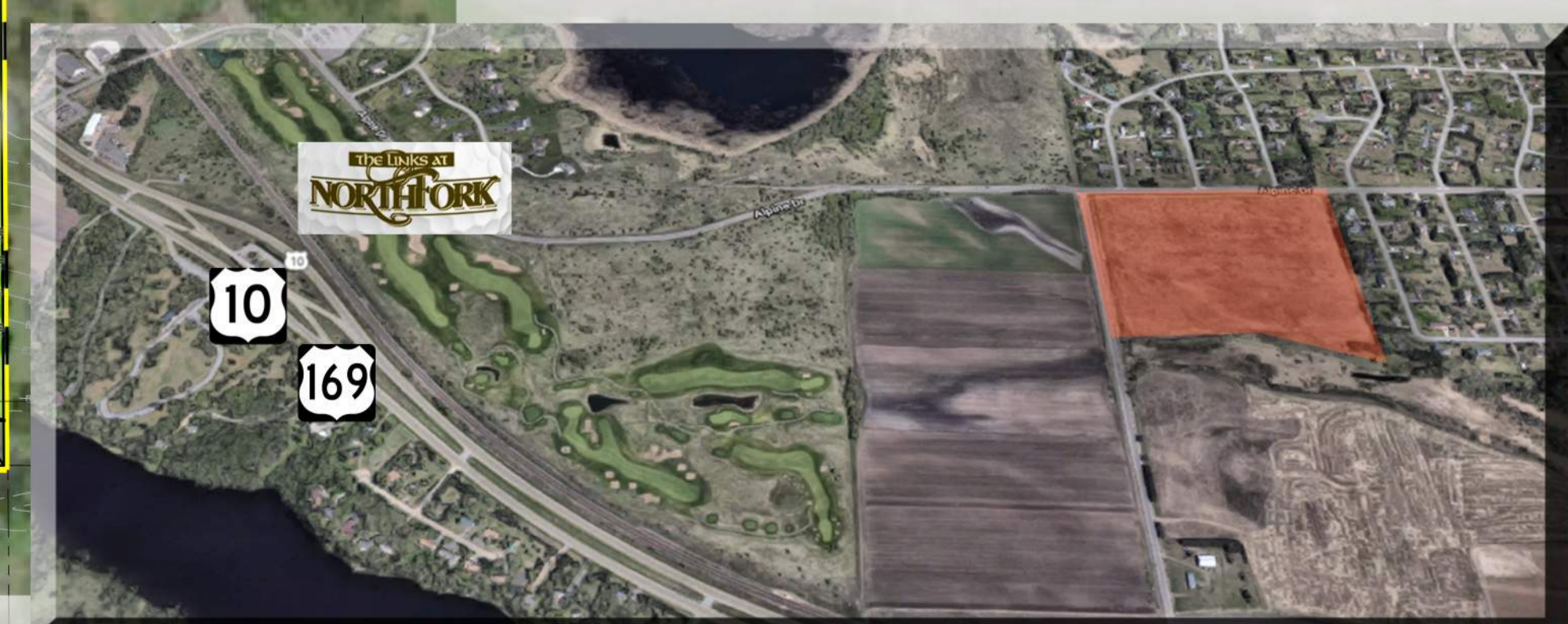
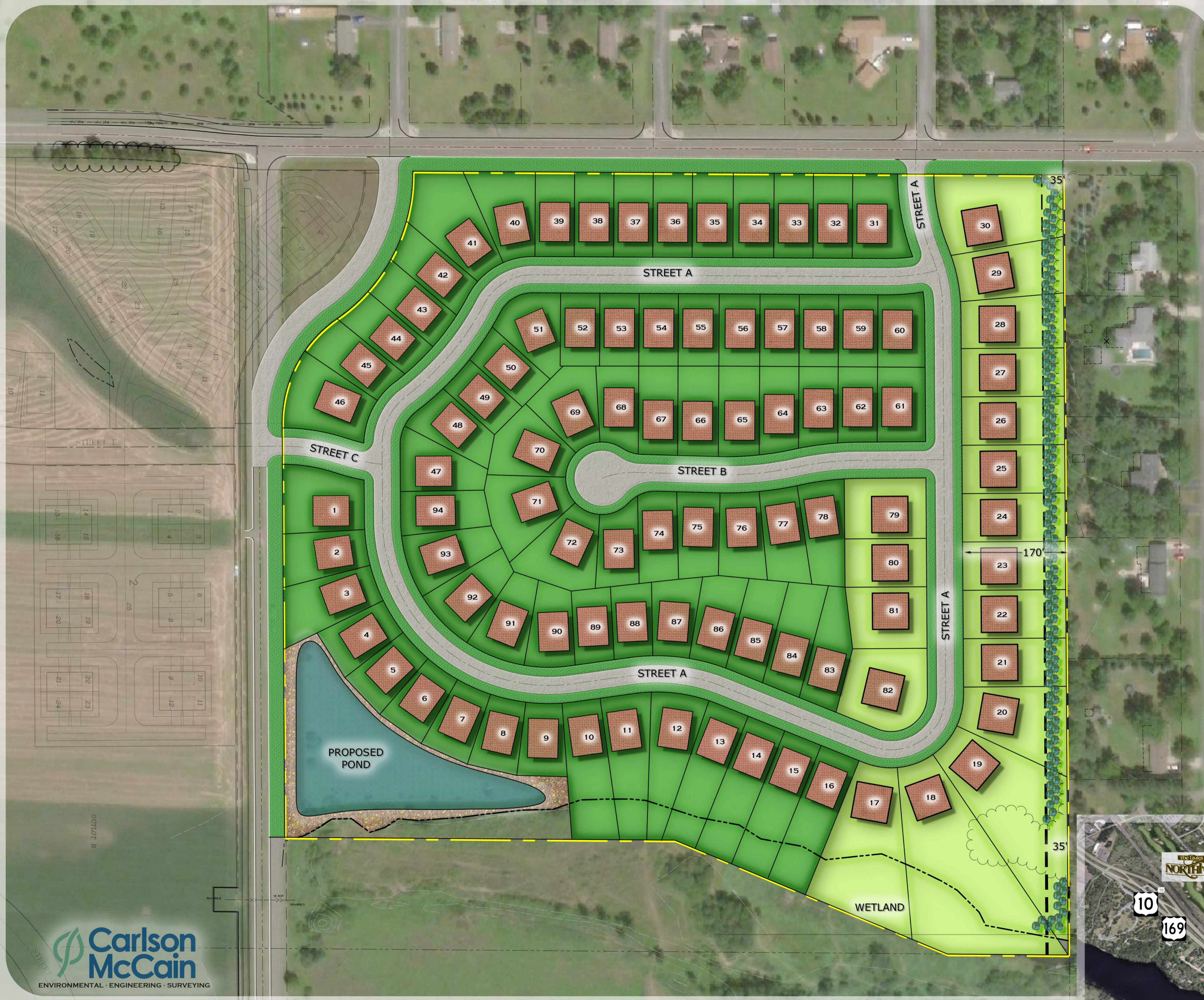


NOTES

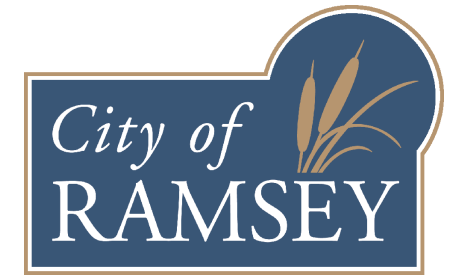
1) Subject property address — Southeast quadrant of Puma Street & Alpine Drive NW, Ramsey, MN 55303.

SITE DATA

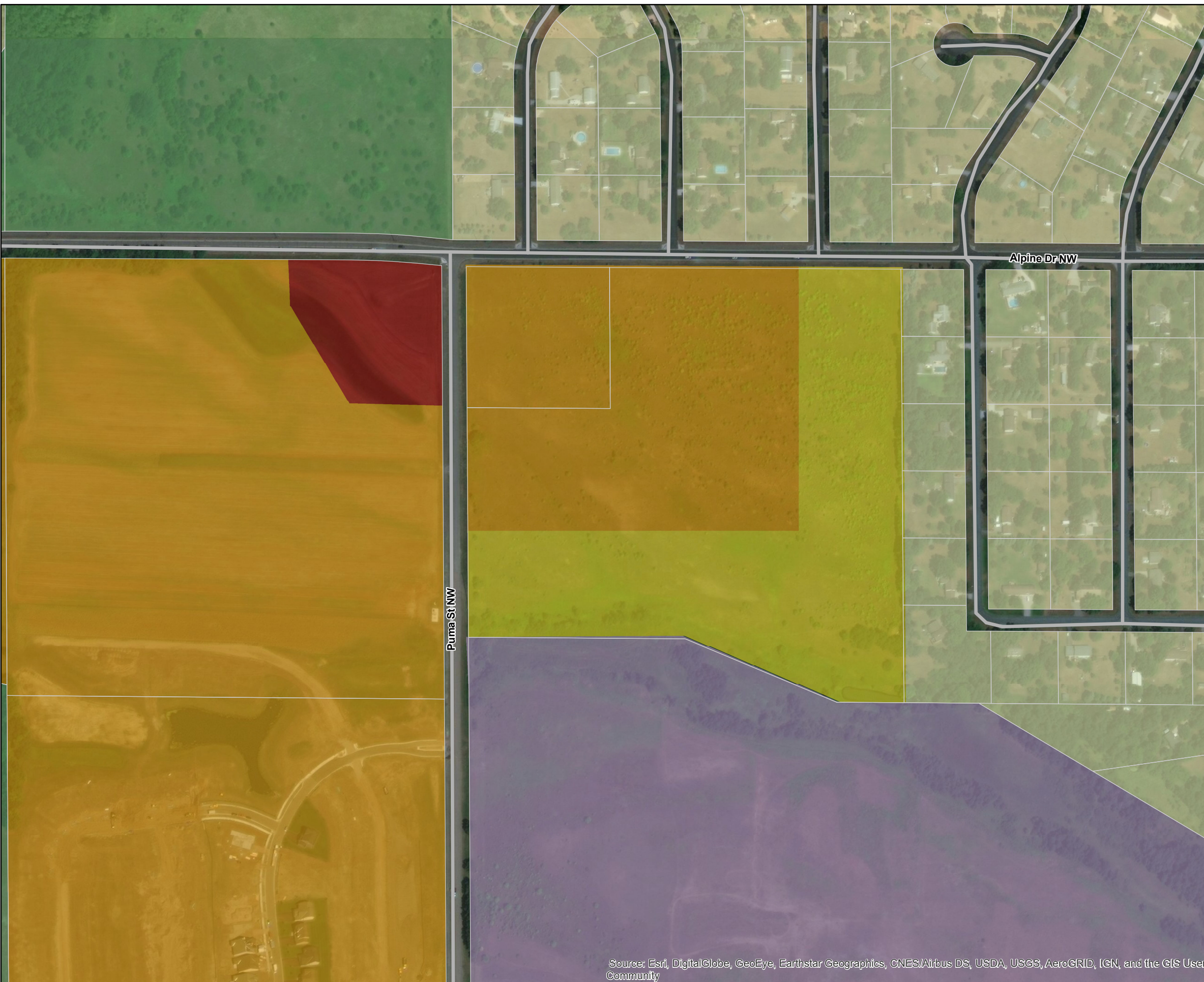
TOTAL BOUNDARY AREA	±33.5 AC.
TOTAL NUMBER OF LOTS	94
80 FT. LOTS	18
65 FT. LOTS	76
NET DENSITY	3.58 LOTS/AC (EXCLUDES ROW AND WETLAND)



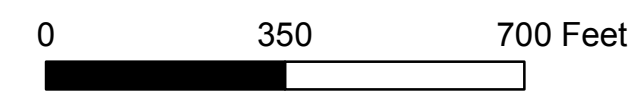
Document Path: K:\015204-000\GIS\Maps\2040 Future Land Use_NorthforkMeadows.mxd Date Saved: 4/29/2020 12:17:44 PM



Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN



	Parcel Boundary
	Ramsey Boundary
	Lakes and Rivers
Future Land Use Designation	
	Business Park (BP)
	Commercial (C)
	Mixed Use (MU)
	High Density Residential (HDR)
	Medium Density Residential (MDR)
	Low Density Residential (LDR)
	Rural Developing (RD)
	Park (P)
	Public/Institutional (P/I)
	Closed Landfill (CL)
	Right-of-way (ROW)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ORDINANCE #20-06

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND
SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE
CITY CODE OF RAMSEY, MINNESOTA.**

SECTION 1. AMENDMENT

The following legally described property or portions thereof, are hereby rezoned from R-1 Residential (MUSA) to R-1 Detached Villa:

Outlot A, Alpha Development, Anoka County, Minnesota

And

Outlot C, Alpha Development, Anoka County, Minnesota

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

Introduction date: May 7, 2020

Posting dates:

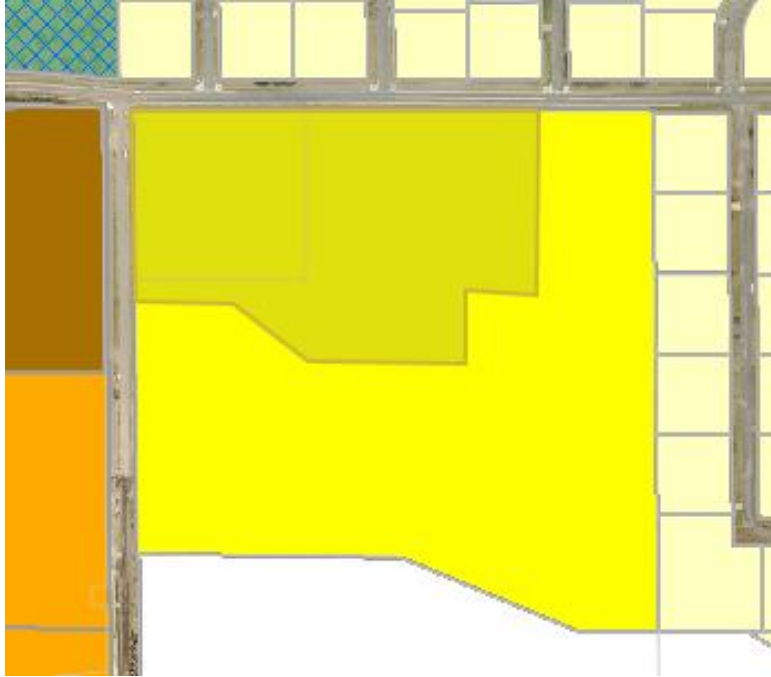
Adoption date:

Publication date:

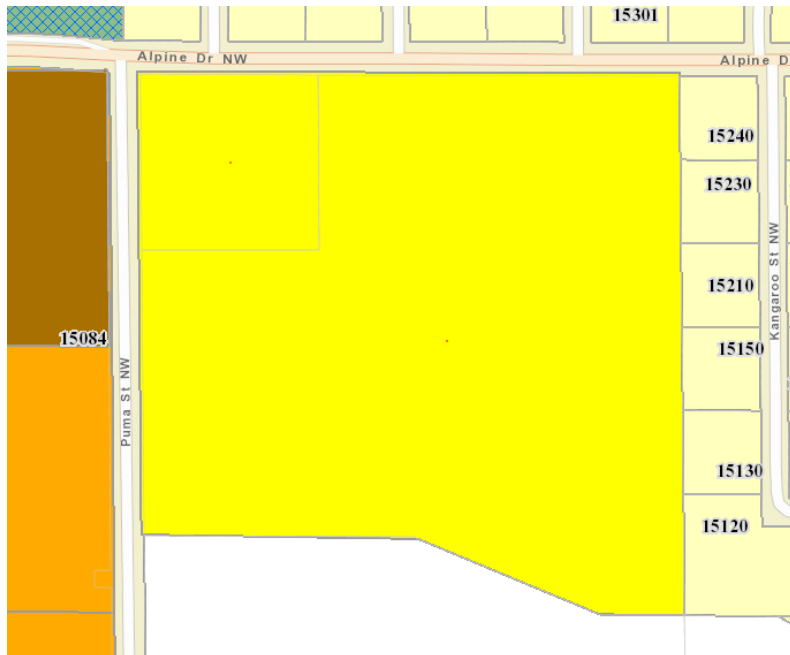
Effective date:

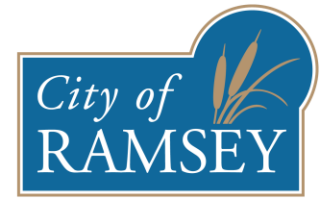
EXHIBIT A: Rezoning Area

Zoning post Ordinance #20-06
Dark yellow area depicts R-1 Detached Villa
Bright yellow depicts R-1 Residential (MUSA)



Zoning prior to Ordinance #20-06



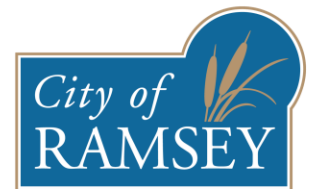


CONSIDER APPLICATION FOR REZONING

Case of Northfork Meadows

APPLICANT REQUEST

- Applicant request to rezone portions of the Subject Property from R-1 Residential (MUSA) to R-1 Detached Villa.
- This development project has been previously reviewed by the Planning Commission and City Council with various neighborhood meetings.

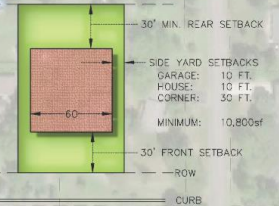


APPLICANTS CURRENTLY PROPOSED PLAN

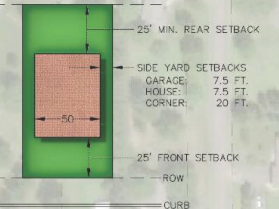
North Fork Meadows

PAXMAR

80' SINGLE FAMILY - R1



65' SINGLE FAMILY - R2

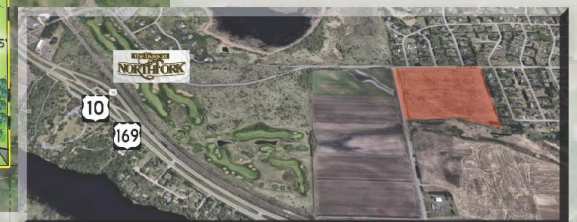
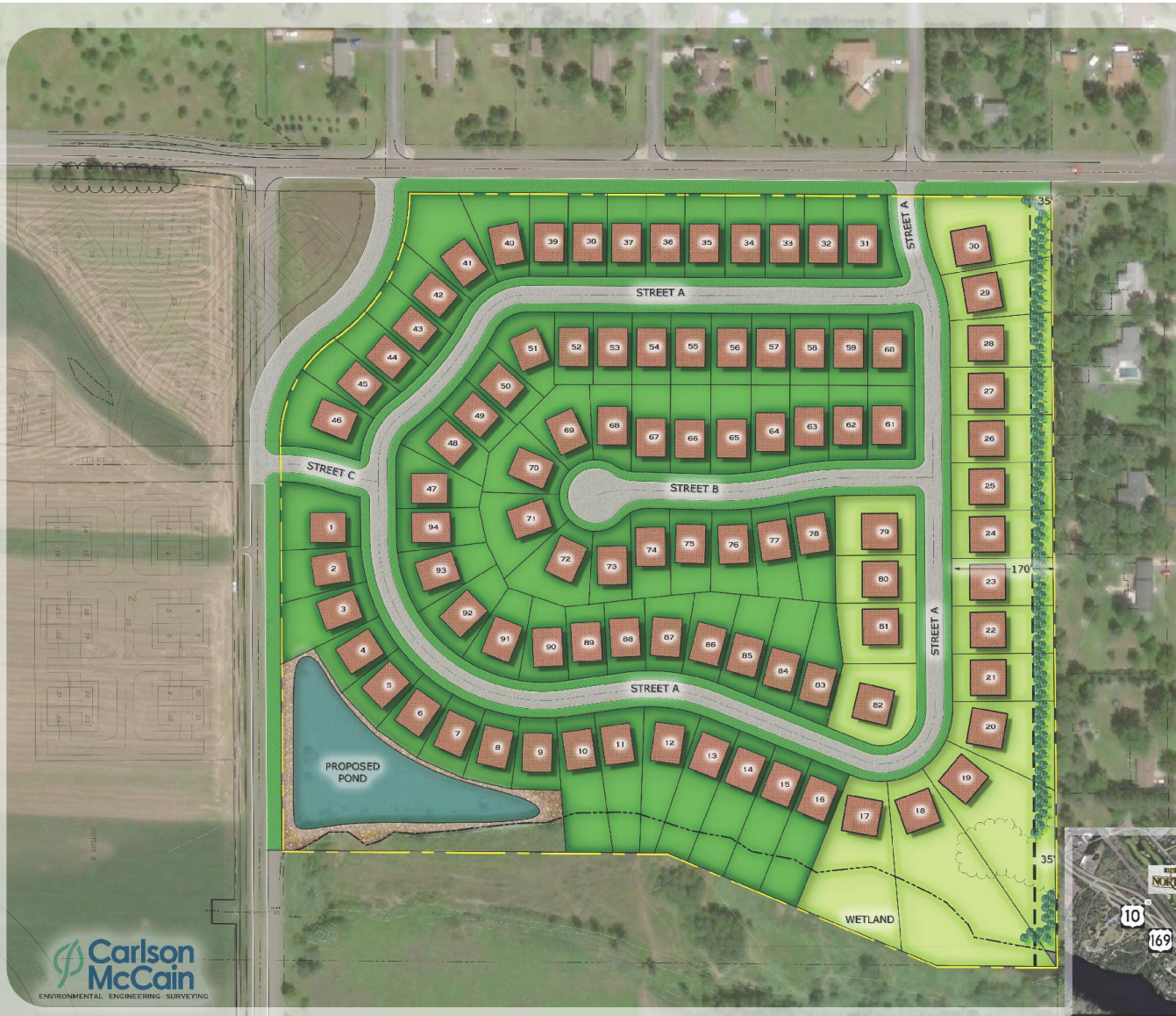


NOTES

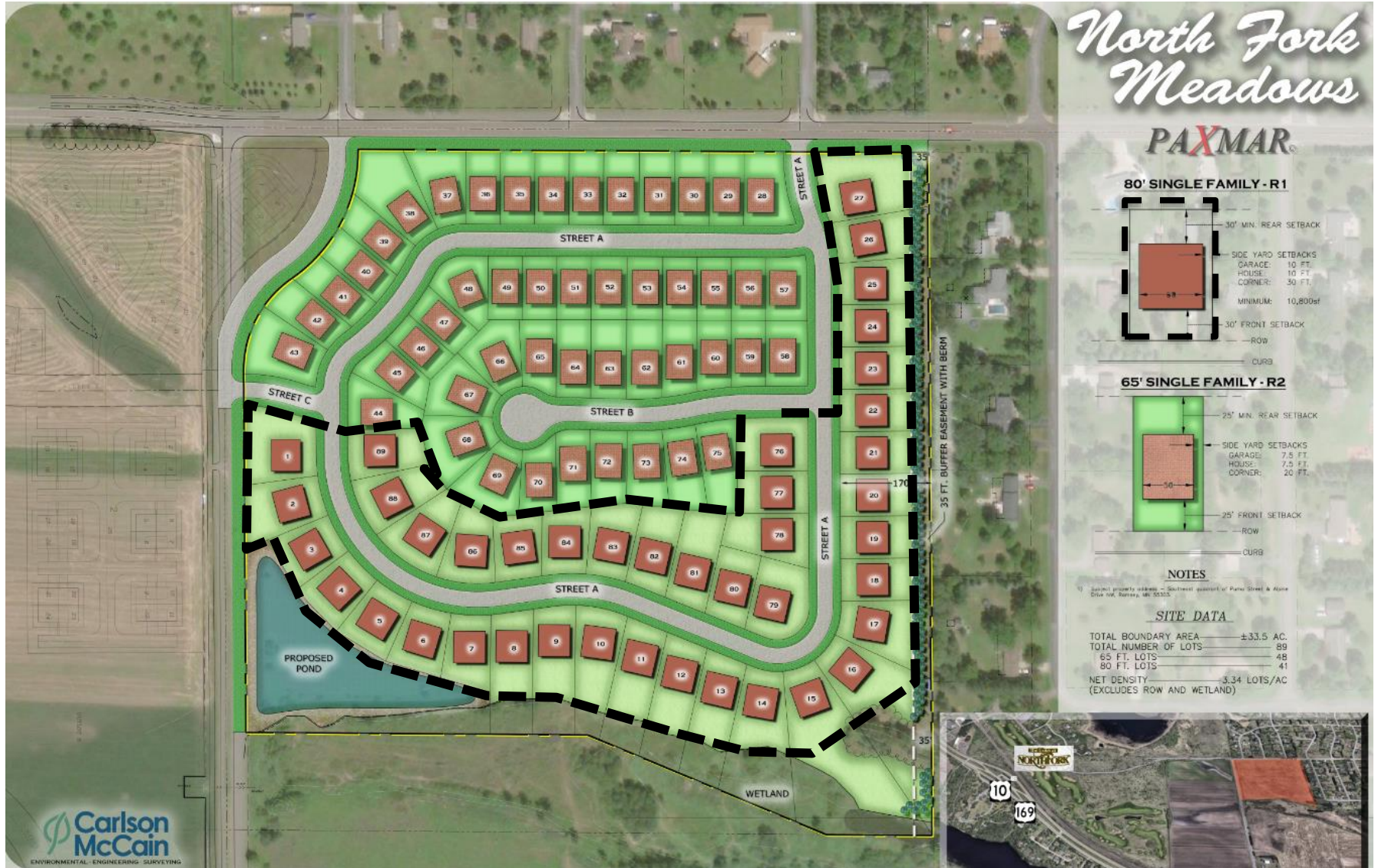
1) Subject property address - Southeast quadrant of Puma Street & Apple Drive N.W. Ramsey, MN 55353.

SITE DATA

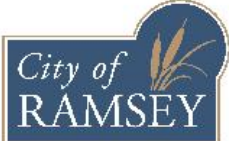
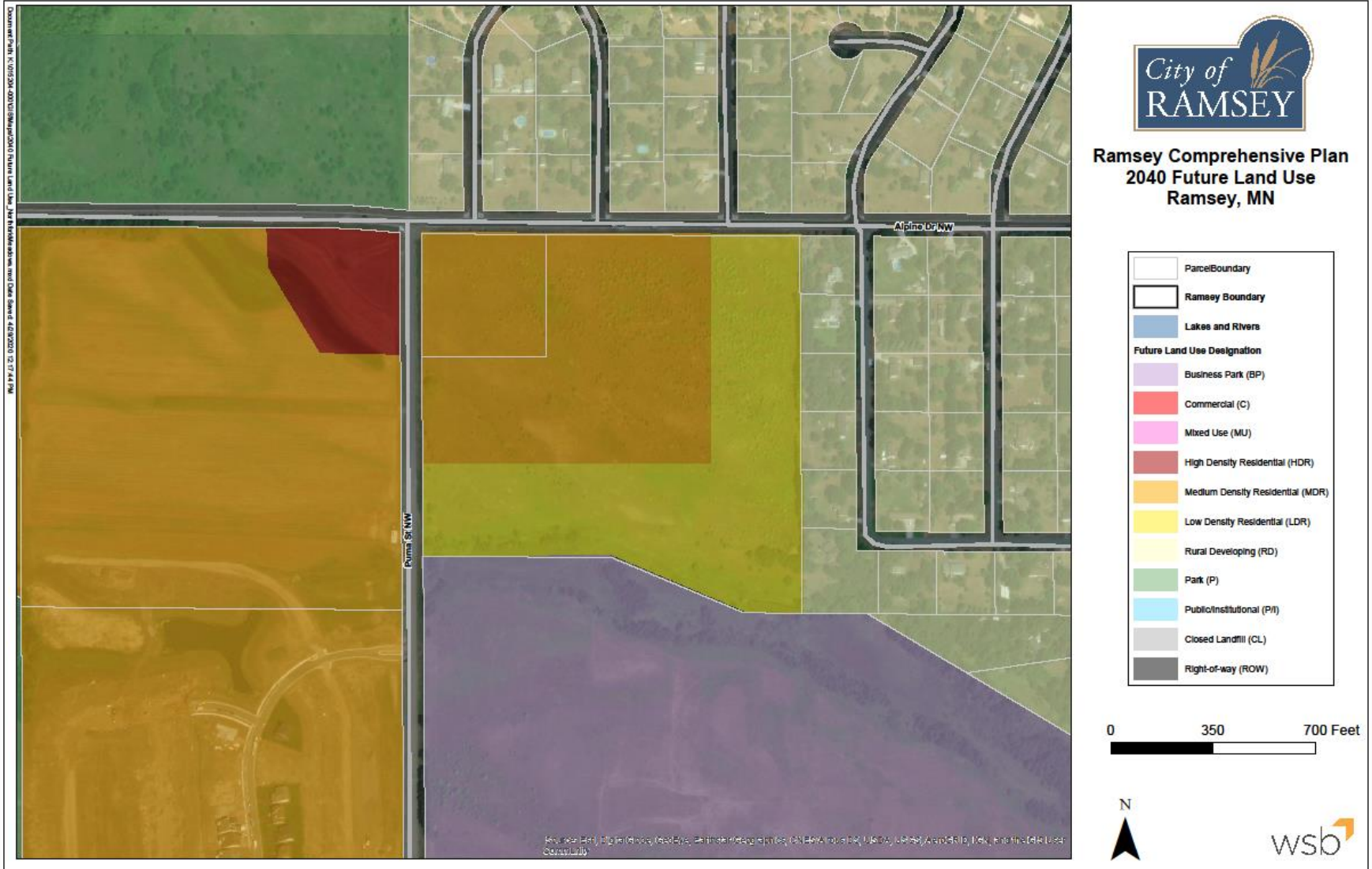
TOTAL BOUNDARY AREA	±33.5 AC.
TOTAL NUMBER OF LOTS	94
80 FT. LOTS	18
65 FT. LOTS	76
NET DENSITY	3.58 LOTS/AC
(EXCLUDES ROW AND WETLAND)	



PREVIOUS DIRECTED PLAN



2040 FUTURE LAND USE PLAN



Ramsey Comprehensive Plan
2040 Future Land Use
Ramsey, MN

- Parcel Boundary
- Ramsey Boundary
- Lakes and Rivers
- Future Land Use Designation**
- Business Park (BP)
- Commercial (C)
- Mixed Use (MU)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- Rural Developing (RD)
- Park (P)
- Public/Institutional (PII)
- Closed Landfill (CL)
- Right-of-way (ROW)

0 350 700 Feet



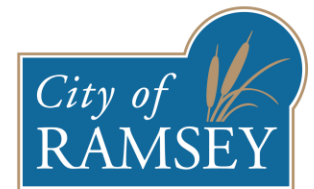
DIFFERENCES BETWEEN PROPOSED AND PREVIOUSLY DIRECTED PLAN.

	Previous		Current	
Lot Types	65' Lot	80' Lot	65' Lots	80' Lots
Number of Lots	48	41	76	18
Total Number of Lots	89		94	

- 5 additional lots
- 23 less 80' lots
- 28 more 65' lots

STAFF REVIEW

- Based on past policy direction by the Planning Commission and City Council, Staff is supportive of the previously directed plan and rezoning the property accordingly to follow the 2040 Comprehensive Plan.
- Next Steps:
 - Public Hearing
 - Applicant Comment
 - Planning Commission discuss/action



Regular Planning Commission

6. 2.

Meeting Date: 05/07/2020

Submitted For: Chloe McGuire Brigl, Community Development

By: Eric Maass, Community Development

Information

Title:

PUBLIC HEARING: Consider Resolution #20-055 Approving Preliminary Plat for The Preserve at Northfork (Project #19-147): Case of BK Land Development

Purpose/Background:

The purpose of this case is to consider a proposed Preliminary Plat for a single family detached residential project called The Preserve at Northfork. This is the second stage in the development process for this project following the Applicant going through the Sketch Plan phase with the City. If approved, the Preliminary Plat provides entitlement to the land and the last step would be the Final Plat (construction documents) and legal documents. This is a key step in the development process.

Notification:

Staff published the Notice of Public Hearing in the Anoka County UnionHerald. City Staff also attempted to notify all property owners within 700 feet of the Subject Property, of the request by U.S. Mail.

Observations/Alternatives:

Land Use (Comprehensive Plan)

As part of the draft 2040 Comprehensive Plan, a dual designation is proposed on this parcel. Generally speaking, the eastern half of the property is proposed to be guided as Medium Density Residential (4-7 units per acre) and the western half of the property is proposed to be guided as Low Density Residential (3-4 units per acre). The Medium Density Residential section would abut the Riverstone Neighborhood.

This proposal requires a Zoning Amendment from Planned Unit Development (PUD) to R-1 Residential (MUSA - Detached Single Family Homes) and R-2 Residential (Detached Villa). Staff held a public hearing for the rezoning on December 5, 2019, as well as a workshop prior to the meeting. Neighbors were generally supportive of the rezoning, and the Planning Commission recommended approval of the rezoning and the City Council introduced Ordinance 20-02 rezoning the Subject Property from Planned Unit Development (PUD) to R-1 Residential (MUSA) and R-2 Residential (Detached Villa).

The Planning Commission previously reviewed the proposed Rezoning request and held the required public hearing in association with the proposed Ordinance rezoning the Subject Property as outlined above.

R-1 Residential (MUSA) District (Low Density Residential)

The Applicant has proposed that the western half of the property has traditional 80-foot wide detached single family homes. The proposed lots in this area appear to meet all of the requirements of Section 117-111 (R-1 Residential District). This residential zoning allows a density at a maximum of 3 units per acre and generally requires detached homes; staff has calculated the density at approximately 2.3 units per acre.

R-2 Residential (Detached Villas) District (Medium Density Residential)

The Applicant has proposed that the eastern portion of the property have detached villas with 50-foot wide lots. The

proposed lots in this area appear to meet all of the requirements of Section 117-112 (R-2 Residential District) which allows a density from 4 - 7 units per acre. Staff has calculated the density at approximately 4.2 units per acre.

This subdistrict of the R-2 Residential District was recently created to allow for detached medium density single-family units (detached townhomes), but not attached medium density single-family residential units (attached townhomes).

Preliminary Plat Process

The Applicant has satisfied the sketch plan phase of the Preliminary Plat process outlined by City Ordinance. The Applicant has now moved forward with a request for Preliminary Plat approval. The submitted Preliminary Plat is generally consistent with the sketch plan reviewed by the City with the largest revision being the addition of another stormwater pond along Alpine Drive. Previously that land was shown to be developed as 80 foot wide traditional single family homes. As proposed the Preliminary Plat appears to adhere to the requirements of the City's Ordinance with some revisions identified by Staff in the Staff Review memo/changemarks.

Alternatives

Alternative 1: Recommend adoption of Resolution #20-055 Approving Preliminary Plat for The Preserve at Northfork (Project #19-147): Case of BK Land Development contingent upon formal adoption of Ordinance #20-02 rezoning the Subject Property and adoption of the City's 2040 Comprehensive Plan and compliance with Staff Review and approval of plans by the City Engineer.

Alternative 2: Recommend to not adopt Resolution #20-055 Approving Preliminary Plat for The Preserve at Northfork (Project #19-147): Case of BK Land Development. The proposed development appears consistent with City Ordinance and the sketch plan for the project previously received support from both the Planning Commission and City Staff.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends adoption of Resolution #20-055 approving Preliminary Plat for The Preserve at Northfork, contingent upon formal adoption of the City's 2040 Comprehensive Plan, formal adoption of Ordinance #20-02 rezoning the Subject Property, the Applicant providing a trail connection to the Riverstone Development in the southeast corner of the proposed preliminary plat, and compliance with staff review and approval of plans by the City Engineer.

Action:

Motion to recommend that the City Council adopt Resolution #20-055 approving Preliminary Plat for The Preserve at Northfork as outlined in the resolution.

Attachments

Site Location Map

Project Narrative

Preliminary Plat Sheet

12.5.20 PC Meeting Minutes on Sketch Plan

01.14.2020 CC Meeting Minutes Regarding Ordinance 20-02 Rezoning Subject Property

Complete Plan Set

Landscape Tech Report 3.23.20

Full Staff Review

Villa Architecture

Resolution #20-055

Ordinance #20-02

Draft Planning Commission Presentation

Form Review

Inbox

Tim Gladhill

Tim Gladhill

Form Started By: Eric Maass

Final Approval Date: 04/29/2020

Reviewed By

Eric Maass

Tim Gladhill

Date

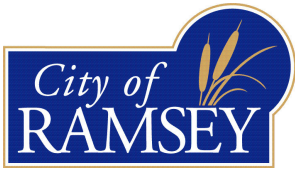
03/25/2020 03:39 PM

04/29/2020 08:51 AM

Started On: 03/12/2020 09:47 AM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



Site Location Map

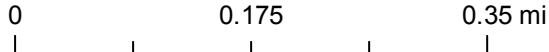
193225410004

Legend

-  Site
-  Parcels



Print Date: November 13, 2019



“The Preserve at Northfork” – Development Narrative

Developer Introduction:

BK Land Development

Zach Brown & Luke Konewko

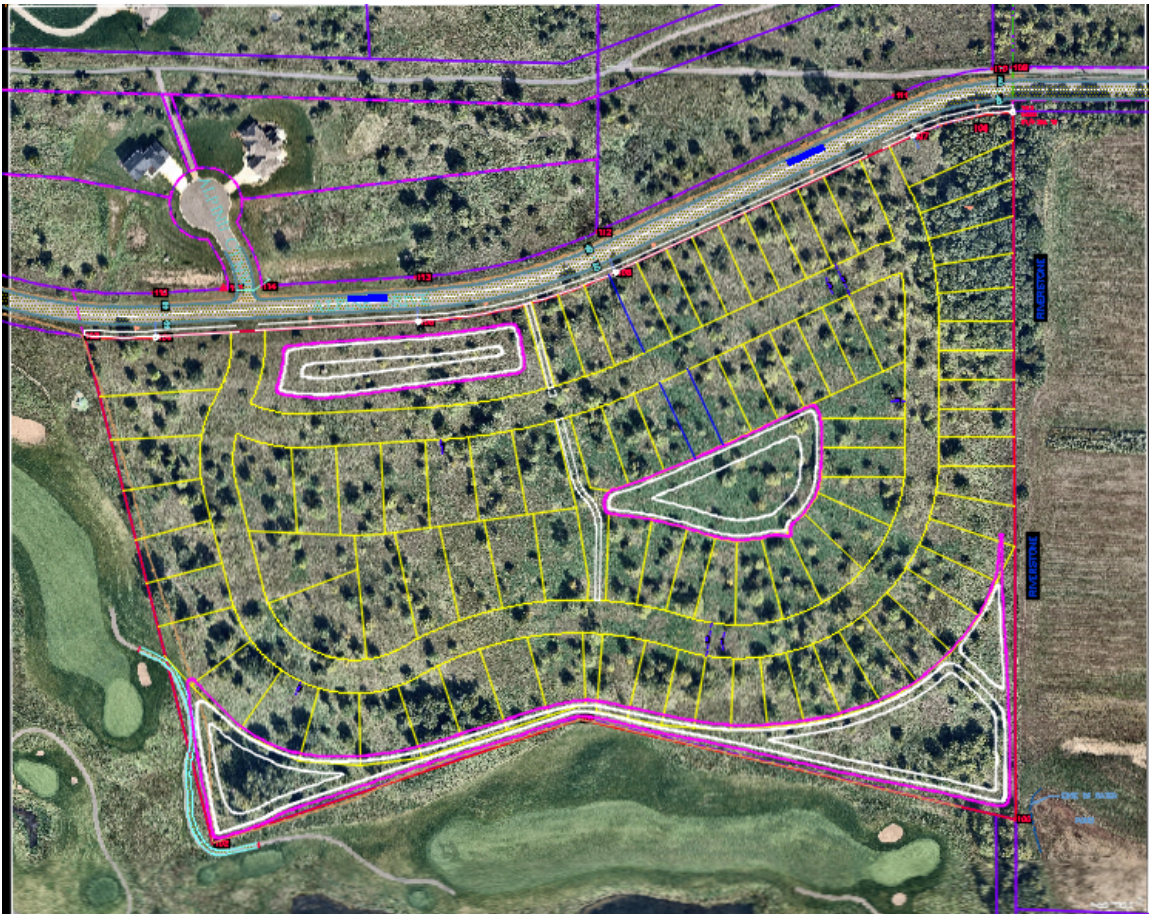
(763) 202-9642

12929 Deerwood Lane

Dayton, Minnesota 55327

Email: zachbrown@edinarealty.com

BK Land Development is proposing to develop one parcel in the City of Ramsey, Minnesota that will create a community of 90 homes. The development consists of 29 traditional single family homes and 61 detached villa style homes on +/- 33.6 acres of land. The site is located on Alpine Drive, north of County Road 10, adjacent to the Links at Northfork Golf Course and Riverstone Development. The development will be named “The Preserve at Northfork” and will be a PUD development. The site is located in a prime area of Ramsey with easy access to the transportation system.



“THE PRESERVE AT NORTHFORK”

Development is anticipated to begin in the Summer of 2020, with completion of the utilities and the street construction, through the bituminous base course in Fall of 2020 for the first addition. A phasing plan has been provided. It is anticipated that the project will be graded in a single phase. This application will consist of 29 single family and 61 villa style lots with PUD zoning requirements:

Single Family

Minimum Lot Width: 80 LF

Minimum Area: 11,000 sf

60' Public ROW with 29' B-B Street

Front Yard Setback: 25'

Side Yard Setback: 7.5' each side

Side Yard Setback Corner Lot: 20'

Rear Yard Setback: 25'

Villas

Minimum Lot Width: 52 LF

Minimum Area: 6,500 sf

60' Public ROW with 29' B-B Street

Front Yard Setback: 25'

Side Yard Setback: 5' each side

Side Yard Setback Corner Lot: 20'

Rear Yard Setback: 25'

Development Team:

BK Land Development

Zach Brown & Luke Konewko

(763) 202-9642

12929 Deerwood Lane

Dayton, Minnesota 55327

Email: zachbrown@edinarealty.com

Email: lukeknewko@edinarealty.com

Civil Engineering, Surveying & Land Planning –

Sathre-Bergquist, Inc.

Eric R. Johnson, P.E.

Jared Averbeck, P.L.S.

150 South Broadway

Wayzata, Minnesota 55391

Telephone: 952-476-6000

Email: ejohnson@sathre.com

Email: javerbeck@sathre.com

Soil Sciences-

Haugo GeoTechnical Services

Paul Haugo

13570 Grove Drive #278

Maple Grove, MN 55311

Telephone: (612) 554-4829

Email: p.haugo@gmail.com

Property Ownership:

“THE PRESERVE AT NORTHFORK” consists of 1 parcel of land, based on the legal description (see ALTA Survey) -

Parcel 1:

Outlot C, Northfork, EXCEPT part of Outlot C platted as Northfork Second, Northfork Third, Northfork Fourth, Northfork Park Addition, Northfork Trail Addition, Northfork Links Addition, Northfork Point Addition, Northfork Links Second Addition, Northfork Lake Addition, Northfork Highlands Addition, Northfork Oaks Addition, Northfork Moors Addition, Northfork Oaks Second Addition, Northfork Oaks Third Addition, Northfork Highlands Second Addition, Northfork Oaks Fourth Addition, Northfork St. Andrews Addition.

And also except that part of Outlot C, lying within Government Lot 5, Section 19, Township 32, Range 25, Anoka County, Minnesota.

Torrens Property

Torrens Certificate No. 138193.

Lot Design Standards

Single Family

Minimum Lot Width: 80 lf

Minimum Area: 11,000 sf

60' Public ROW with 29' B-B Street

Front Yard Setback: 25'

Side Yard Setback: 7.5' each side

Side Yard Setback Corner Lot: 20'

Rear Yard Setback: 25'

Villas

Minimum Lot Width: 52 lf

Minimum Area: 6,500 sf

60' Public ROW with 29' B-B Street

Front Yard Setback: 25'
Side Yard Setback: 5' each side
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 25'

PUD Design Elements

This proposed PUD creates a neighborhood feeling for the single-family area and the villa-home area and is not just a grid style development. The plan contains open spaces and corridors with landscaping and trails that connect this proposed development to the existing neighborhoods.

Site Analysis:

The site is bordered on the north by Alpine Drive. The site is bordered on the south and west by the Links at Northfork Golf Course. The site is bordered on the east by the Riverstone Development. The proposed development will have street access from the north from Alpine Drive. The parcel is a vacant lot today and has not had any special use in the past, other than sharing a common property line with the golf course.

Street Design:

“THE PRESERVE AT NORTHFORK” proposes to have streets be 29’ back to back street within a 60’ ROW, running through the site. All streets will be constructed to the City of Ramsey standard street section.

Utility Services:

City sanitary sewer and water are currently available to serve the site. Sanitary sewer and watermain will connect to into the stub to the east through the Riverstone Development. Minor utilities (gas, electric, phone, and TV) are available to serve the site.

Stormwater:

The stormwater facilities proposed in “THE PRESERVE AT NORTHFORK” are illustrated on the enclosed preliminary plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond(s) and infiltration/retention area(s). The ponds, infiltration ponds, infiltration basins, and infiltration trenches will provide temporary storage of stormwater runoff, treatment of stormwater and sediment removal. Please refer to the grading plan and storm sewer plans for more details. The stormwater plan will provide adequate treatment and storage to meet the City of Ramsey and Watershed District requirements.

Wetlands:

No wetlands are present on site.

Traffic:

“THE PRESERVE AT NORTHFORK” will have two access points for the development off of Alpine Drive. It is anticipated that the 90 home sites will generate approximately 900 trips per day.

Woodland Areas & Protection:

I. Introduction

A current tree survey in accordance with City of Ramsey requirements has been completed for this site and is included in the submittal.

II. Tree Species, Distribution and Size:

The site has 735 significant trees, totaling 8,001 caliper inches. Of the significant trees located on site, 236 (2,905 caliper inches), are identified as invasive. This has been noted in our tree survey & calculations. There are a variety of trees located throughout the site. The species include Cottonwood, Red Cedar, Boxelder, and a few others. A table containing data on the trees, as well as a map which shows tree location, species, size and condition, are shown in the preliminary plans.

Tree Removal & Restitution:

“THE PRESERVE AT NORTHFORK” development will impact approximately 99.0% of the significant trees on the site, due to mass grading of the site. A tree replacement plan/landscape plan has been provided for the proposed development.

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Outlot C, Northfork, EXCEPT part of Outlot C platted as Northfork Second, Northfork Third, Northfork Fourth, Northfork Park Addition, Northfork Trail Addition, Northfork Links Addition, Northfork Point Addition, Northfork Links Second Addition, Northfork Lake Addition, Northfork Highlands Addition, Northfork Oaks Addition, Northfork Moors Addition, Northfork Oaks Second Addition, Northfork Oaks Third Addition, Northfork Highlands Second Addition, Northfork Oaks Fourth Addition, Northfork St. Andrews Addition.

And also except that part of Outlot C, lying within Government Lot 5, Section 19, Township 32, Range 25, Anoka County, Minnesota.

Torrens Property
Torrens Certificate No. 138193.

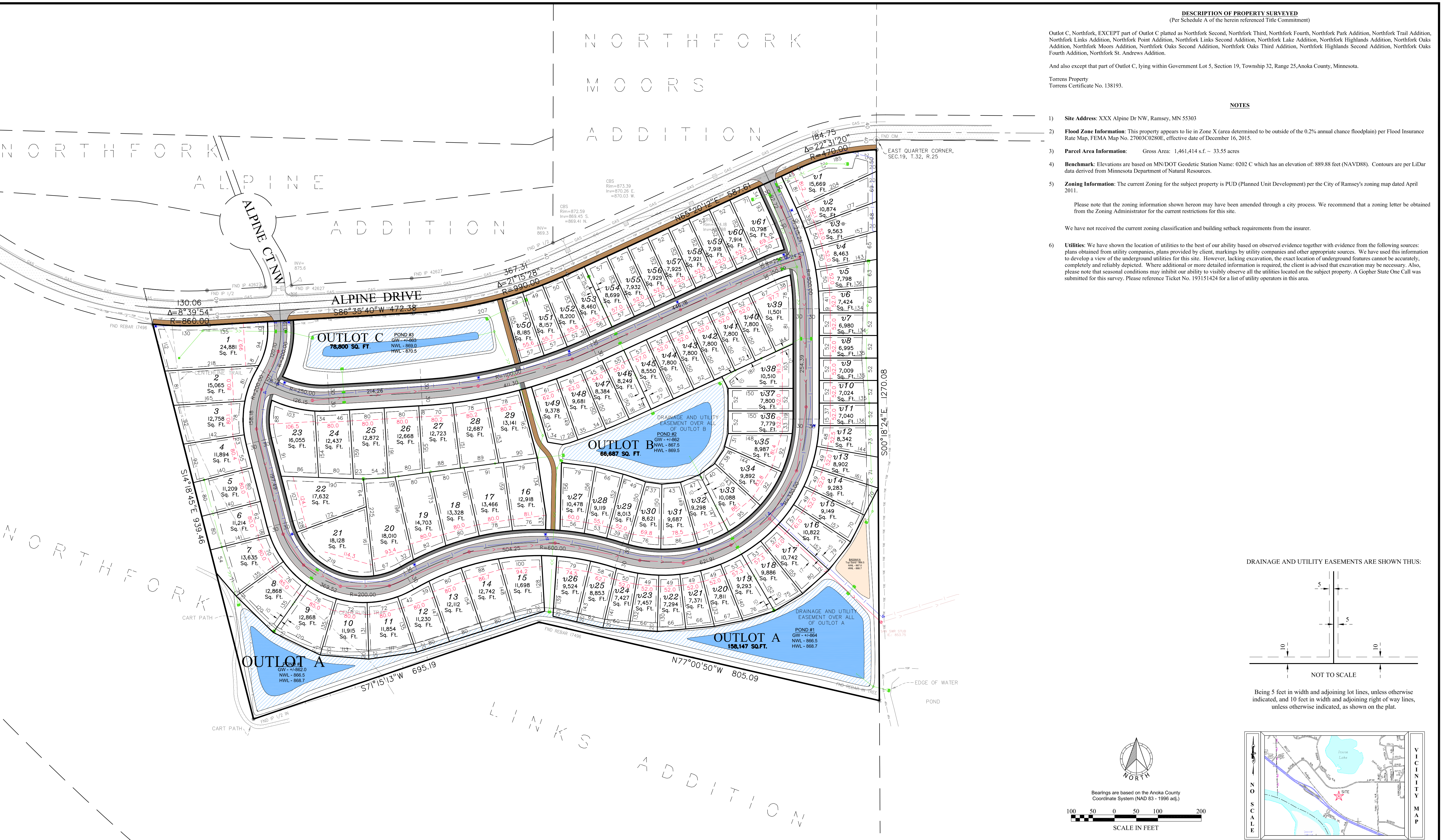
NOTES

- 1) **Site Address:** XXX Alpine Dr NW, Ramsey, MN 55303
- 2) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, FEMA Map No. 27003C0280E, effective date of December 16, 2015.
- 3) **Parcel Area Information:** Gross Area: 1,461,414 s.f. ~ 33.55 acres
- 4) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 0202 C which has an elevation of: 889.88 feet (NAVD88). Contours are per LiDAR data derived from Minnesota Department of Natural Resources.
- 5) **Zoning Information:** The current Zoning for the subject property is PUD (Planned Unit Development) per the City of Ramsey's zoning map dated April 2011.

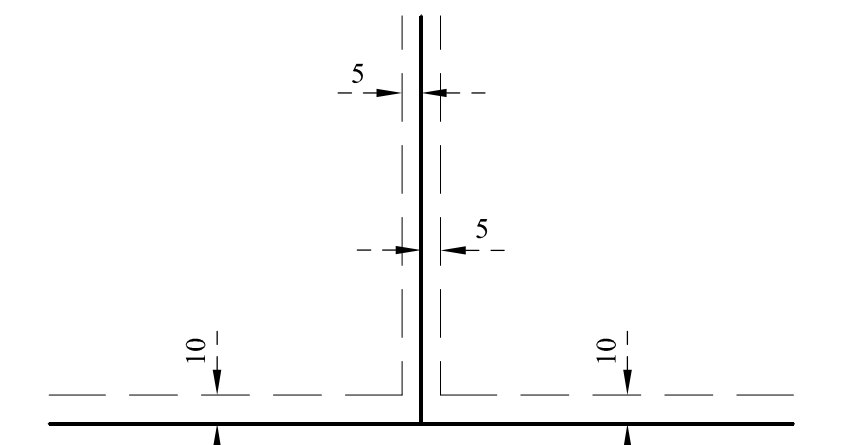
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

We have not received the current zoning classification and building setback requirements from the insurer.

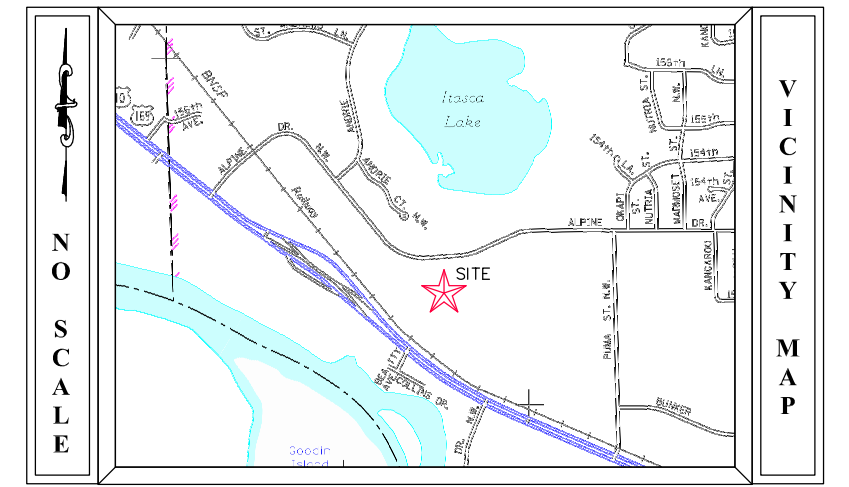
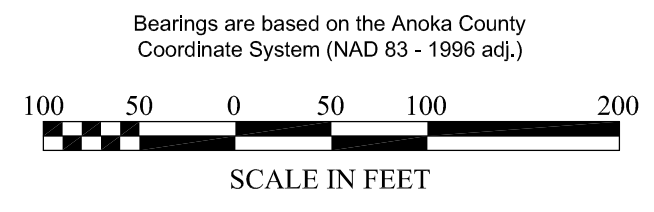
- 6) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 193151424 for a list of utility operators in this area.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



FIELD CREW	NO.	BY	DATE	REVISION
JJA				
DRAWN				
JJA				
CHECKED				
JJA				
DATE				
11/26/2019				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 4th day of March, 2020.
Jared J. Averbeck
Jared J. Averbeck, PLS
javerbeck@sathre.com
Minnesota License No. 53642

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:32-RGE.25-SEC.19
Anoka County
Ramsey, MINNESOTA

PRELIMINARY PLAT
THE PRESERVE AT NORTHFORK
PREPARED FOR:
BK LAND DEVELOPMENT, LLC

FILE NO.
10945-003
1
1

6.01: Consider Sketch Plan for BK Land Development (formerly known as Villas at Northfork); Project No. 19-147

Presentation

City Planner McGuire Brigl presented the Staff Report stating that based on guidance within the Draft 2040 Comprehensive Plan, staff recommends that the applicant move forward with preparing a Preliminary Plat that includes staff feedback. She highlighted the noted items from the open house prior to the meeting tonight. She asked that the Commission provide the applicant with any additional feedback.

Commission Business

Chairperson Bauer asked that the carbon neutral suggestion related to trees be forwarded to City Planner Anderson to determine if there should be modification to the tree preservation ordinance.

Commissioner VanScoy asked if pedestrian crossing could be added to the list.

City Planner McGuire Brigl confirmed that is on the list. She noted that the public safety item was related to whether additional manpower would be added to the police force for the added population.

Zach Brown, BK Land Development, stated that he appreciates the feedback that has been received throughout the process and they have used that to amend the plan to this version.

Chairperson Bauer asked for input on the timeline for the developer.

Mr. Brown stated that if all approvals are gained in a timely manner he would love to begin grading in the spring or as soon as they could after ground thaw.

Commissioner VanScoy referenced the north/south trail and asked if that goes through the entire property or whether there is a gap.

Luke Konewko BK Land Development, confirmed that there was a gap in the trail. He noted that they have been working with the golf course to possibly move the gap to connect to the golf course trail.

Commissioner VanScoy asked if there would be density transitioning required between the two density products.

City Planner McGuire commented that transitioning would not be required because the development is not existing.

Chairperson Bauer asked if Pearson Park is part of the Riverstone Development or whether that is a public park.

City Planner McGuire Brigl replied that is a part of the Riverstone Development but is open to the public.

Chairperson Bauer stated that there should be thought to connecting trails to allow residents to access that park. He commented that there was good input received at the open house tonight prior to this meeting which provides the developer with valuable input.

Luke Konewko commented that they are very appreciative of the feedback they have received from City staff, the Commission, and the public.

7.02: Introduce Ordinance #20-02 Approving Zoning Amendment for Outlot C, Northfork and Review Sketch Plan (Project No. 19-147); Case of BK Land Development

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Planning Commission to introduce Ordinance #20-02 and recommend the applicant move forward with preparing a Preliminary Plat that includes staff feedback. This project generally meets the guidance of the draft 2040 Comprehensive Plan and appears to meet the base requirements of the R-1 Residential (MUSA) District and R-2 Residential (Detached Villas) District respectively. The applicant has worked with City staff to modify the proposal to better fit with City goals and regulations. This direction would require staff approval of the incomplete items before preparing Preliminary Plat materials.

Councilmember Kuzma stated that he believed that when this was previously reviewed there was a plan that would allow water and sewer to come through this property.

Deputy City Administrator Gladhill identified the connection that would be proposed from Capstone to this property. He stated that both developers have stated that there is an agreement to allow that to occur.

Councilmember Heinrich asked if the lot sizes shown in blue adjacent to the Riverstone development would match the Riverstone development.

Deputy City Administrator Gladhill confirmed that the density in that area would be similar to the Riverstone development with lots ranging from 50 to 65 feet.

Councilmember Riley stated that it states the property is already zoned PUD and asked for input.

Deputy City Administrator Gladhill confirmed that the property is zoned PUD as part of the original Northfork master plan. He stated that the underlying guidance was one to two-acre lot sizes.

Councilmember Riley asked if the access would be addressed later in the process.

Deputy City Administrator Gladhill explained that the sketch plan process is an opportunity to provide input. He explained that the original access design was not aligned with the current road that exists, and Paxmar therefore changed that to match. He stated that staff would ensure that the curvature of the road ultimately works.

Councilmember Riley asked if there is a goal to provide connectivity between neighborhoods.

Deputy City Administrator Gladhill identified pedestrian connectivity that would be provided. He stated that because of the previous comments from Northfork Inc., there was not a desire to connect Riverstone and this property and therefore that connection was not included. He noted that staff could push for that option.

Councilmember Riley stated that he would like to see a road connection, if possible. He noted that he would also prefer to see more red lots and less blue lots.

Councilmember Menth asked for additional information on a walking path that would be proposed. He also asked for plans to upgrade Alpine Drive.

Deputy City Administrator Gladhill highlighted the pedestrian trail that would be proposed to run along Alpine Drive across the length of this property and connecting to Riverstone. He stated that there are various stages of improvements planned for Alpine Drive, reviewing some of the proposed intersection improvements that will occur in the future.

Councilmember Menth stated that he agrees that he would prefer more red lots and less blue lots.

Councilmember Heinrich stated that given the feedback received from residents, directly and throughout this process, she has heard that residents would like this product to be more reflective. She asked if the developer would be willing to increase lot sizes to 65 feet.

Zach Brown, BK Land Development, stated that their smallest lot size in the blue is 55 feet while they do increase to 65. He stated that product is the one they receive the most calls on. He stated that they have also received requests for lot holds on this Ramsey site. He stated that they could increase the number of red lots, but there are vacant homes across the street. He stated that there is a demand for this product and the golf course has requested more of the detached villas if possible. He believed that this would be a good fit for the community and the adjacent properties expressed support. He stated that with land prices and home prices increasing, it is becoming more difficult to sell the larger single-family homes.

Councilmember Menth asked the difference between a traditional home and villa.

Mr. Brown explained that a villa is one level maintenance free living. He noted that lawn and snow care is provided. He explained that many people in this type of product winter in the southern states.

Councilmember Menth asked the price range for the different products.

Mr. Brown provided estimated costs, noting that the villas could begin around \$340,000 while single family homes may begin around \$450,000 to \$500,000. He provided examples of association costs in their other developments.

Councilmember Heinrich asked the lot width for the red lots.

Mr. Brown stated that the minimum is 80, while most of the lots would be in the 90s and up to 120 feet. He confirmed that the largest lot width on the villa side could accommodate a three-car garage.

Councilmember Musgrove referenced a statement in the staff report related to parking on one side of the street. She also asked for input on the sketch plan process.

Deputy City Administrator Gladhill provided additional details on the process before the Council tonight, noting that the Council has a large amount of discretion.

Councilmember Kuzma asked if the parking on one side would match what occurs in Riverstone.

Deputy City Administrator Gladhill confirmed that would be similar to Riverstone. He explained that the roadway would be proposed at 29 feet in width, which is the same as Riverstone. He confirmed that there are more requests for this road width that continue to come forward. He noted that this detail does not need to be solved tonight as the plat is not being approved tonight.

Councilmember Menth asked for input on the road width and parking on one side.

Mr. Brown stated that in their other developments they have the same road width with parking on one side of the street and there has not been a problem.

Councilmember Specht commented that this seems to be a nice balance of the two different housing products.

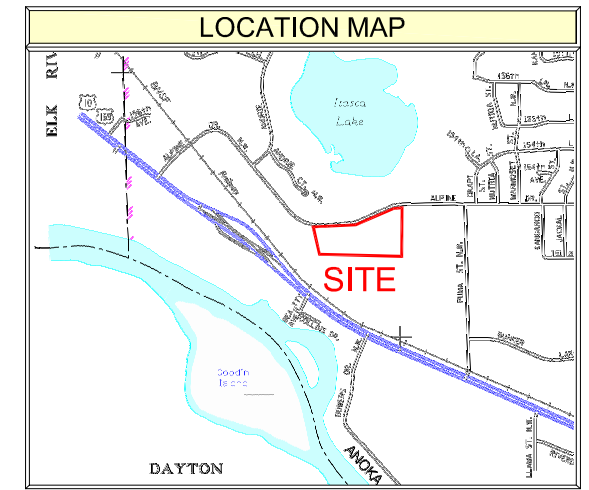
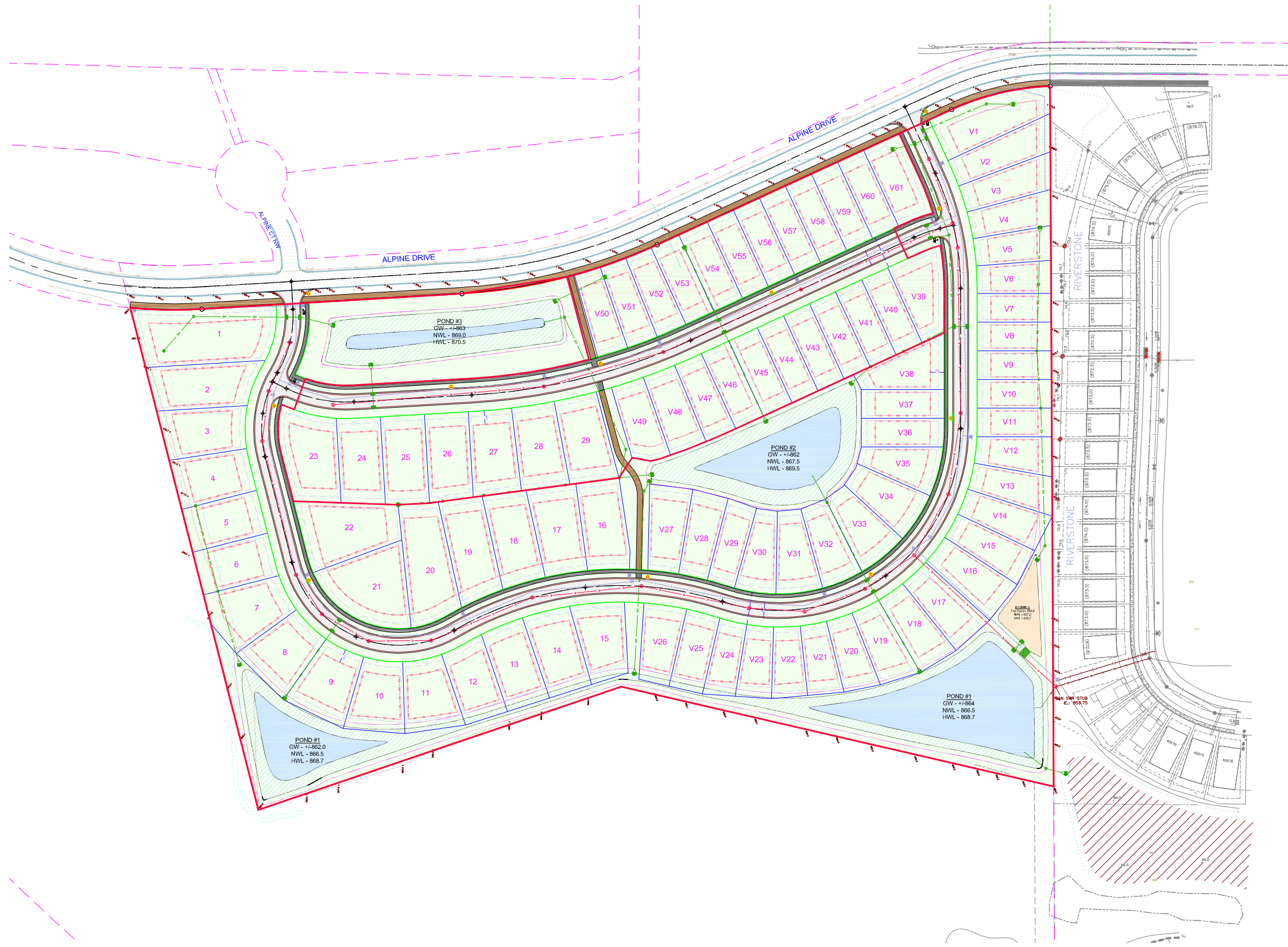
Motion by Councilmember Specht, seconded by Councilmember Musgrove, to introduce Ordinance #20-02 approving a Zoning Amendment on the subject property from Planned Unit Development (PUD) to R-1 Residential (MUSA) District and R-2 Residential (Detached Villas) District and direct the applicant to move forward with developing a Preliminary Plat.

Further discussion: Councilmember Riley asked if this motion is defining the line between single-family and villas. Deputy City Administrator Gladhill stated that as drafted a district boundary would be established between the two types to match the current proposal. Councilmember Menth stated that he would like to see more red and less blue and asked how that could be done tonight. Deputy City Administrator Gladhill stated that it would be difficult to negotiate that in tonight's meeting. He stated that the Council could provide specific input to staff. He noted an upcoming joint meeting will occur between the Council and Planning Commission and that could be a good format. Mr. Brown commented that he has been attempting to sell homes in another development and is having difficulty selling the single-family homes but continues to sell the villa product. He commented that the villa product looks like traditional single-family and those passing by cannot tell the difference. He asked the Council to tour some of their other sites. Mayor LeTourneau acknowledged that it can be difficult for some residents in Ramsey to picture the villa product as they are used to larger lots. He acknowledged that the developer is stating that there is a high demand for the villa product. Mr. Brown confirmed that they continue to sell out their villa product while single family homes across the street from this site continue to remain vacant. Councilmember Musgrove stated that she supports this product as it is a method to provide density and fill the desire in the market without building additional apartments in The COR. Mr. Brown commented that the majority of the villa lots are in the 60s for lot width and would look the same as the single-family homes in Riverstone. Councilmember Menth asked if approving this tonight would eliminate the ability to discuss a possible road connectivity. Mr. Brown stated that he would be willing to continue discussions with Riverstone but did not believe that there would be a benefit in connecting the communities. Deputy City Administrator Gladhill stated that staff could discuss

that option with Capstone Homes but noted that it was quite a bit of work to provide the utility connection between the two properties. He stated that the request could be brought forward to Capstone. Councilmember Musgrove asked if the connectivity could be a bike trail or path or would solely apply to a roadway. Councilmember Menth commented on the difficulty of navigating areas with standalone roadways. He used the example of Highway 10, where the neighborhoods are standalone and therefore do not provide a cut through option for passing traffic. He noted that this would be similar, requiring vehicles to use Alpine. Councilmember Specht stated that he prefers not having the connection as it makes the neighborhood safer and eliminates cut through traffic. He agreed that this plan could be a good alternative to an apartment building but would still provide a desired product in the housing market. Mr. Brown commented that there is a demand for the villa product and the price point as the larger lot single-family homes price out a large portion of the market. He stated that the development on the north side of Alpine has remained since 2016 and there is difficulty selling. Deputy City Administrator Gladhill stated that the lots on the north side of Alpine are two acre lots with septic and well, and therefore not the same as the single-family lots proposed with this development.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Specht, Musgrove, and Kuzma. Voting No: Councilmembers Heinrich, Menth, and Riley.

Deputy City Administrator Gladhill noted that this would be contingent upon the draft Comprehensive Plan being approved as well.



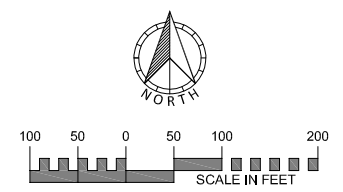
SHEET INDEX TABLE

SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
PH	Phasing Plan
ST	Preliminary Street Plan
SW	Preliminary Sanitary Sewer & Watermain Plan
SS	Preliminary Storm Sewer Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
TS	Tree Survey

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER BK LAND DEVELOPMENT 12929 DEERWOOD LANE DAYTON, MN 55327 CONTACT: ZACH BROWN PHONE: (763) 202-9642 EMAIL: ZACHBROWN@EDINAREALTY.COM

PLAN DATA

LOT COUNT
TRADITIONAL SINGLE-FAMILY LOTS - 29
VILLA-STYLE LOTS - 61
TOTAL = 90 LOTS
PROPOSED ZONING: PUD
1. MINIMUM LOT AREA = 6,500 SF. (Villa) 11,000 SF. (Single Family)
2. MINIMUM LOT WIDTH = 52 FT. (Villa) 60 FT. (Single Family)
3. PUBLIC STREET ROW = 60 FT. (29' B-B STREETS)
4. FRONT YARD SETBACK = 25 FT.
5. SIDE YARD SETBACK = 7.5 FT./7.5 FT. (Single Family) 5 FT./5 FT. (Villa)
6. CORNER SETBACK = 20 FT.
7. MINIMUM REAR YARD SETBACK = 25 FT.



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - SP				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

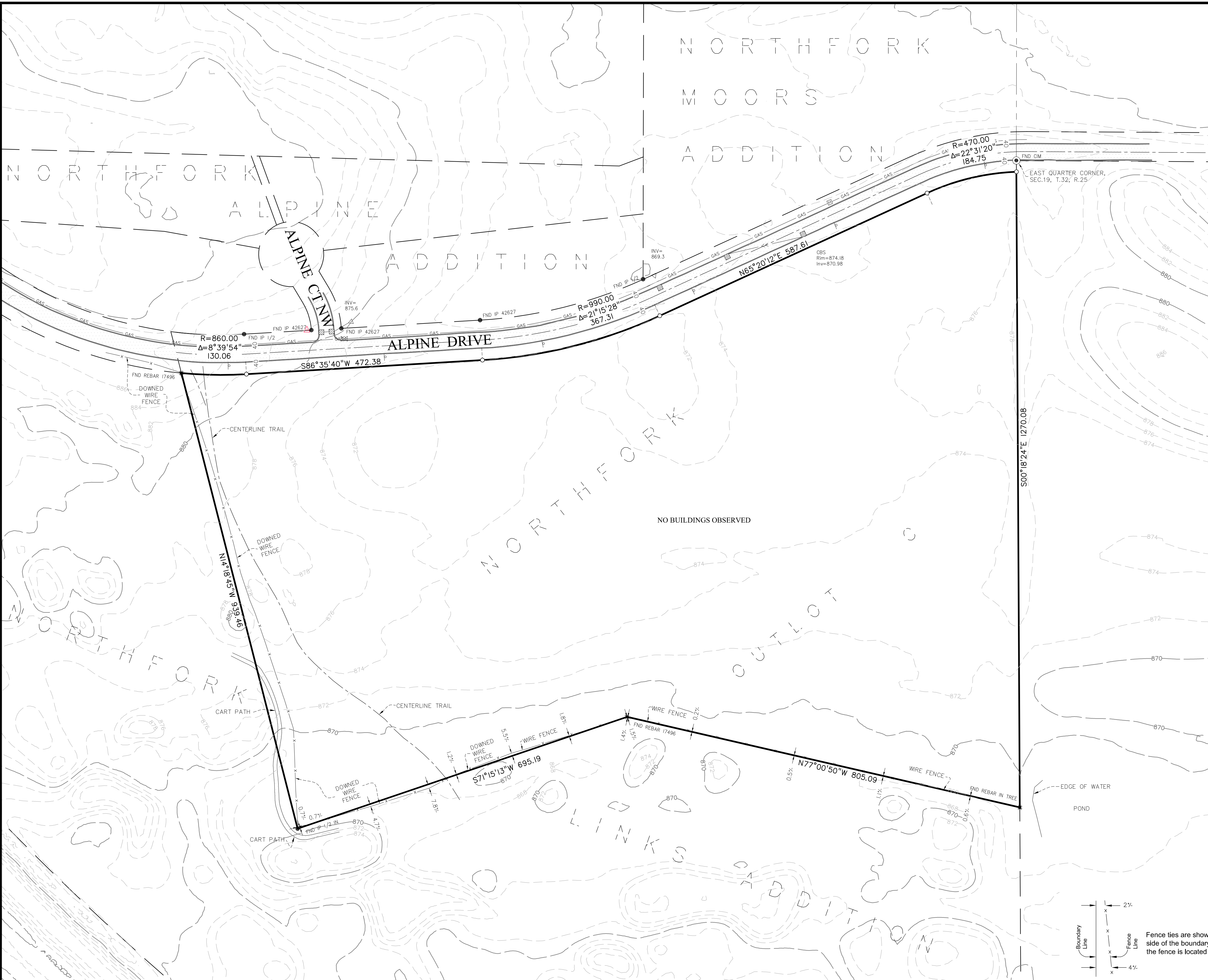
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

RAMSEY, MINNESOTA

PRELIMINARY SITE PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
SP
SP



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Outlot C, Northfork, EXCEPT part of Outlot C platted as Northfork Second, Northfork Third, Northfork Fourth, Northfork Park Addition, Northfork Trail Addition, Northfork Links Addition, Northfork Point Addition, Northfork Links Second Addition, Northfork Lake Addition, Northfork Highlands Addition, Northfork Oaks Addition, Northfork Moors Addition, Northfork Oaks Second Addition, Northfork Oaks Third Addition, Northfork Highlands Second Addition, Northfork Oaks Fourth Addition, Northfork St. Andrews Addition.

And also except that part of Outlot C, lying within Government Lot 5, Section 19, Township 32, Range 25, Anoka County, Minnesota.

Torrens Property
Torrens Certificate No. 138193.

- ALTA/NSPS OPTIONAL TABLE A NOTES**
(The following items reference Table A optional survey responsibilities and specifications)
- Site Address:** XXX Alpine Dr NW, Ramsey, MN 55303
 - Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, FEMA Map No. 27003C0280E, effective date of December 16, 2015.
 - Parcel Area Information:** Gross Area: 1,461,414 s.f. ~ 33.55 acres
 - Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 0202 C which has an elevation of: 889.88 feet (NAVD88). Contours are per LiDAR data derived from Minnesota Department of Natural Resources.
 - Zoning Information:** The current Zoning for the subject property is PUD (Planned Unit Development) per the City of Ramsey's zoning map dated April 2011.

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

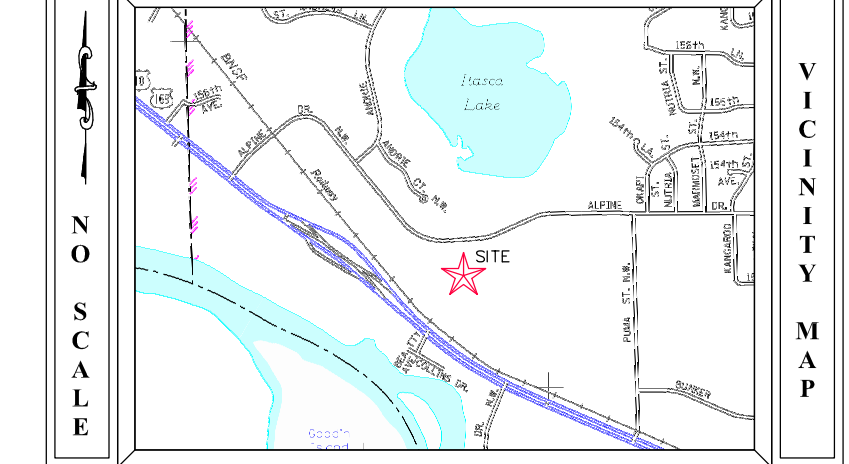
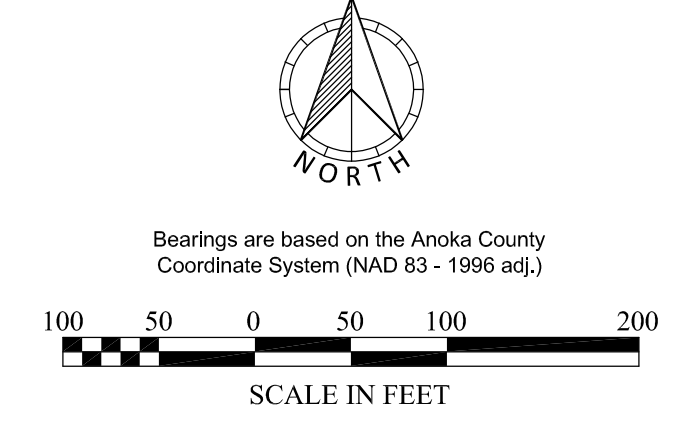
We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 193151424 for a list of utility operators in this area.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Custom Home Builders Title, LLC as issuing agent for Old Republic National Title Insurance Company, File No. HB-41356, dated October 9, 2019.

- We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-8, 11, 13 and 15 are not survey related
 - Item no. 9 - Terms and conditions of Stipulation and Order, in favor of Northwestern Bell Telephone Company, dated November 5, 1952, filed May 19, 1953, as Document No. 13681. *Centerline of permanent right of Northwestern Bell Telephone Company located southerly and westerly of the subject property.*
 - Item no. 10 - Terms and conditions of Stipulation & Order, in favor of Rural Cooperative Power Association, a Minnesota corporation, and Anoka County Cooperative Light & Power Association, a Minnesota Corporation, dated December 9, 1952, filed May 19, 1953, as Document No. 13682. *The locations of the easement are not described and are not clearly depicted in the document.*
 - Item no. 12 - Terms and conditions of Declaration of Roadway Easements for Northfork, in favor of the City of Ramsey, dated September 26, 1985, filed October 29, 1985, as Document No. 145957.
 - Item no. 14 - Terms and conditions of Permanent Easement, in favor of National Golfing Partnership, L.P., a Delaware Limited partnership, dated February 25, 1994, filed February 28, 1994, as Document No. 250463. *Easement is locate northwest of subject property*
 - Item no. 16 - Terms and conditions of Permanent Easement, in favor of National Golf Operating Partnership, L.P., a Delaware limited partnership, dated December 9, 1994, filed March 1, 1995, as Document No. 265224. *"Exhibit A" easement description is not attached to the document. We are unable to show the location of this easement.*
- Observations/Comments noted hereon per field survey such as (but not limited to): access, occupation, and easements and/or servitudes:
 - A trail runs from Alpine Drive on the north running south across the west portion of the property to the south line of the subject property.
 - There is an Outlot C, NORTH FORK remnant area that was not within any of the exception plats. It is located northerly of the subject parcel and shown hereon page 2. The area was not dedicated as road by any of the plats.



SURVEY LEGEND

<ul style="list-style-type: none"> ● CAST IRON MONUMENT ○ IRON PIPE MONUMENT SET ○ IRON PIPE MONUMENT FOUND ✕ DRILL HOLE FOUND ✕ CHISELED "X" MONUMENT SET ✕ CHISELED "X" MONUMENT FOUND ✕ REBAR MONUMENT FOUND △ PK NAIL MONUMENT SET ▲ PK NAIL MONUMENT FOUND ○ PK NAIL W/ ALUMINUM DISC △ SURVEY CONTROL POINT ○ A/C UNIT ○ CABLE TV PEDESTAL □ ELECTRIC TRANSFORMER □ ELECTRIC MANHOLE □ ELECTRIC METER □ ELECTRIC OUTLET ○ YARD LIGHT □ LIGHT POLE □ GAS METER □ GAS VALVE □ GAS MANHOLE □ HAND HOLE □ MAIL BOX 	<ul style="list-style-type: none"> ○ PIEZOMETER ○ POWER POLE ○ GUY WIRE □ ROOF DRAIN □ LIFT STATION ○ SANITARY MANHOLE ○ SANITARY CLEANOUT ○ STORM MANHOLE ○ STORM DRAIN ○ CATCH BASIN ○ FLARED END SECTION ○ TREE CONIFEROUS ○ TREE DECIDUOUS ○ TREE CONIFEROUS REMOVED ○ TREE DECIDUOUS REMOVED ○ TELEPHONE MANHOLE ○ TELEPHONE PEDESTAL ○ UTILITY MANHOLE ○ UTILITY PEDESTAL ○ UTILITY VAULT ○ WATERMAIN MANHOLE ○ WATER METER ○ WATER SPIGOT ○ WELL ○ CURB STOP ○ GATE VALVE ○ HYDRANT ○ SIGN 	<ul style="list-style-type: none"> WOE WALKOUT ELEVATION FFE FIRST FLOOR ELEVATION GFE GARAGE FLOOR ELEVATION TOF TOP OF FOUNDATION ELEV. LOE LOWEST OPENING ELEV. CONCRETE BITUMINOUS BUILDING SETBACK LINE CABLE TV CONCRETE CURB CONTOUR EXISTING CONTOUR PROPOSED GUARD RAIL DT DRAIN TILE ELC ELECTRIC UNDERGROUND FENCE FO FIBER OPTIC UNDERGROUND GAS GAS UNDERGROUND OVERHEAD UTILITY TREE LINE STORM SEWER STORM SEWER TEL TELEPHONE UNDERGROUND RETAINING WALL UTILITY UNDERGROUND WATERMAIN TRAFFIC SIGNAL RAILROAD TRACKS
--	---	---

FIELD CREW	NO.	BY	DATE	REVISION
JJA				
DRAWN				
JJA				
CHECKED				
JJA				
DATE				
11/26/2019				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: BK Land Development, LLC; AKM Farm, LLC; Custom Hom Builders, LLC; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8, and 11 of Table A thereof. The field work was completed on December 13, 2019.

Date of Plat or Map: December 17, 2019

Jared J. Averbeck
Jared J. Averbeck, PLS
Minnesota License No. 53642

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

ENGINEERS SURVEYORS DESIGNERS PLANNERS

TWP:32-RGE.25-SEC.19
Anoka County

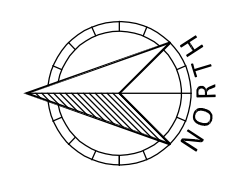
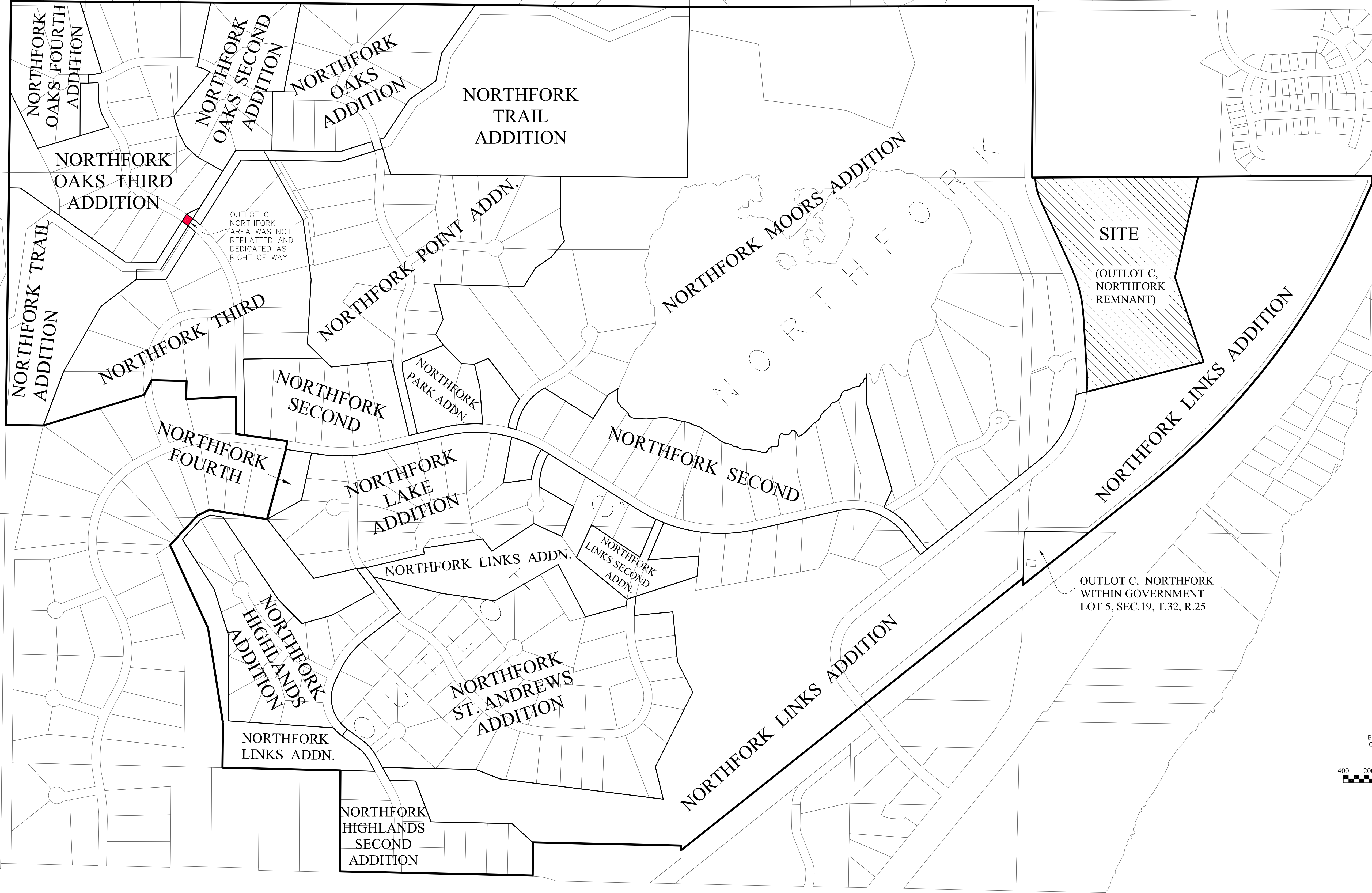
Ramsey, MINNESOTA

ALTA/NSPS LAND TITLE SURVEY

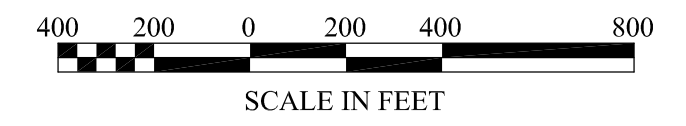
PREPARED FOR:
BK LAND DEVELOPMENT, LLC

FILE NO.
10945-003

1
2

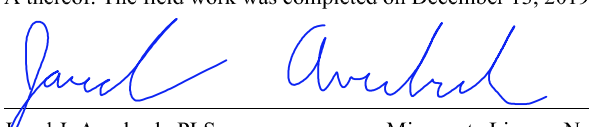


Bearings are based on the Anoka County Coordinate System (NAD 83 - 1986 adj.)



FIELD CREW	NO.	BY	DATE	REVISION
JJA				
DRAWN				
JJA				
CHECKED				
JJA				
DATE				
11/26/2019				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: BK Land Development, LLC; AKM Farm, LLC; Custom Hom Builders, LLC; and Old Republic National Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8, and 11 of Table A thereof. The field work was completed on December 13, 2019.
 Date of Plat or Map: December 17, 2019

 Jared J. Averbeck, PLS Minnesota License No. 53642

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
 WWW.SATHRE.COM

TWP:32-RGE.25-SEC.19
 Anoka County
**Ramsey,
 MINNESOTA**

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR:
BK LAND DEVELOPMENT, LLC

FILE NO.
 10945-003
2
2

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Outlot C, Northfork, EXCEPT part of Outlot C platted as Northfork Second, Northfork Third, Northfork Fourth, Northfork Park Addition, Northfork Trail Addition, Northfork Links Addition, Northfork Point Addition, Northfork Links Second Addition, Northfork Lake Addition, Northfork Highlands Addition, Northfork Oaks Addition, Northfork Moors Addition, Northfork Oaks Second Addition, Northfork Oaks Third Addition, Northfork Highlands Second Addition, Northfork Oaks Fourth Addition, Northfork St. Andrews Addition.

And also except that part of Outlot C, lying within Government Lot 5, Section 19, Township 32, Range 25, Anoka County, Minnesota.

Torrens Property
Torrens Certificate No. 138193.

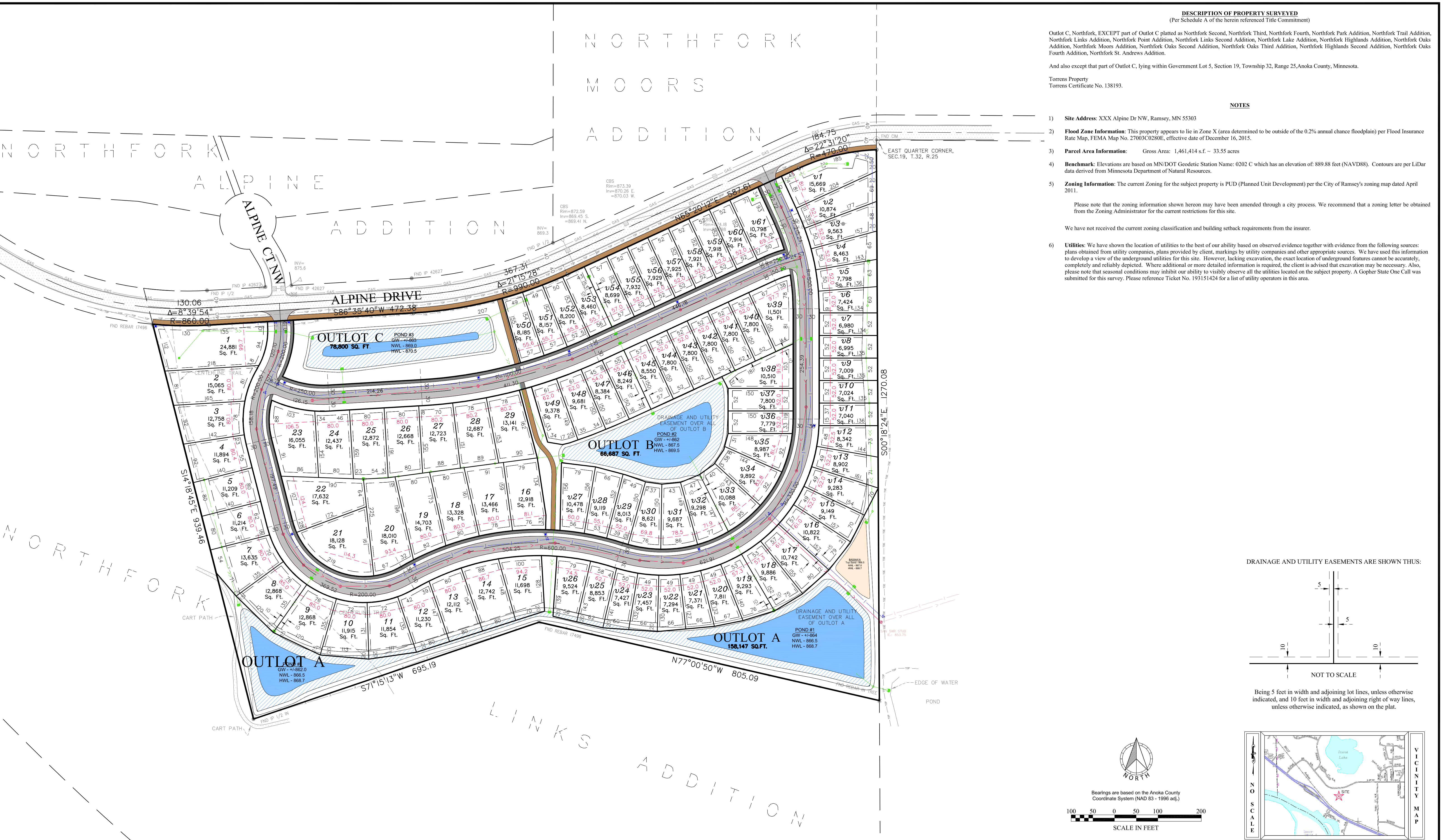
NOTES

- 1) **Site Address:** XXX Alpine Dr NW, Ramsey, MN 55303
- 2) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, FEMA Map No. 27003C0280E, effective date of December 16, 2015.
- 3) **Parcel Area Information:** Gross Area: 1,461,414 s.f. ~ 33.55 acres
- 4) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 0202 C which has an elevation of: 889.88 feet (NAVD88). Contours are per LiDAR data derived from Minnesota Department of Natural Resources.
- 5) **Zoning Information:** The current Zoning for the subject property is PUD (Planned Unit Development) per the City of Ramsey's zoning map dated April 2011.

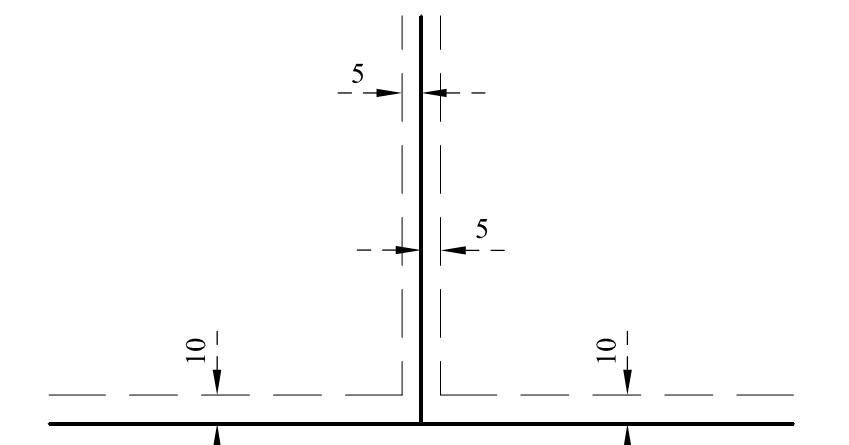
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

We have not received the current zoning classification and building setback requirements from the insurer.

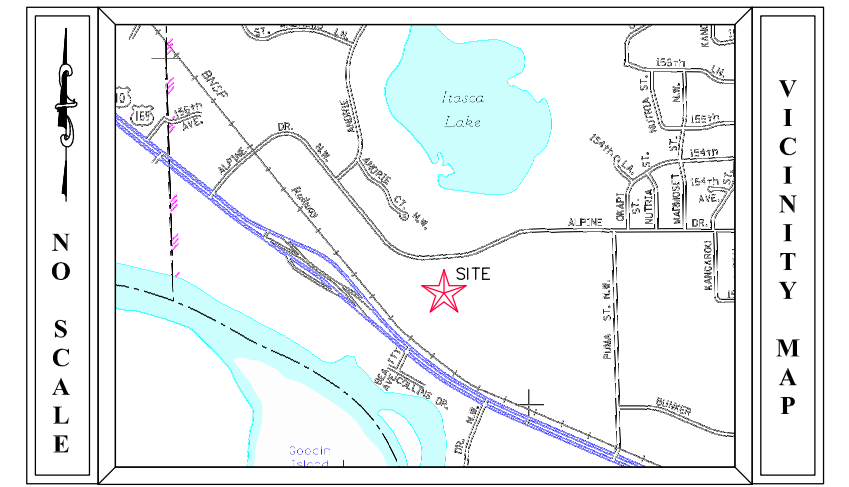
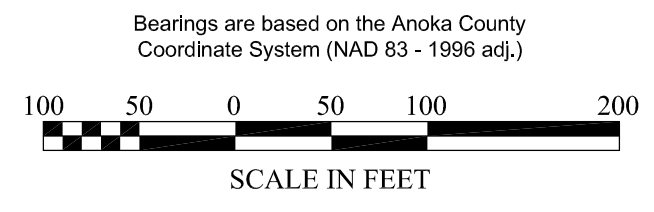
- 6) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 193151424 for a list of utility operators in this area.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



FIELD CREW	NO.	BY	DATE	REVISION
JJA				
DRAWN				
JJA				
CHECKED				
JJA				
DATE				
11/26/2019				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

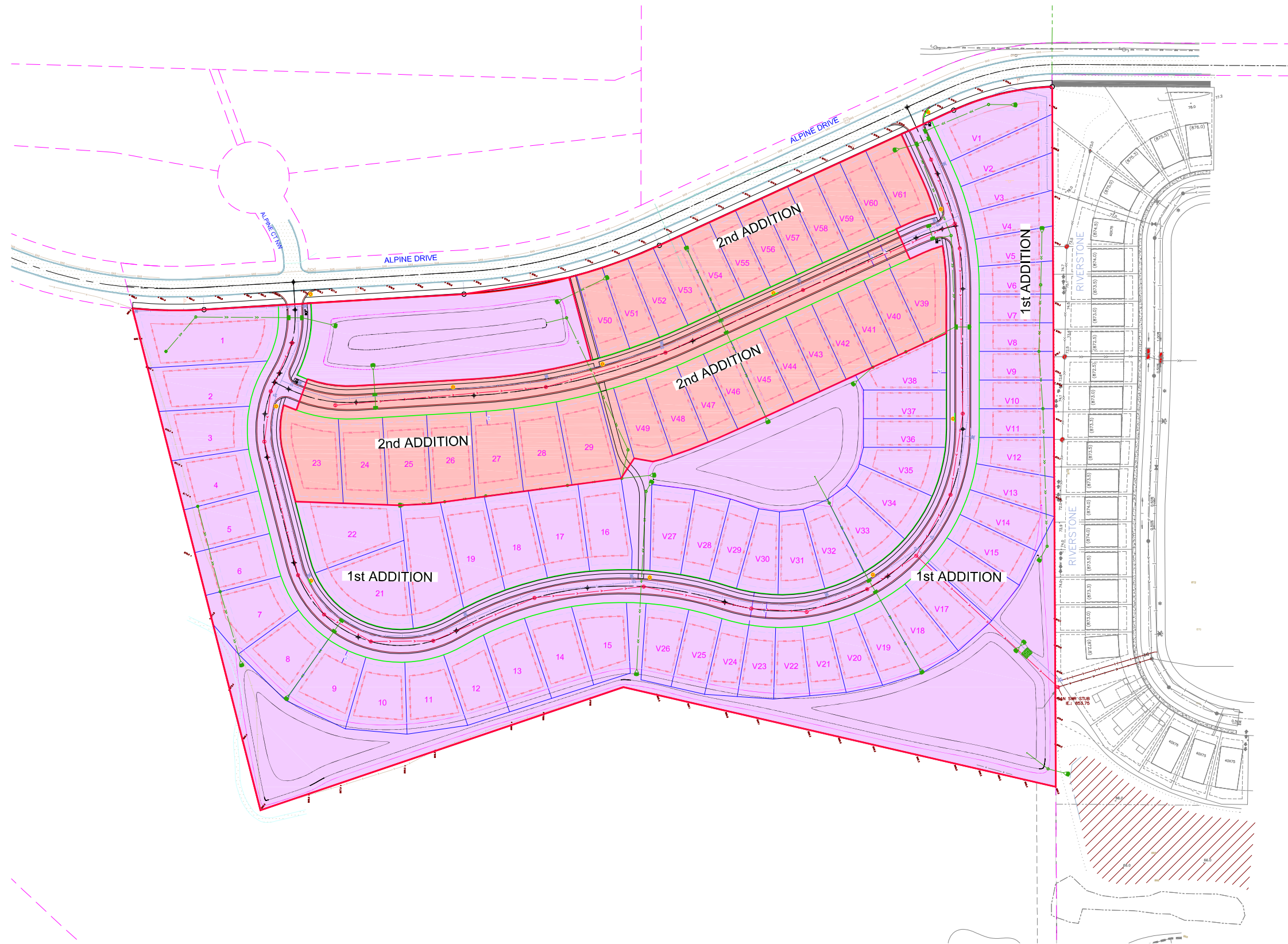
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 4th day of March, 2020.
Jared J. Averbeck
Jared J. Averbeck, PLS
javerbeck@sathre.com
Minnesota License No. 53642

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:32-RGE.25-SEC.19
Anoka County
Ramsey, MINNESOTA

PRELIMINARY PLAT
THE PRESERVE AT NORTHFORK
PREPARED FOR:
BK LAND DEVELOPMENT, LLC

FILE NO.
10945-003
1
1



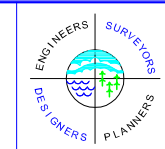
DENOTES 1ST ADDITION LOTS
 DENOTES 2ND ADDITION LOTS

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - SP				
DRAWN BY				
MJV				
CHECKED BY				
ERJ				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659



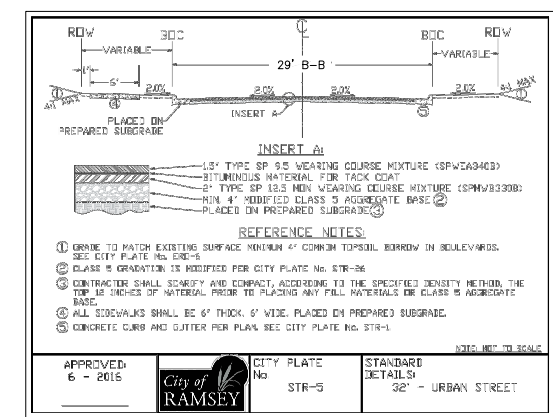
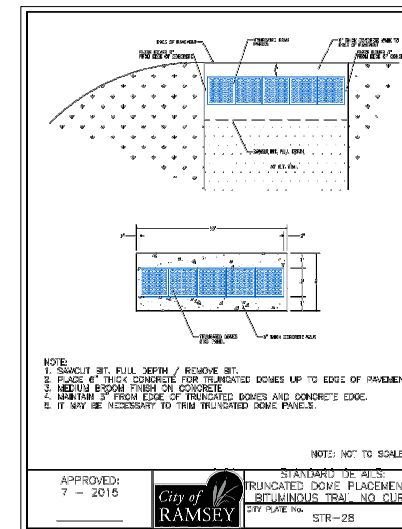
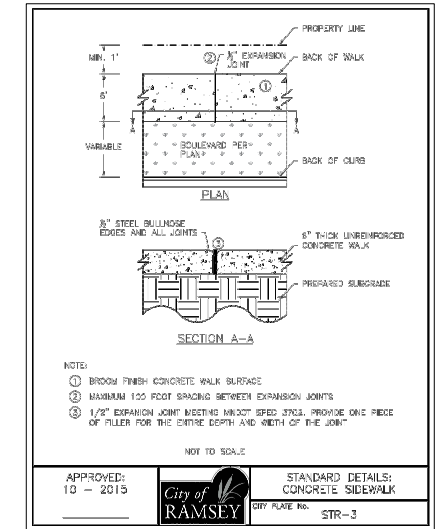
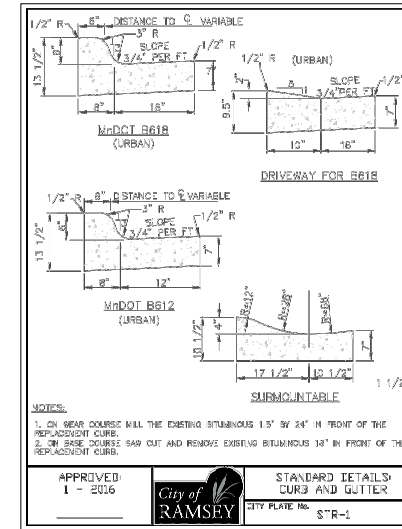
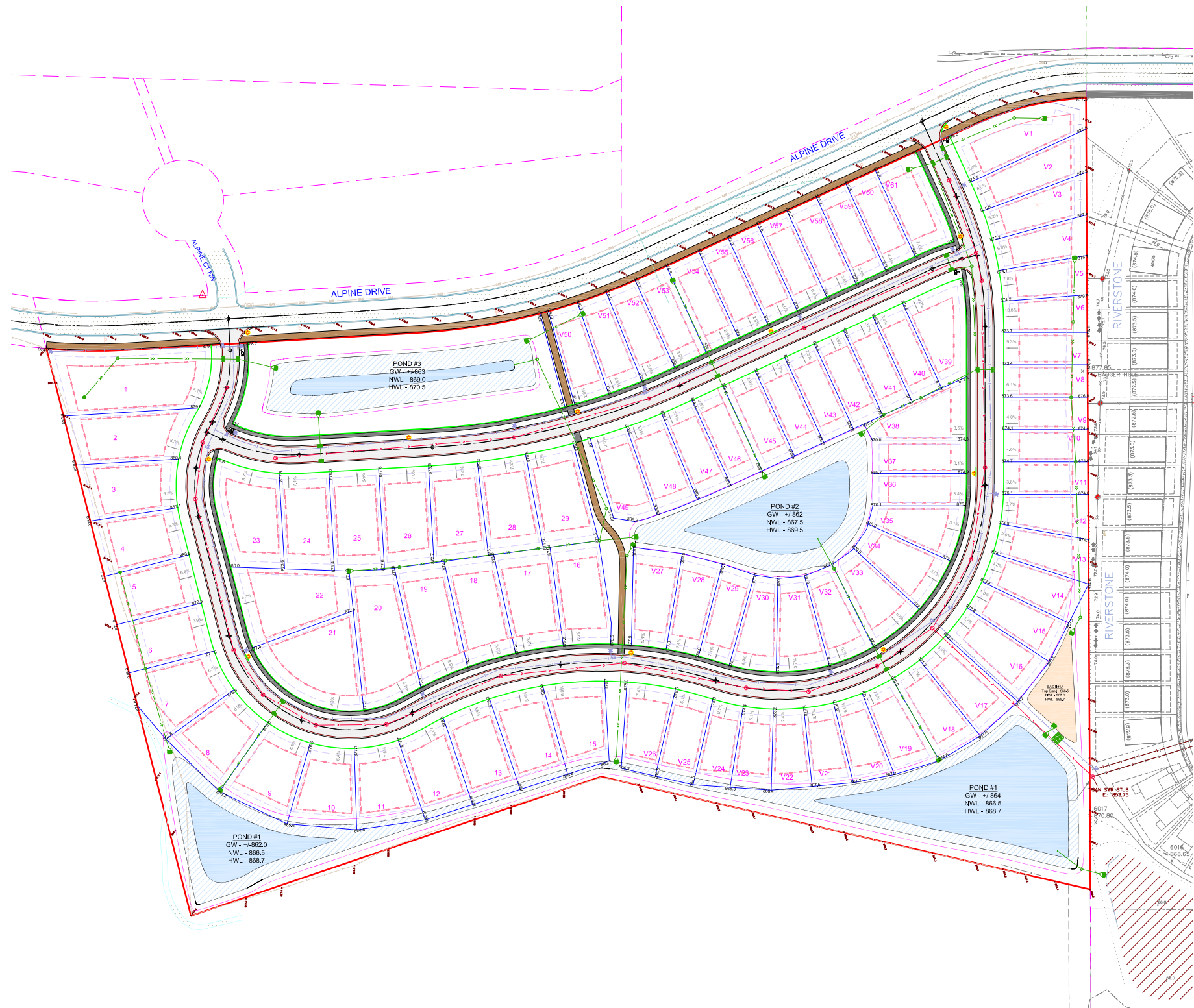
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

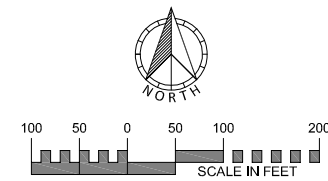
RAMSEY, MINNESOTA

PHASING PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
PH
PH



- STREET NOTES:**
- ALL PUBLIC STREETS ARE 29' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK.
 - SEE CITY DETAILS FOR STREET DESIGN STANDARDS.
 - ALL SIDEWALKS SHALL BE 6" (STR-3). CONSTRUCT PED RAMP AT EACH CURB AND OR/ROAD INTERSECTION.
 - ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH PLASTIC RINGS.



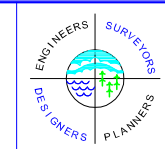
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - UTILITY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
ERIC R. JOHNSON, P.E.
Date: 03/05/20 Lic. No. 56659

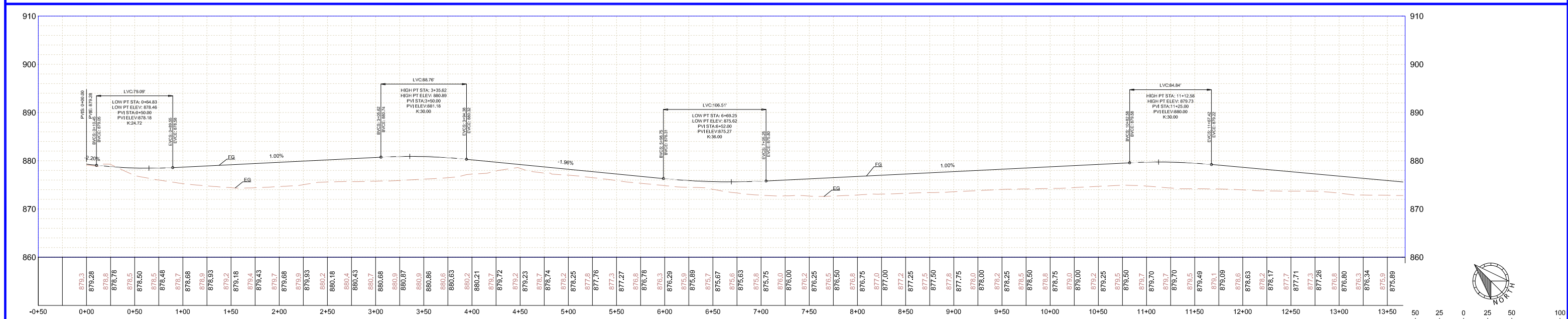
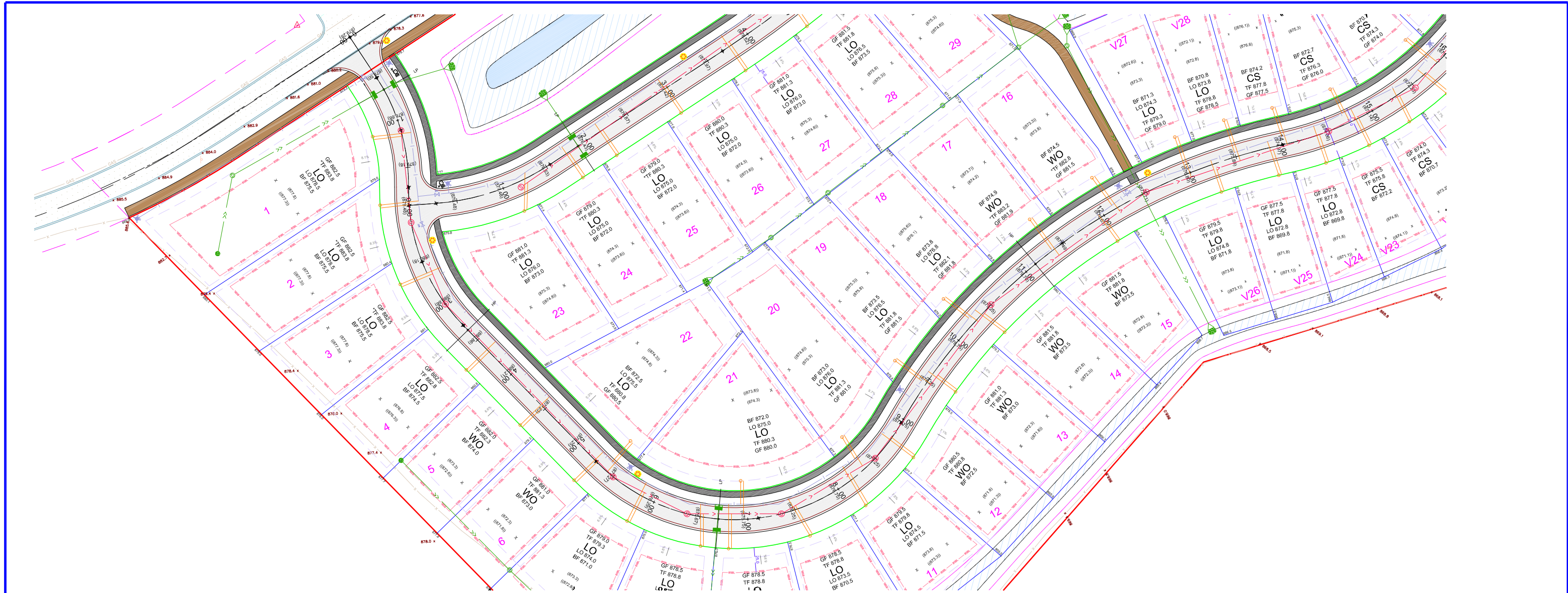


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---
RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
10945-003
ST1
ST4



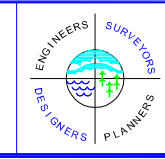
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - UTILITY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

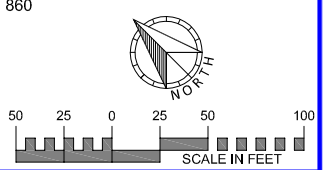


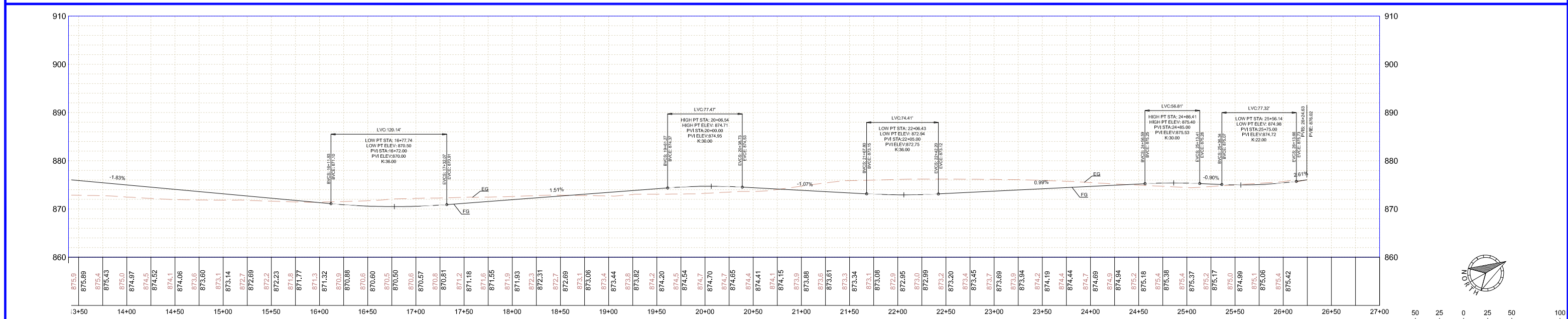
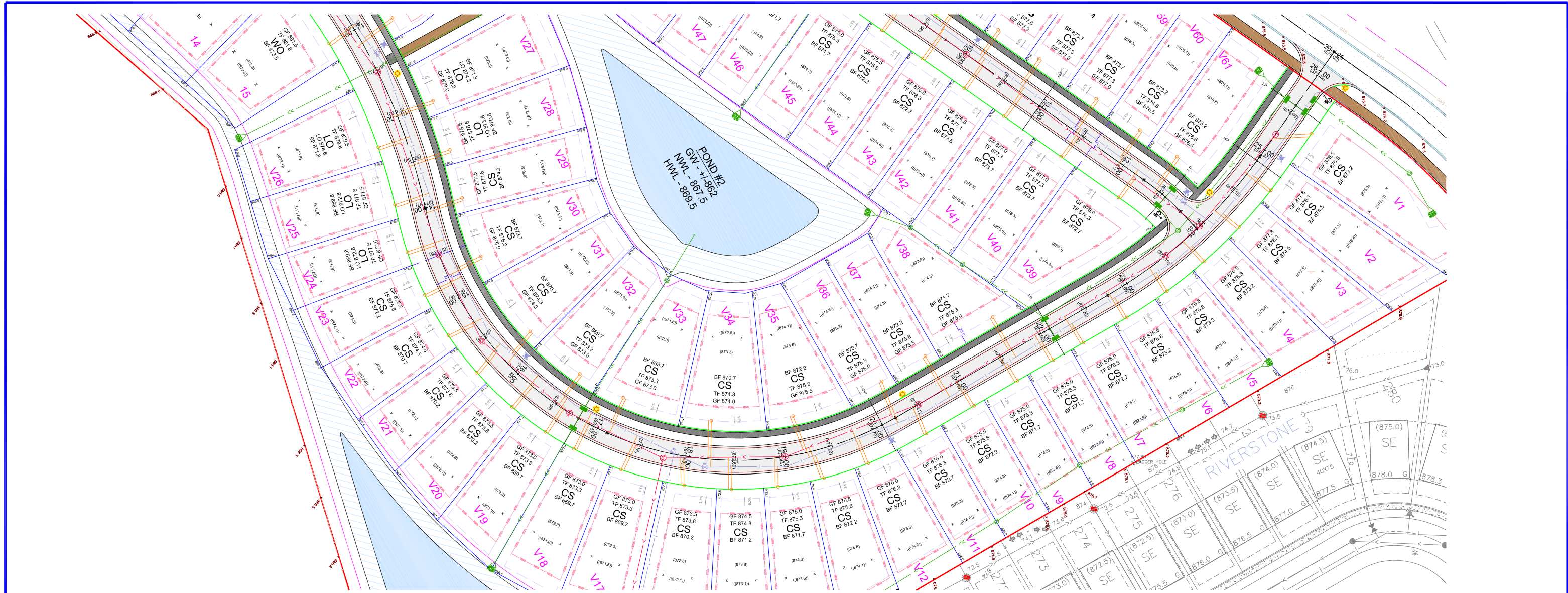
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

CITY PROJECT NO.
 --
RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
ST2
ST4





EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - UTILITY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

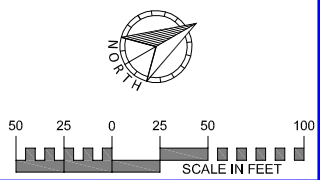
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

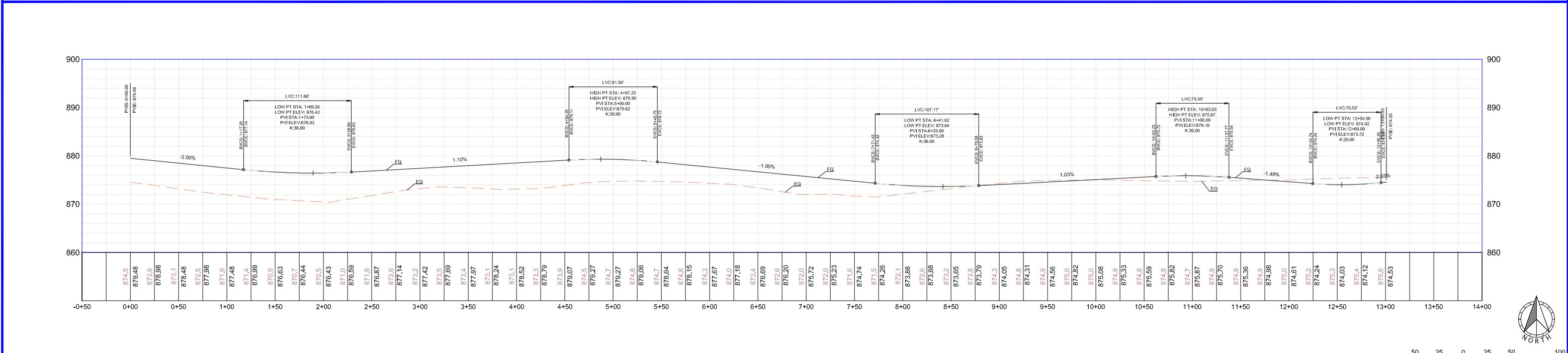
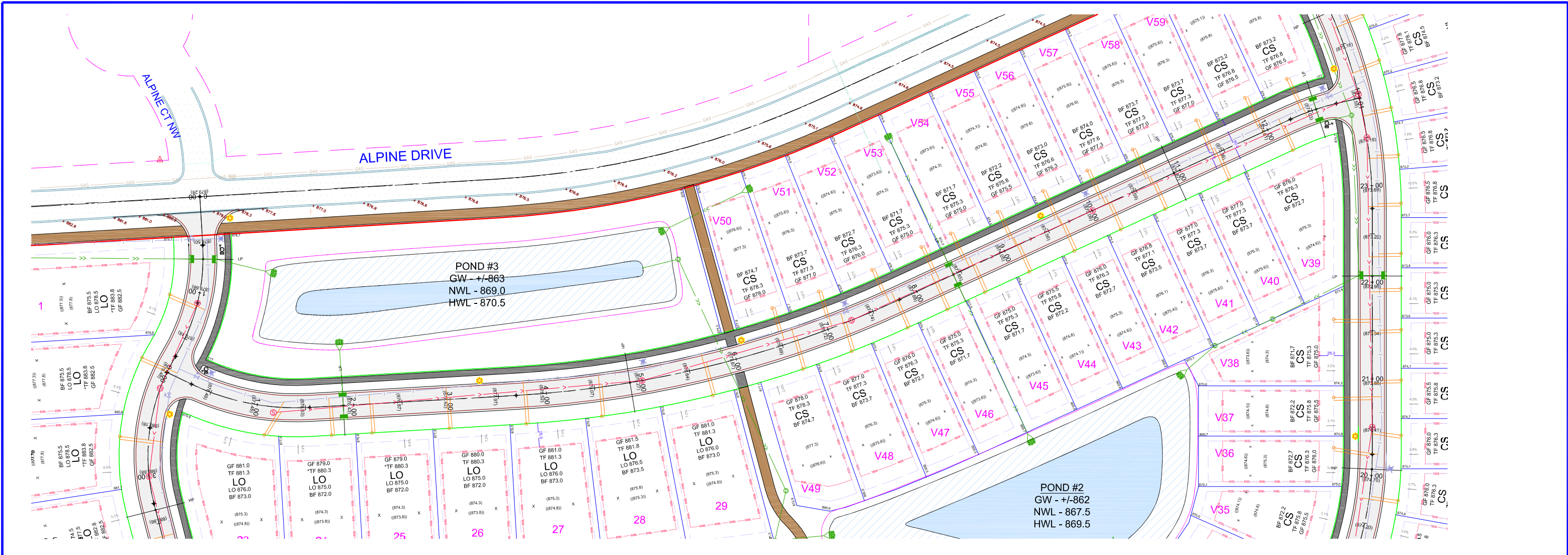
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

CITY PROJECT NO.
 --
 RAMSEY,
 MINNESOTA

PRELIMINARY STREET PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
ST3
ST4





EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - UTILITY				
DRAWN BY				
CHECKED BY				
DATE				
			03/05/20	

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

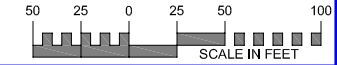
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

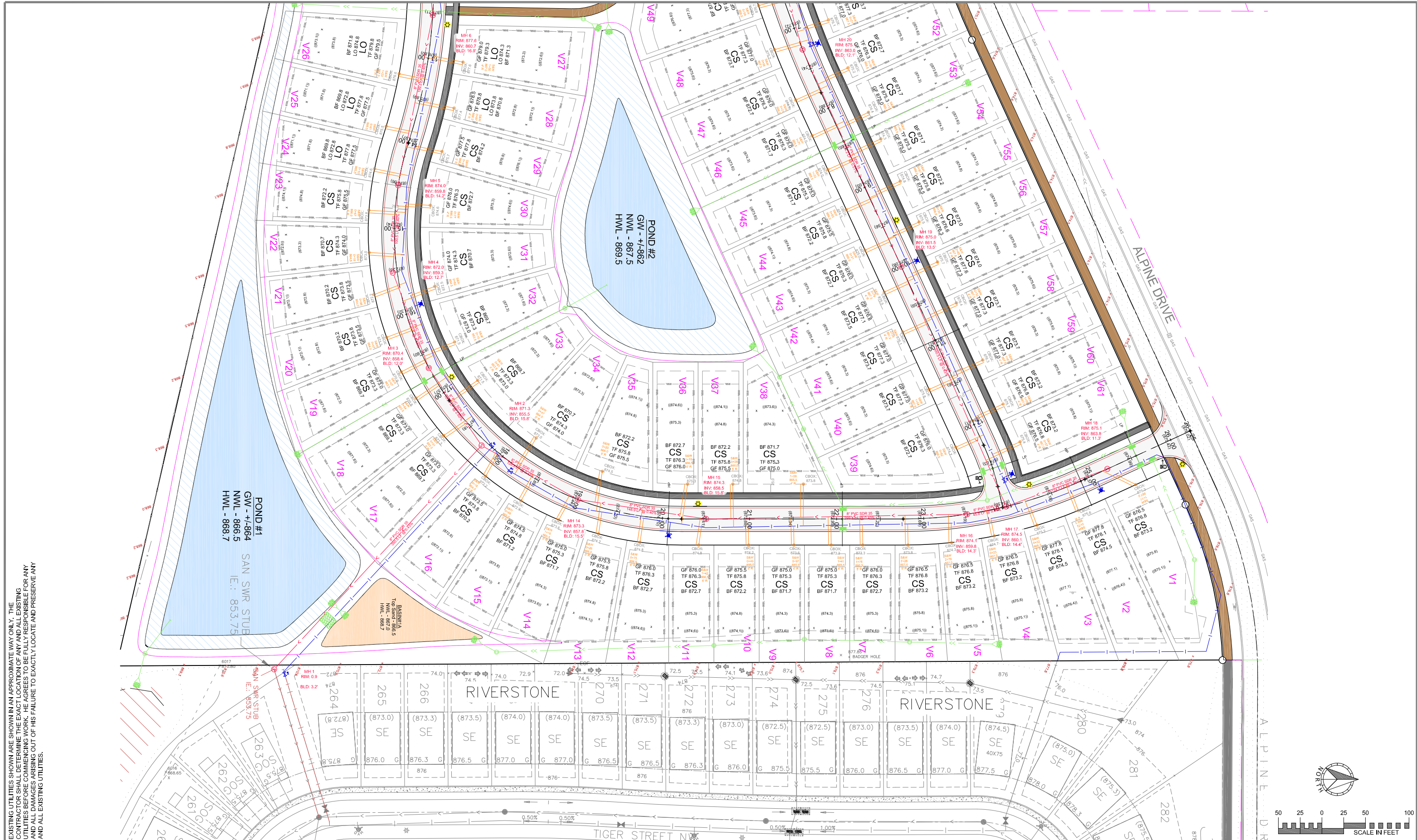
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

CITY PROJECT NO.
 --
RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
ST4
ST4





EXISTING UTILITIES SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - UTILITY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

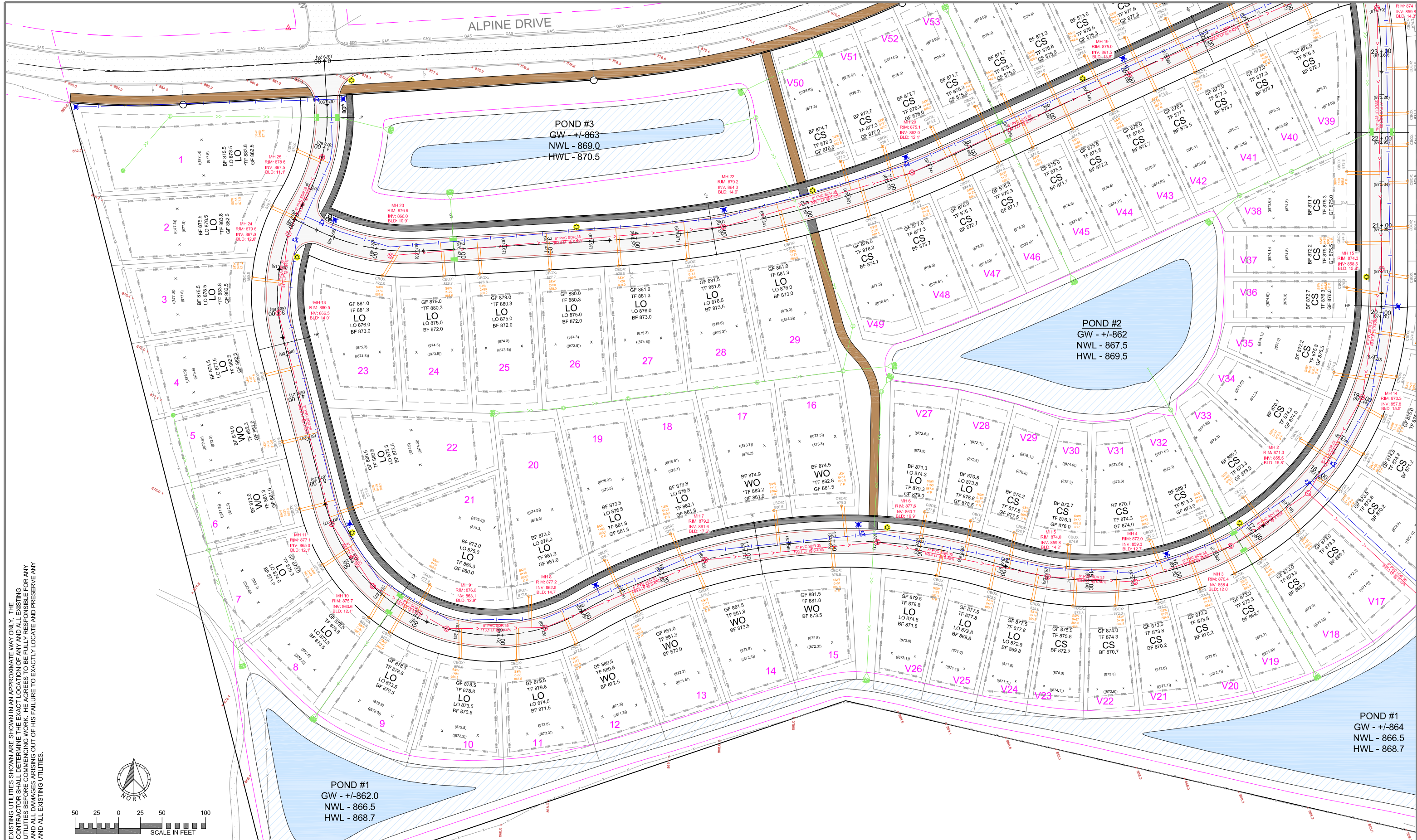
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

CITY PROJECT NO. **RAMSEY, MINNESOTA**

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10945-003
SW1
SW2



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - UTILITY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
 --

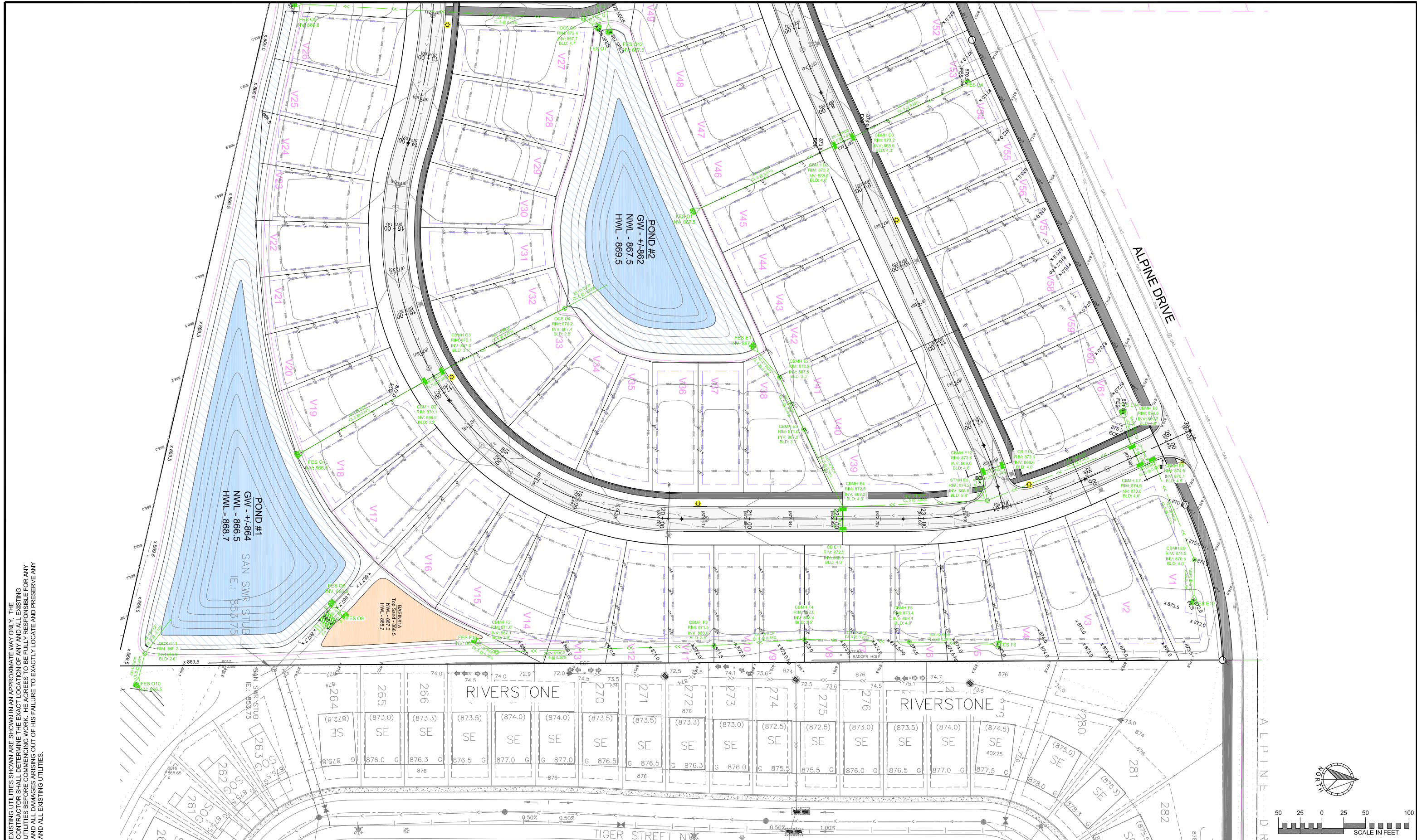
**RAMSEY,
 MINNESOTA**

**PRELIMINARY SANITARY SEWER &
 WATERMAIN PLAN**
 THE PRESERVE AT NORTHFORK
 BK LAND DEVELOPMENT

FILE NO.
 10945-003

SW2

SW2



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - UTILITY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

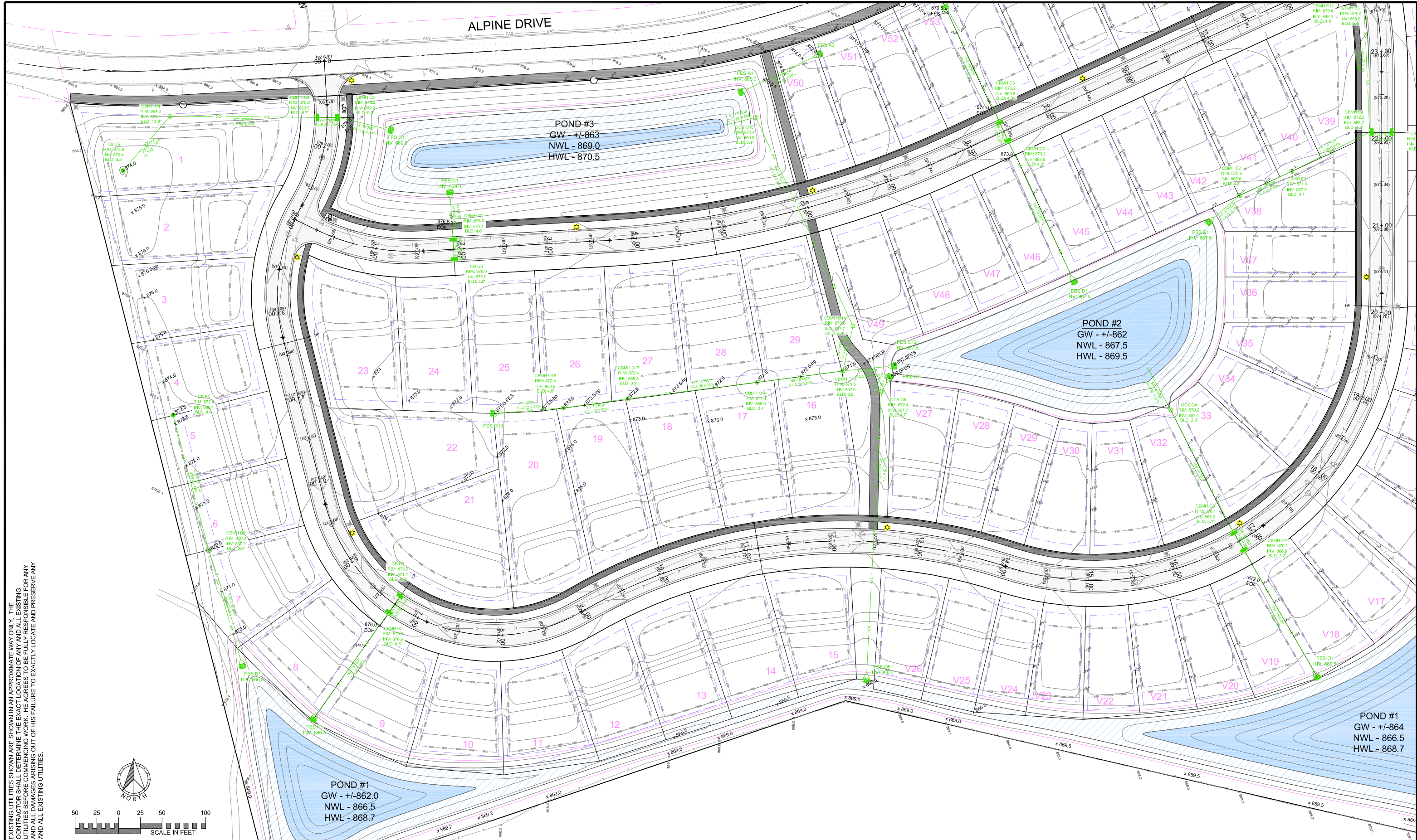
Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

CITY PROJECT NO. ---
RAMSEY, MINNESOTA

PRELIMINARY STORM SEWER PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
SS1
SS2



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - UTILITY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

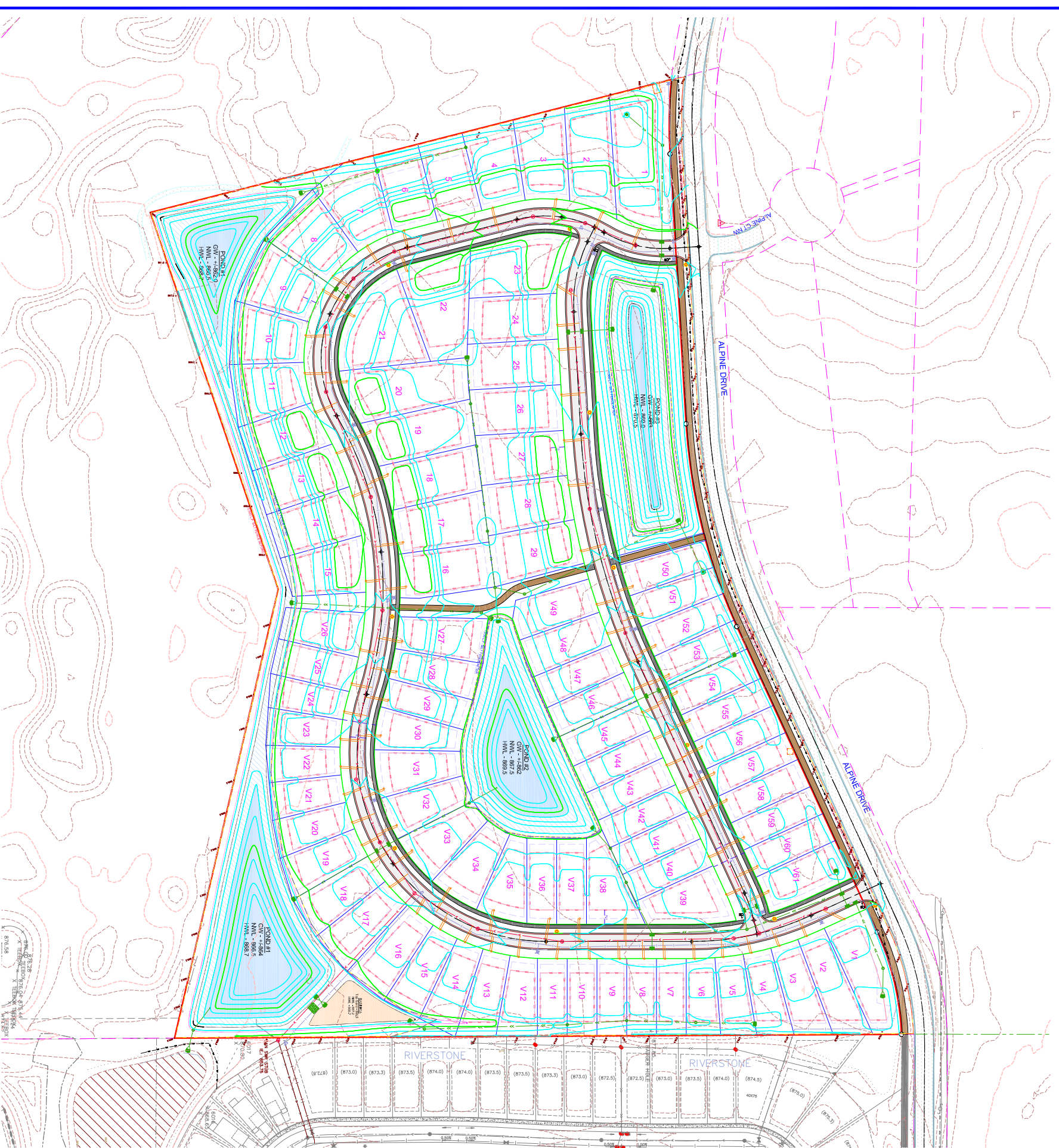
CITY PROJECT NO.
 --
RAMSEY, MINNESOTA

PRELIMINARY STORM SEWER PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
SS2
SS2

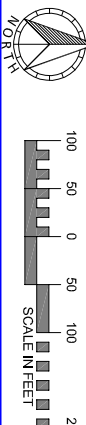
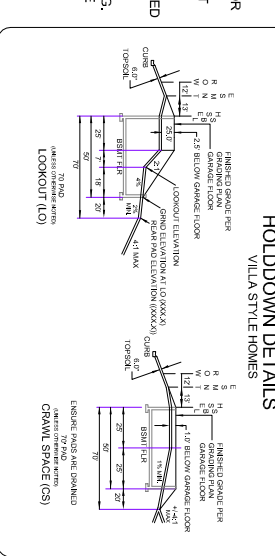
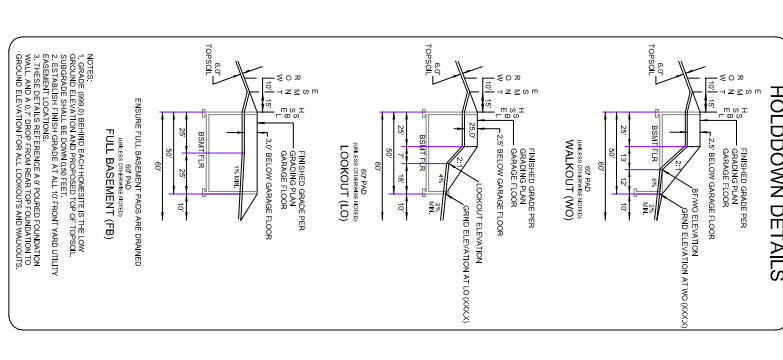
SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
INNER CONTOUR		
MAJOR CONTOUR		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RESID-CHAWN		
DRAIN TILE ENCLOSURES		
BACKWARD SLOPE BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RAWP		
STORM STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
PROBANT		
GATE VALVE		
WELL		
DRAINAGE CONDUIT / BARRAGE		
EMERGENCY OVERFLOW SWALE		
SOIL BERING LOCATION		
WETLAND BUFFER POST		
SILT FENCE		
SPOT ELEVATION		
TIE SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		

- GENERAL NOTES:
- INSTALL SILT FENCE AS SHOWN ON PLAN. AS REQUIRED BY THE CITY OF RAMSEY OR DIRECTED BY THE ENGINEER.
 - THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 - BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERIM DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED POND BASINS.
 - INSPECT POND. SILT FENCE AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NEPS PERMITS.
 - LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NML AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
 - REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 - POND - 10-1 BENCH (1 FOOT THEN 4:1 MAX)
 - LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 - THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 - THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF PLUMOUTH DETAIL ST-22& ST-23 FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN. A BUILDING PERMIT & A FINAL INSPECTION REPORT.
 - A 1"2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE. TO REPLACE SILT FENCE AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
 - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES RESPONSIBLE FOR CLEANING OF STREETS, BOULEVARD AND UTILITY FACILITIES CONSTRUCTED UNDER OR ON PAVED SOIL MATERIAL OR OTHER.
 - EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 - BUILDING PADS ARE 60" DEEP (SINGLE-FAMILY) & 70" DEEP (MULTI). UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.



- RESTORATION NOTES
- RESTORATION - xx ACRES
- RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTR.
 - SEED POND SLOPES AND DETENTION AREAS WITH MINDOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
 - SEED BASIN AREAS WITH MINDOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
 - SEED ALL OTHER DISTURBED AREAS WITH MINDOT 260 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
 - PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - ON-LOT COVER PLANTING OF 1" SIZES AND DISC AND/OR IMMEDIATELY AFTER PLANTING. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
 - MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 - SILT FENCE. BEFORE GRADING - 5,500 LF AFTER GRADING - 3,880 LF
 - WOODFIBER BLANKET - 50 SY

- ONSITE BUMPS
- NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
 - SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
 - RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND INLET PROTECTION CONTROL.
 - INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICES IS APPLICABLE.
 - SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ALONG DOWN GRADIENT GRADIENT TO PROVIDE ADEQUATE SLOPE STABILIZATION.
 - BORINGS - BORINGS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT WETLANDS FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM.
 - INfiltration/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
 - STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
 - PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
 - DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOWN IN THE EROSION CONTROL PLANS.



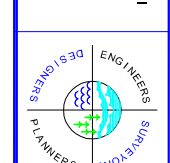
DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - GP				
DRAWN BY				
CHECKED BY				
DATE				
03/08/20				

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF SATHRE-BERGQUIST, INC. SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY IMPEACH THE AUTHORITY OF SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
Eric R. Johnson P.E.
Date: 03/05/20 Lic. No. 56659



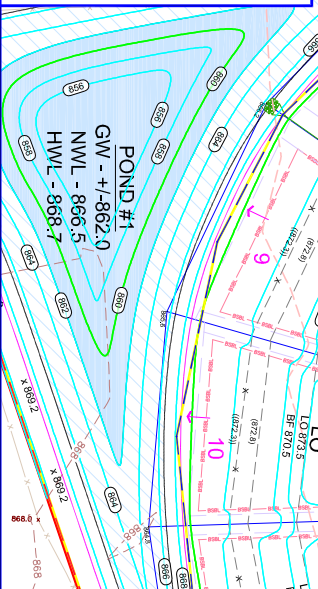
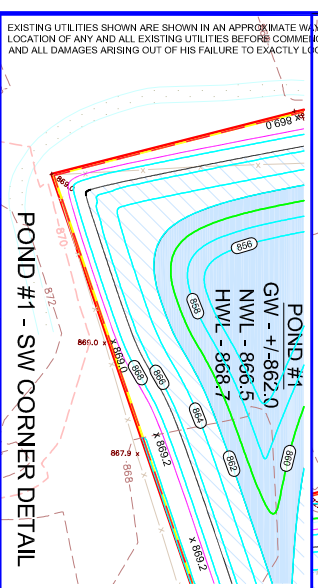
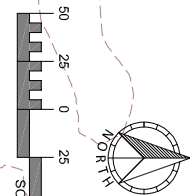
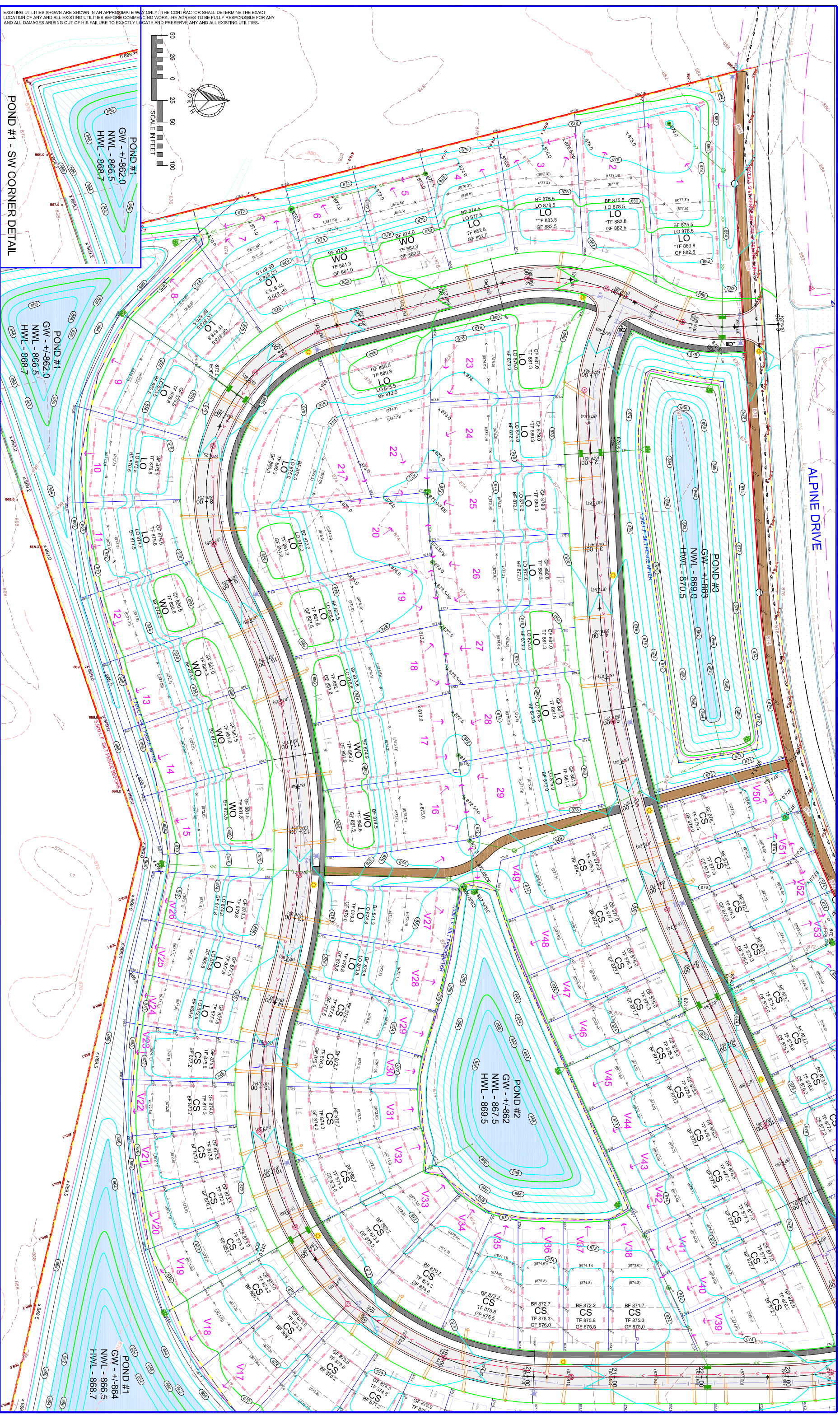
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-0000

CITY PROJECT NO. ---
RAMSEY, MINNESOTA

PRELIMINARY GRADING PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10946-003
GP1
GP3

ALPINE DRIVE



DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - GP				
DRAWN BY				
CHECKED BY				
DATE				
03/08/20				

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SAID AUTHORIZATION. CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
Eric R. Johnson, P.E.
Date: 03/05/20 Lic. No. 56659

ENGINEERS
PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZITA, MN. 55391 (952) 478-0000

CITY PROJECT NO. _____

RAMSEY, MINNESOTA

PRELIMINARY GRADING PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

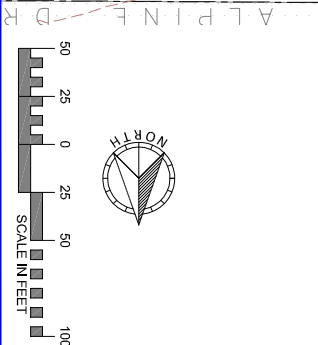
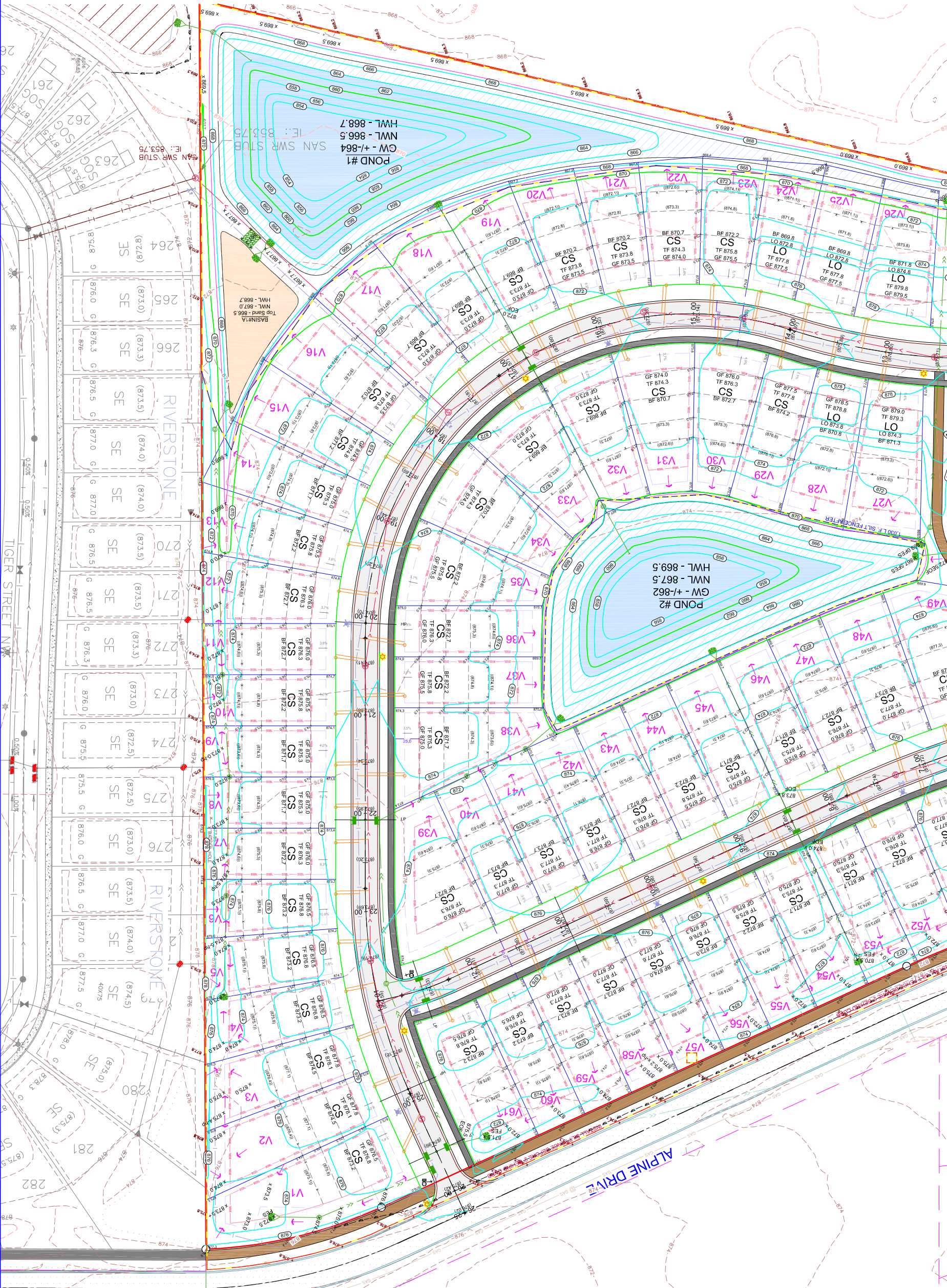
FILE NO. 10945-003
GP2
GP3

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE
PRELIM - GP			
DRAWN BY			
MAV			
CHECKED BY			
ERJ			
DATE			
03/08/20			

REVISIONS

<p>USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF SATHRE-BERGQUIST, INC. SAID AUTHORIZATION CONSTITUTES AN ILLICIT AND UNLAWFUL USE OF THE PRODUCT AND SHALL THEREBY CONSTITUTE A VIOLATION OF THE TERMS AND CONDITIONS OF THE SALES AGREEMENT. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLICIT USE OF THIS PRODUCT LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLICIT USE.</p>
<p>HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p><i>Eric R. Johnson</i> Eric R. Johnson, P.E. Date: 03/05/20 Lic. No. 56659</p>



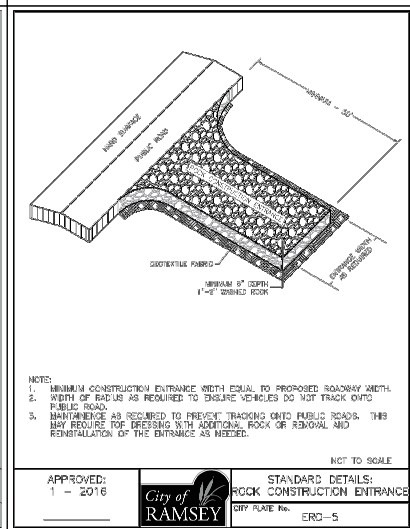
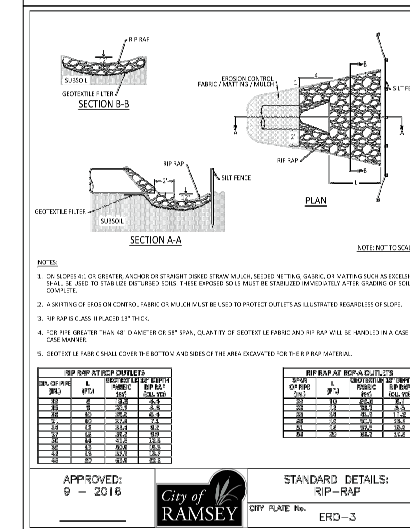
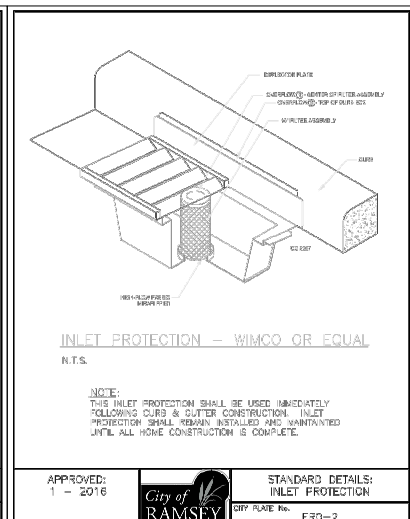
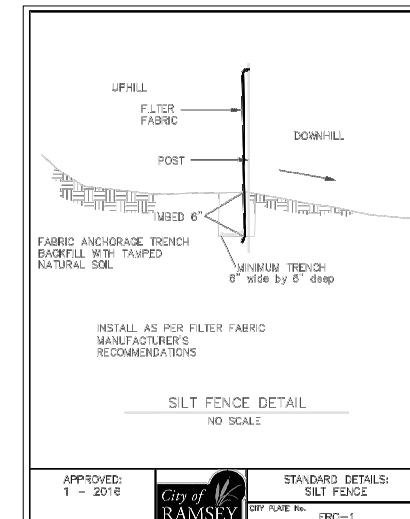
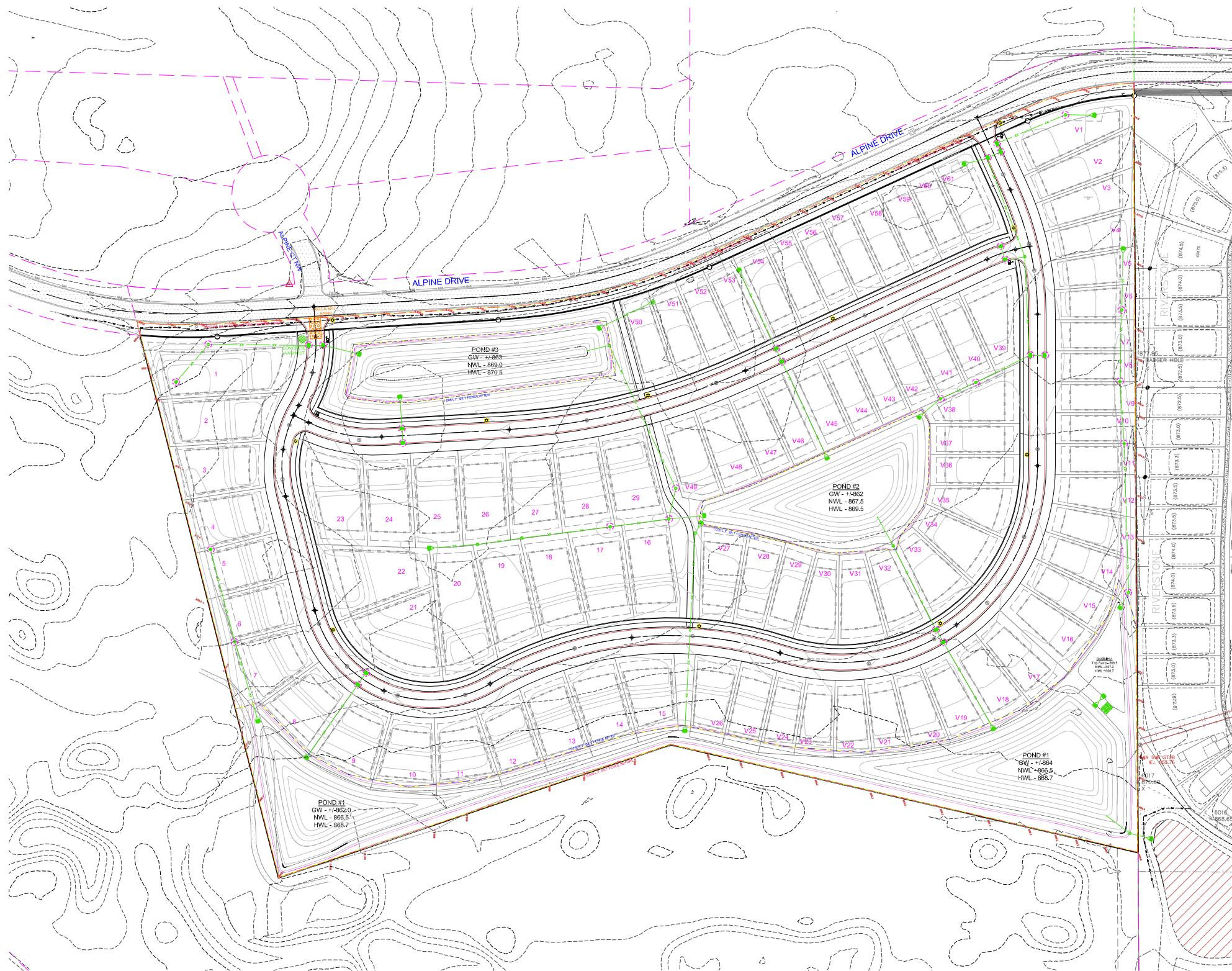
ENGINEERS
PLANNERS








SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-0000

CITY PROJECT NO. _____

PRELIMINARY GRADING PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10945-003
GP3
GP3



-  ROCK ENTRANCE BERM
-  SILT FENCE
-  POST GRADING SILT FENCE
-  BIO-ROLL
-  CONCRETE WASHOUT
-  INLET PROTECTION
-  WOODFIBER BLANKET

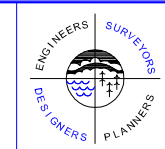
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - EC				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

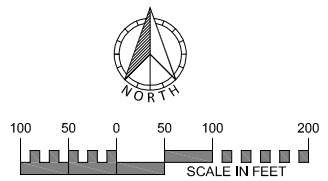


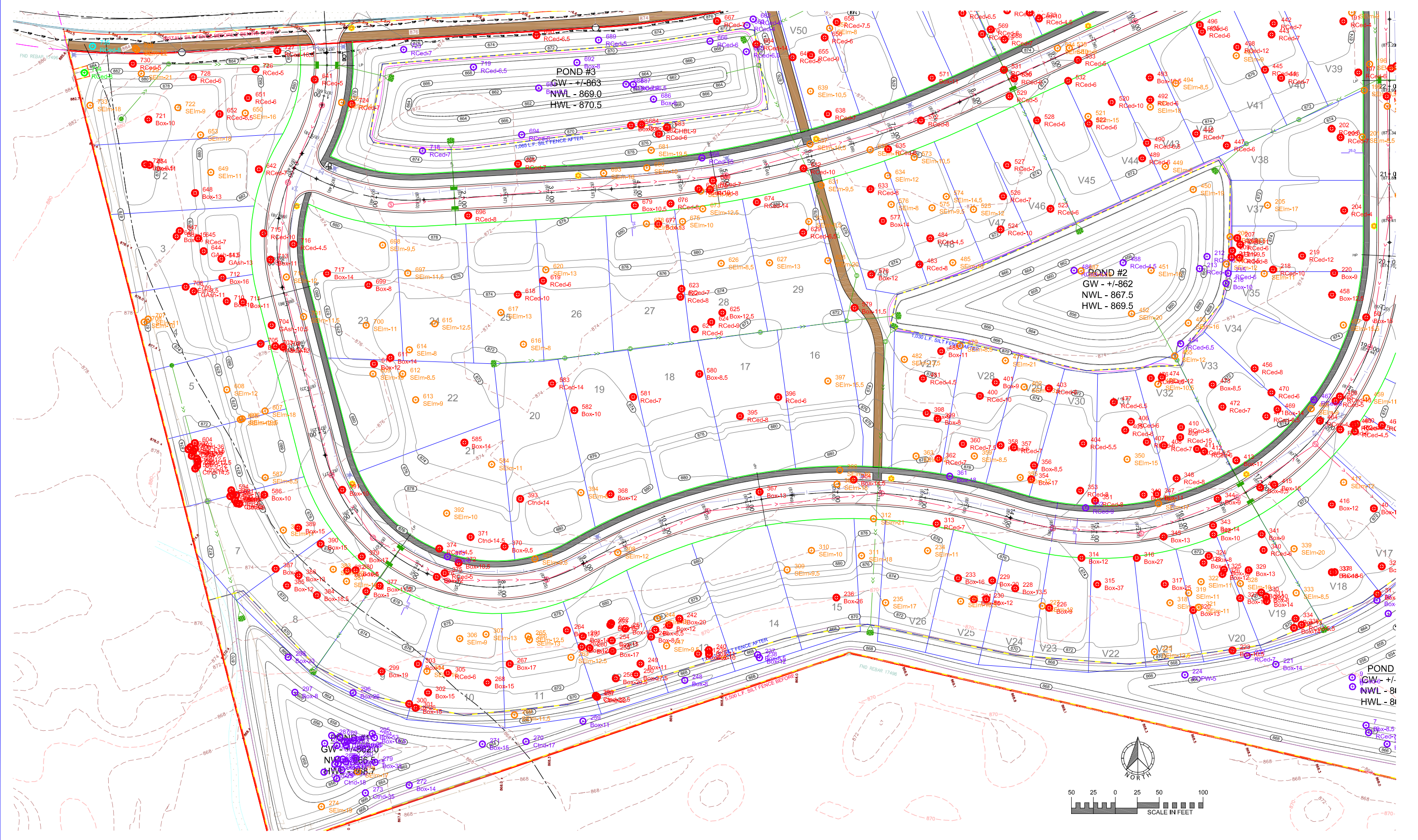
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---
RAMSEY, MINNESOTA

PRELIMINARY EROSION CONTROL PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10945-003
EC
EC





DRAWING NAME	NO.	BY	DATE	REVISIONS
TREE SURVEY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

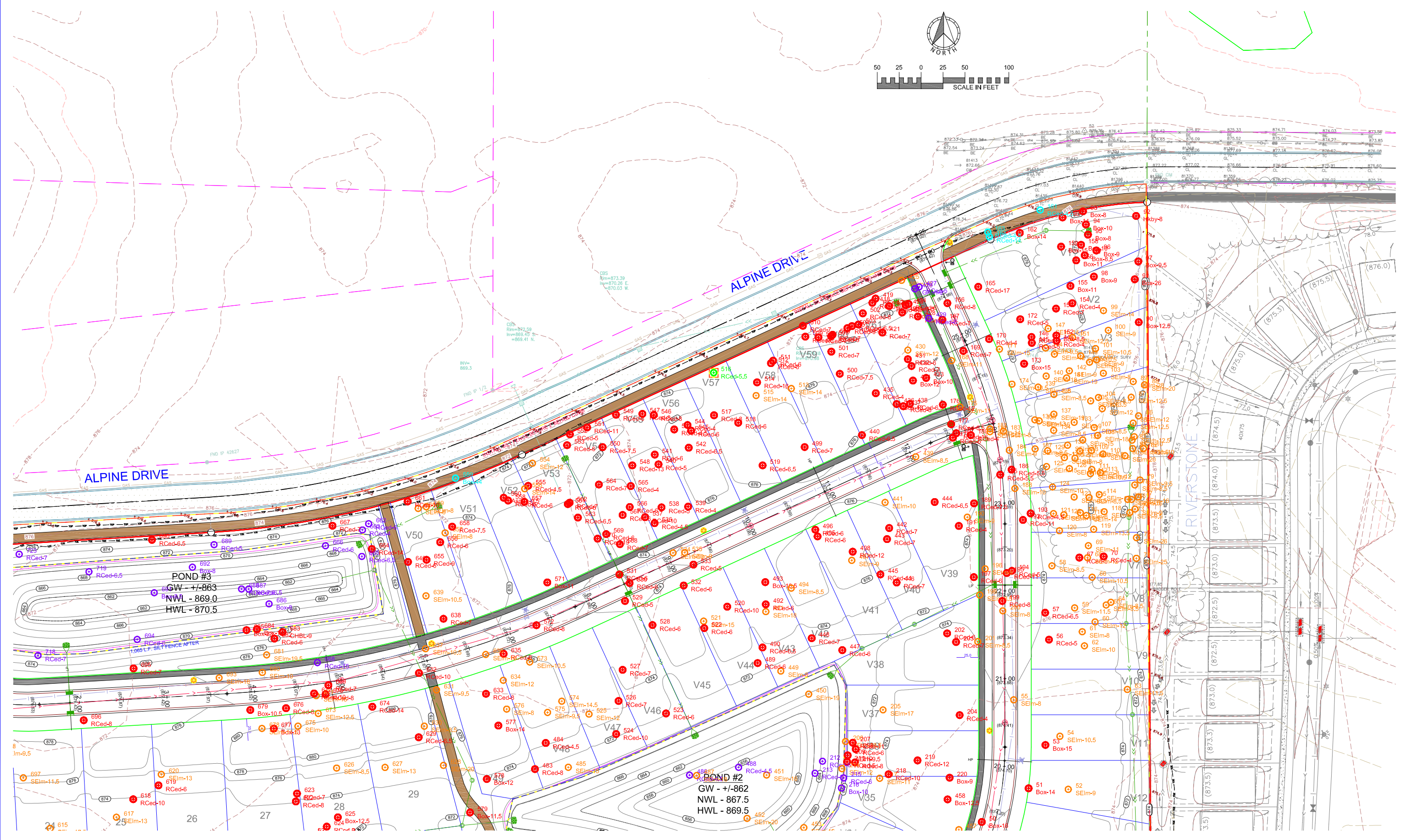
Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---
RAMSEY, MINNESOTA

TREE SURVEY
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10945-003
TS1
TS5



DRAWING NAME	NO.	BY	DATE	REVISIONS
TREE SURVEY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659



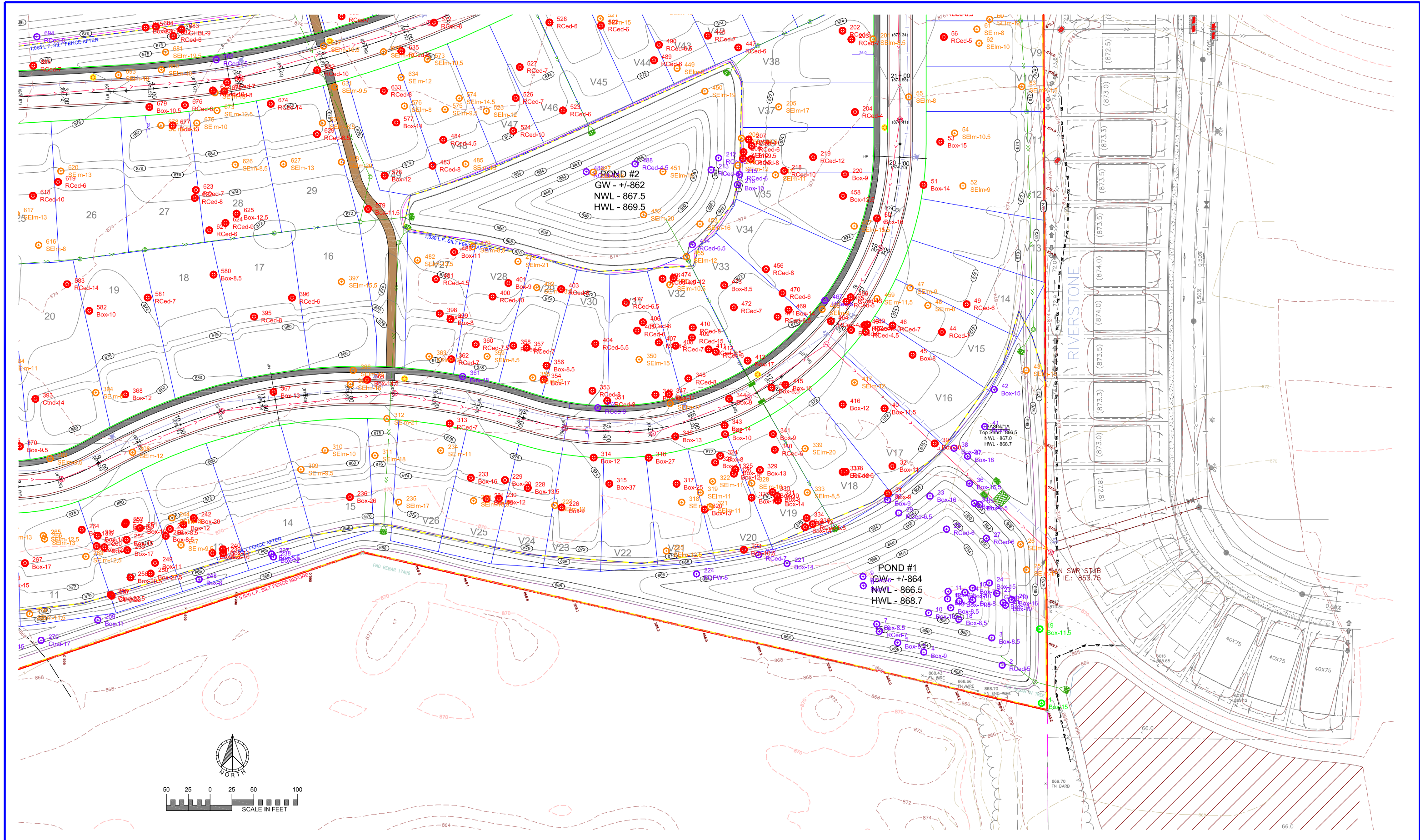
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

**RAMSEY,
 MINNESOTA**

TREE SURVEY
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
TS2
TS5



PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
TREE SURVEY				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

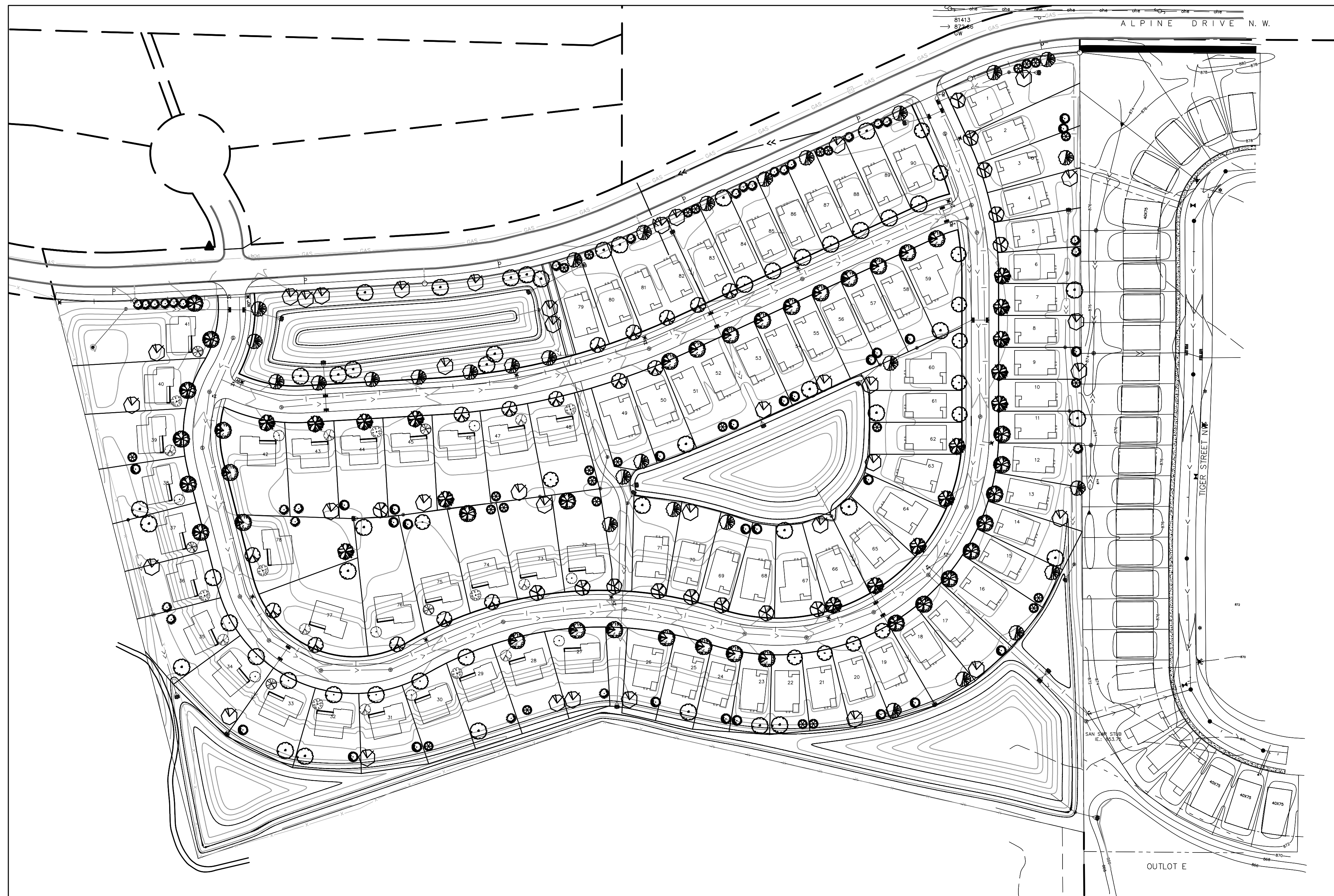
CITY PROJECT NO.
RAMSEY, MINNESOTA

TREE SURVEY
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
TS3
TS5

Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive		
1	Boxelder	15.0	15.0					101	Elm, Siberian	10.5						201	Elm, Siberian	8.5						301	Boxelder	15.0	15.0					401	Boxelder	9.0		9.0					
2	Redcedar	5.0			5.0			102	Elm, Siberian	9.0						202	Redcedar	9.0		6.0					402	Boxelder	15.0	15.0					402	Elm, Siberian	13.5						13.5
3	Boxelder	8.5			8.5			103	Elm, Siberian	8.0						203	Redcedar	7.0		7.0					403	Boxelder	14.0	14.0					403	Redcedar	6.0		6.0				
4	Boxelder	9.0			9.0			104	Elm, Siberian	8.5						204	Redcedar	4.0		4.0					404	Elm, Siberian	16.0						404	Redcedar	5.5		5.5				16.0
5	Boxelder	8.5			8.5			105	Elm, Siberian	13.5						205	Elm, Siberian	17.0					17.0		405	Redcedar	6.0	6.0					405	Redcedar	6.0		6.0				
6	Redcedar	7.0			7.0			106	Elm, Siberian	12.0						206	Elm, Siberian	10.5					10.5		406	Elm, Siberian	9.0			9.0		406	Redcedar	6.0		6.0					
7	Boxelder	8.5			8.5			107	Elm, Siberian	8.5						207	Redcedar	11.0		11.0					407	Redcedar	13.0	13.0					407	Redcedar	6.0		6.0				
8	Boxelder	11.0			11.0			108	Elm, Siberian	18.0						208	Redcedar	6.0		6.0					408	Elm, Siberian	12.0	12.0					408	Redcedar	7.0		7.0				
9	Redcedar	6.0			6.0			109	Elm, Siberian	8.5						209	Elm, American	9.5					9.5		409	Elm, Siberian	9.5	9.5					409	Redcedar	15.0		15.0				
10	Boxelder	18.0			18.0			110	Elm, Siberian	8.0						210	Redcedar	8.0		8.0					410	Elm, Siberian	10.0	10.0					410	Redcedar	8.0		8.0				
11	Boxelder	12.0			12.0			111	Elm, Siberian	8.0						211	Redcedar	5.0		5.0					411	Elm, Siberian	18.0	18.0					411	Redcedar	6.5		6.5				
12	Boxelder	19.0			19.0			112	Elm, Siberian	10.5						212	Redcedar	6.0				6.0			412	Elm, Siberian	21.0	21.0					412	Redcedar	6.0		6.0				
13	Boxelder	8.5			8.5			113	Elm, Siberian	12.0						213	Redcedar	9.0				9.0			413	Boxelder	7.0		7.0				413	Boxelder	17.0		17.0				
14	Boxelder	10.0			10.0			114	Elm, Siberian	11.0						214	Elm, Siberian	12.0					12.0		414	Boxelder	12.0	12.0					414	Boxelder	8.5		8.5				
15	Boxelder	9.5			9.5			115	Elm, Siberian	8.5						215	Redcedar	6.0		6.0					415	Boxelder	37.0	37.0					415	Boxelder	16.0		16.0				
16	Boxelder	11.5			11.5			116	Elm, Siberian	8.0						216	Boxelder	10.0				10.0			416	Boxelder	27.0	27.0					416	Boxelder	12.0		12.0				
17	Boxelder	8.0			8.0			117	Elm, Siberian	14.0						217	Elm, Siberian	11.0					11.0		417	Elm, Siberian	25.0	25.0					417	Elm, Siberian	12.0		12.0				12.0
18	Boxelder	8.5			8.5			118	Elm, Siberian	8.0						218	Redcedar	10.0		10.0					418	Elm, Siberian	16.0	16.0					418	Redcedar	9.5		9.5				
19	Boxelder	11.5	11.5					119	Elm, Siberian	13.5						219	Redcedar	12.0		12.0					419	Elm, Siberian	11.0	11.0					419	Redcedar	7.5		7.5				
20	Boxelder	16.0			16.0			120	Elm, Siberian	8.0						220	Boxelder	9.0		9.0					420	Redcedar	13.0	13.0					420	Redcedar	6.5		6.5				
21	Boxelder	10.0			10.0			121	Elm, Siberian	9.5						221	Boxelder	14.0				14.0			421	Elm, Siberian	11.0	11.0					421	Redcedar	7.0		7.0				
22	Boxelder	11.0			11.0			122	Elm, Siberian	14.5						222	Redcedar	7.0				7.0			422	Elm, Siberian	11.0	11.0					422	Redcedar	7.0		7.0				
23	Ash, green	10.0			10.0			123	Elm, Siberian	8.5						223	Boxelder	10.5		10.5					423	Boxelder	11.0	11.0		11.0			423	Redcedar	6.0		6.0				
24	Boxelder	15.0			15.0			124	Elm, Siberian	10.0						224	POPW	5.0				5.0			424	Redcedar	8.0	8.0					424	Redcedar	6.0		6.0				
25	Elm, Siberian	17.0					17.0	125	Elm, Siberian	15.0						225	Elm, Siberian	12.5				12.5			425	Elm, Siberian	13.0	13.0					425	Elm, Siberian	15.0		15.0				15.0
26	Elm, Siberian	9.0					9.0	126	Elm, Siberian	14.0						226	Boxelder	9.0		9.0					426	Ash, green	12.0	12.0					426	Ash, green	9.0			9.0			
27	Redcedar	6.0			6.0			127	Elm, Siberian	8.0						227	Elm, Siberian	12.0				12.0			427	Boxelder	13.0	13.0					427	Redcedar	5.0		5.0				
28	Redcedar	6.0			6.0			128	Elm, Siberian	8.0						228	Boxelder	13.5		13.5					428	Elm, Siberian	10.0	10.0					428	Redcedar	6.0		6.0				6.0
29	Redcedar	6.5			6.5			129	Elm, Siberian	11.5						229	Boxelder	20.0		20.0					429	Boxelder	13.0	13.0					429	Redcedar	6.0		6.0				6.0
30	Boxelder	9.0			9.0			130	Elm, Siberian	13.0						230	Boxelder	12.0		12.0					430	Elm, Siberian	10.0	10.0					430	Elm, Siberian	12.0		12.0				12.0
31	Boxelder	9.0			9.0			131	Elm, Siberian	10.0						231	Boxelder	15.0		15.0					431	Redcedar	8.0	8.0					431	Redcedar	6.0		6.0				
32	Boxelder	11.0			11.0			132	Elm, Siberian	15.0						232	Elm, Siberian	16.5				16.5			432	Redcedar	14.0	14.0					432	Redcedar	7.0		7.0				
33	Boxelder	16.0			16.0			133	Elm, Siberian	9.0						233	Boxelder	16.0		16.0					433	Elm, Siberian	8.5	8.5					433	Boxelder	10.0		10.0				
34	Boxelder	14.0			14.0			134	Elm, Siberian	8.5						234	Elm, Siberian	11.0				11.0			434	Boxelder	13.0	13.0					434	Boxelder	12.0		12.0				
35	Boxelder	9.5			9.5			135	Elm, Siberian	16.0						235	Elm, Siberian	17.0				17.0			435	Redcedar	14.0	14.0					435	Redcedar	4.0		4.0				
36	Boxelder	16.5			16.5			136	Elm, Siberian	13.0						236	Boxelder	26.0		26.0					436	Boxelder	5.5	5.5					436	Boxelder	13.0		13.0				
37	Boxelder	18.0			18.0			137	Elm, Siberian	19.0						237	Boxelder	8.5				8.5			437	Redcedar	18.0	18.0					437	Redcedar	8.0		8.0				
38	Boxelder	20.0			20.0			138	Elm, Siberian	8.5						238	Boxelder	12.0				12.0			438	Redcedar	6.0	6.0					438	Redcedar	6.5		6.5				
39	Boxelder	20.0			20.0			139	Elm, Siberian	8.5						239	Boxelder	10.0		10.0					439	Elm, Siberian	20.0	20.0					439	Elm, Siberian	8.5		8.5				8.5
40	Boxelder	11.5			11.5			140	Elm, Siberian	18.0						240	Boxelder	11.0		11.0					440	Redcedar	6.0	6.0					440	Redcedar	6.5		6.5				
41	Boxelder	9.0			9.0			141	Elm, Siberian	19.0						241	Boxelder	9.5		9.5					441	Elm, Siberian	9.0	9.0					441	Elm, Siberian	10.0		10.0				10.0
42	Boxelder	15.0			15.0			142	Elm, Siberian	9.0						242	Boxelder	20.0		20.0					442	Boxelder	10.0	10.0					442	Redcedar	7.0		7.0				
43	Elm, Siberian	13.0					13.0	143	Elm, Siberian	12.0						243	Boxelder	12.0		12.0					443	Boxelder	14.0	14.0					443	Redcedar	7.0		7.0				
44	Redcedar	7.0			7.0			144	Elm, Siberian	9.5						244	Elm, Siberian	18.0				18.0			444	Boxelder	9.0	9.0					444	Redcedar	6.5		6.5				
45	Boxelder	8.0			8.0			145	Redcedar	5.0			5.0			245	Boxelder	8.5		8.5					445	Boxelder	13.0	13.0					445	Redcedar	11.0		11.0				
46	Redcedar	7.0			7.0			146	Redcedar	9.0			9.0			246	Boxelder	8.5		8.5					446	Elm, Siberian	17.0	17.0					446	Redcedar	7.0		7.0				
47	Elm, Siberian	9.0					9.0	147	Elm, Siberian	14.5						247	Elm, Siberian	9.5				9.5			447	Redcedar	11.0	11.0					447	Redcedar	6.0		6.0				
48	Elm, Siberian	8.0					8.0	148	Redcedar	4.0	</																														

Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive
501	Redcedar	7.0		7.0				601	Cottonwood	11.5		11.5				701	Elm, Siberian	11.5					11.5
502	Redcedar	8.0		8.0				602	Cottonwood	13.5		13.5				702	Boxelder	12.0		12.0			
503	Redcedar	6.5		6.5				603	Cottonwood	14.0		14.0				703	Boxelder	13.5		13.5			
504	Redcedar	5.5		5.5				604	Cottonwood	36.0		36.0				704	Ash, green	10.5		10.5			
505	Redcedar	9.0		9.0				605	Elm, Siberian	12.5					12.5	705	Boxelder	20.0		20.0			
506	Redcedar	7.0		7.0				606	Elm, Siberian	19.5					19.5	706	Elm, Siberian	10.0					10.0
507	Redcedar	6.0		6.0				607	Elm, Siberian	18.0					18.0	707	Elm, Siberian	11.0					11.0
508	Redcedar	7.0		7.0				608	Elm, Siberian	12.0					12.0	708	Elm, American	8.5		8.5			
509	Redcedar	6.0		6.0				609	Elm, Siberian	19.0					19.0	709	Ash, green	11.0		11.0			
510	Redcedar	7.0		7.0				610	Boxelder	12.0		12.0				710	Boxelder	10.0		10.0			
511	Redcedar	6.0		6.0				611	Boxelder	14.0		14.0				711	Boxelder	11.0		11.0			
512	Redcedar	8.0		8.0				612	Elm, Siberian	8.5					8.5	712	Boxelder	16.0		16.0			
513	Elm, Siberian	14.0					14.0	613	Elm, Siberian	9.0					9.0	713	Boxelder	11.0		11.0			
514	Redcedar	16.0		16.0				614	Elm, Siberian	8.0					8.0	714	Elm, Siberian	12.0					12.0
515	Elm, Siberian	14.0					14.0	615	Elm, Siberian	12.5					12.5	715	Redcedar	10.0		10.0			
516	Redcedar	5.5	5.5					616	Elm, Siberian	8.0					8.0	716	Redcedar	4.5		4.5			
517	Redcedar	8.0		8.0				617	Elm, Siberian	13.0					13.0	717	Boxelder	14.0		14.0			
518	Redcedar	6.0		6.0				618	Redcedar	10.0		10.0				718	Redcedar	7.0				7.0	
519	Redcedar	6.5		6.5				619	Redcedar	6.0		6.0				719	Redcedar	6.5				6.5	
520	Redcedar	10.0		10.0				620	Elm, Siberian	13.0					13.0	720	Boxelder	9.5		9.5			
521	Elm, Siberian	15.0					15.0	621	Redcedar	6.0		6.0				721	Boxelder	10.0		10.0			
522	Redcedar	6.0		6.0				622	Redcedar	8.0		8.0				722	Elm, Siberian	9.0					9.0
523	Redcedar	6.0		6.0				623	Redcedar	7.0		7.0				723	Redcedar	7.0				7.0	
524	Redcedar	10.0		10.0				624	Redcedar	9.0		9.0				724	Redcedar	7.0		7.0			
525	Elm, Siberian	12.0					12.0	625	Boxelder	12.5		12.5				725	Elm, Siberian	14.0					14.0
526	Redcedar	7.0		7.0				626	Elm, Siberian	8.5					8.5	726	Redcedar	5.0		5.0			
527	Redcedar	7.0		7.0				627	Elm, Siberian	13.0					13.0	727	Redcedar	10.5		10.5			
528	Redcedar	6.0		6.0				628	Elm, Siberian	20.0					20.0	728	Redcedar	6.0		6.0			
529	Redcedar	5.0		5.0				629	Redcedar	6.5		6.5				729	Elm, Siberian	21.0					21.0
530	Redcedar	6.0		6.0				630	Elm, Siberian	8.5					8.5	730	Redcedar	5.0		5.0			
531	Redcedar	6.0		6.0				631	Elm, Siberian	9.5					9.5	731	Elm, Siberian	22.0					22.0
532	Redcedar	6.0		6.0				632	Redcedar	10.0		10.0				732	Elm, Siberian	11.0					11.0
533	Redcedar	5.0		5.0				633	Redcedar	8.0		8.0				733	Elm, Siberian	18.0					18.0
534	Elm, Siberian	10.0					10.0	634	Elm, Siberian	12.0					12.0	734	Redcedar	8.0		8.0			
535	Elm, Siberian	9.0					9.0	635	Redcedar	8.0		8.0				735	Redcedar	8.0					8.0
536	Redcedar	4.5		4.5				636	Elm, Siberian	16.0					16.0	Total DBH (in.) 8001.0							
537	Redcedar	10.0		10.0				637	Elm, Siberian	10.5					10.5	Tree Count 735 4 394 97 5 235							
538	Redcedar	5.0		5.0				638	Redcedar	7.0		7.0				Total Calliper Inches 8001.0							
539	Redcedar	4.0		4.0				639	Elm, Siberian	10.5					10.5	Exempt/Invasive Calliper Inches 4030.5							
540	Redcedar	5.0		5.0				640	Redcedar	6.0		6.0				Offsite Calliper Inches 75.0							
541	Redcedar	6.0		6.0				641	Redcedar	5.0		5.0				Net Calliper Inches 3895.5							
542	Redcedar	6.5		6.5				642	Redcedar	7.0		7.0				60% Removal Limit 2337.3							
543	Redcedar	4.5		4.5				643	Ash, green	13.0		13.0				Proposed Removal 3855.5 99.0%							
544	Redcedar	4.0		4.0				644	Ash, green	11.5		11.5				Required Reforestation 1518.2							
545	Redcedar	6.0		6.0				645	Redcedar	7.0		7.0				Replacement Inches (1.25") 1897.8							
546	Redcedar	8.0		8.0				646	Boxelder	15.0		15.0											
547	Redcedar	8.0		8.0				647	Boxelder	15.0		15.0											
548	Redcedar	13.0		13.0				648	Boxelder	13.0		13.0											
549	Redcedar	8.0		8.0				649	Elm, Siberian	11.0					11.0								
550	Redcedar	7.5		7.5				650	Elm, Siberian	16.0					16.0								
551	Redcedar	11.0		11.0				651	Redcedar	6.0		6.0											
552	Redcedar	5.0		5.0				652	Redcedar	6.5		6.5											
553	Redcedar	6.0		6.0				653	Elm, Siberian	18.0					18.0								
554	Elm, Siberian	12.0					12.0	654	Boxelder	11.0		11.0											
555	Redcedar	4.5		4.5				655	Redcedar	9.0		9.0											
556	Elm, Siberian	14.0					14.0	656	Redcedar	6.0		6.0											
557	Redcedar	6.0		6.0				657	Elm, Siberian	8.0					8.0								
558	Redcedar	6.0		6.0				658	Redcedar	7.5		7.5											
559	Boxelder	44.0					44.0	659	Elm, Siberian	8.0					8.0								
560	Aspen	9.5		9.5				660	Elm, Siberian	8.0					8.0								
561	Redcedar	6.0		6.0				661	Redcedar	10.0		10.0											
562	Redcedar	7.0		7.0				662	Redcedar	6.0					6.0								
563	Redcedar	6.5		6.5				663	Redcedar	4.0					4.0								
564	Redcedar	7.0		7.0				664	Redcedar	14.0		14.0											
565	Redcedar	4.0		4.0				665	Redcedar	6.5					6.5								
566	Redcedar	6.0		6.0				666	Redcedar	6.0					6.0								
567	Redcedar	6.0		6.0				667	Redcedar	7.0		7.0											
568	Redcedar	7.0		7.0				668	Redcedar	15.0					15.0								
569	Redcedar	6.0		6.0				669	Redcedar	7.0		7.0											
570	Redcedar	19.0		19.0				670	Redcedar	8.0		8.0											
571	Boxelder	11.0		11.0				671	Elm, Siberian	16.0					16.0								
572	Redcedar	8.0		8.0				672	Redcedar	10.0		10.0											
573	Elm, Siberian	10.5					10.5	673	Elm, Siberian	12.5					12.5								
574	Elm, Siberian	14.5					14.5	674	Redcedar	14.0		14.0											
575	Elm, Siberian	9.5					9.5	675	Elm, Siberian	10.0					10.0								
576	Elm, Siberian	8.0					8.0	676	Redcedar	8.0		8.0											
577	Boxelder	14.0		14.0				677	Boxelder	13.0		13.0											
578	Boxelder	12.0		12.0				678	Elm, Siberian	11.5					11.5								
579	Boxelder	11.5		11.5				679	Boxelder	10.5		10.5											
580	Boxelder	8.5		8.5				680	Elm, Siberian	10.0					10.0								
581	Redcedar	7.0		7.0				681	Elm, Siberian	19.5					19.5								
582	Boxelder	10.0		10.0				682	Redcedar	6.0		6.0											
583	Redcedar	14.0		14.0				683	CHBL	9.0		9.0											
584	Elm, Siberian	11.0					11.0	684	Boxelder	14.0		14.0											
585	Boxelder	14.0		14.0				685	Boxelder	23.0		23.0											
586	Boxelder	10.0		10.0				686	Boxelder	8.0					8.0								
587	Elm, Siberian	8.5					8.5	687	Redcedar	6.5					6.5								
588	Cottonwood	8.0		8.0				688	Redcedar	7.5					7.5								
589	Cottonwood	8.0		8.0				689	Redcedar	5.0					5.0								
590	Cottonwood	8.0		8.0				690	Redcedar	6.5		6.5											
591	Cottonwood	8.0		8.0				691	Boxelder	8.5					8.5								
592	Cottonwood	9.5		9.5				692	Boxelder	8.0					8.0								
593	Cottonwood	10.0		10.0				693	Elm, Siberian	18.0					18.0								
594	Cottonwood	11.5		11.5				694	Redcedar	8.0					8.0								
595	Cottonwood	9.5		9.5				695	Redcedar	7.0		7.0											
596	Cottonwood	14.5		14.5																			



PLANTING SCHEDULE			
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	SIENNA GLEN MAPLE/ACER FREEMANII 'SIENNA GLEN'	3" B&B	15
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	3" B&B	20
	HACKBERRY/CELTIS OCCIDENTALIS	3" B&B	13
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	3" B&B	16
	RED OAK/QUERCUS RUBRA	3" B&B	16
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	3" B&B	14
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10-12' B&B	35
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	3" B&B	29
	KENTUCKY COFFEETREE/GYMNOCALADUS DIOICUS	3" B&B	16
	SWAMP WHITE OAK/QUERCUS BICOLOR	3" B&B	36
EVERGREEN TREES			
	WHITE PINE/PINUS STROBUS	6' B&B	27
	NORWAY SPRUCE/PICEA ABIES	6' B&B	27
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	27
ORNAMENTAL TREES			
	JAPANESE TREE LILAC/SYRINGA RETICULATA	2.5" B&B	8
	PRAIRIE FIRE CRAB/MALUS 'PRAIRIE FIRE'	2.5" B&B	8
	SERVICEBERRY/AMELANCHIER LAEVIS	2.5" B&B	8
	SUGAR TYME CRAB/ MALUS 'SUGAR TYME'	2.5" B&B	5

CITY LANDSCAPE REQUIREMENTS:
TWO TREES/LOT. 90 LOTS X 2 TREES = 180 TREES

MITIGATION REQUIRED: 1,898" (SEE TREE PRESERVATION PLAN SUBMITTED BY OTHERS)

PROPOSED TREES: 320
PROPOSED INCHES: 945.5"

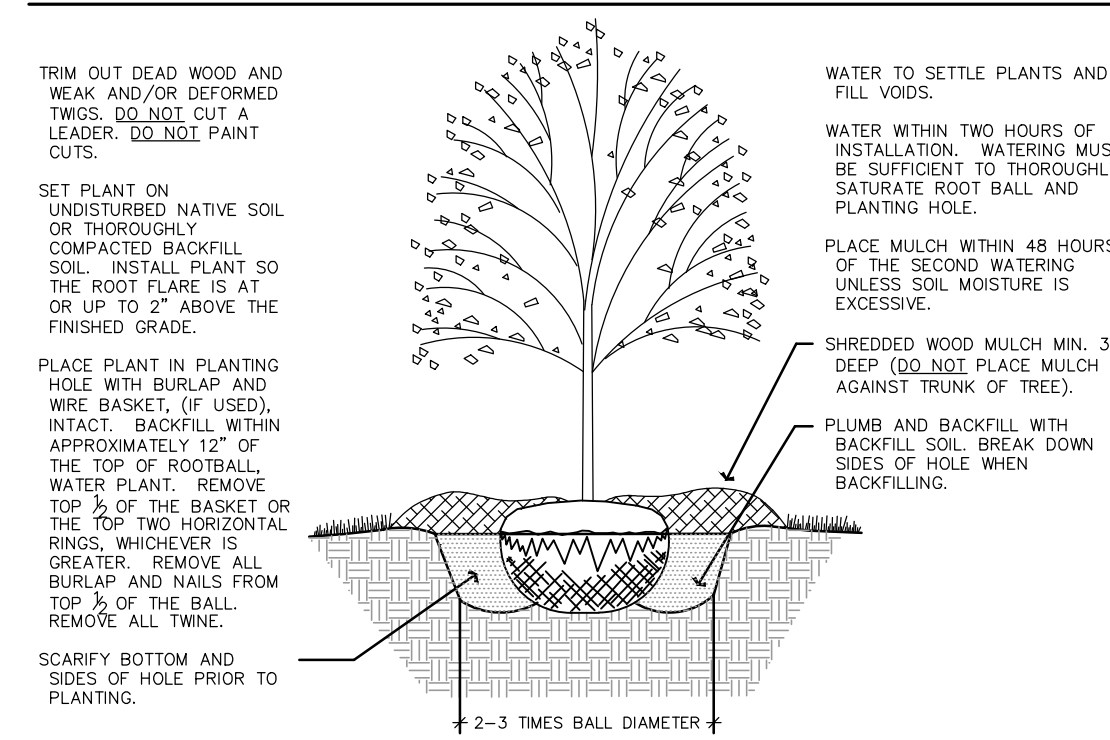
TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY LOCATIONS.

SURVEYING AND ENGINEERING BY SATHRE-BERGQUIST

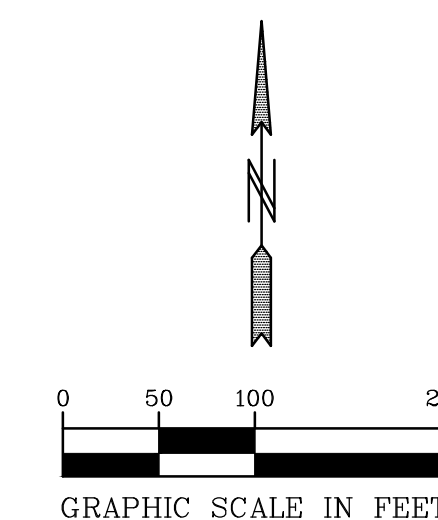
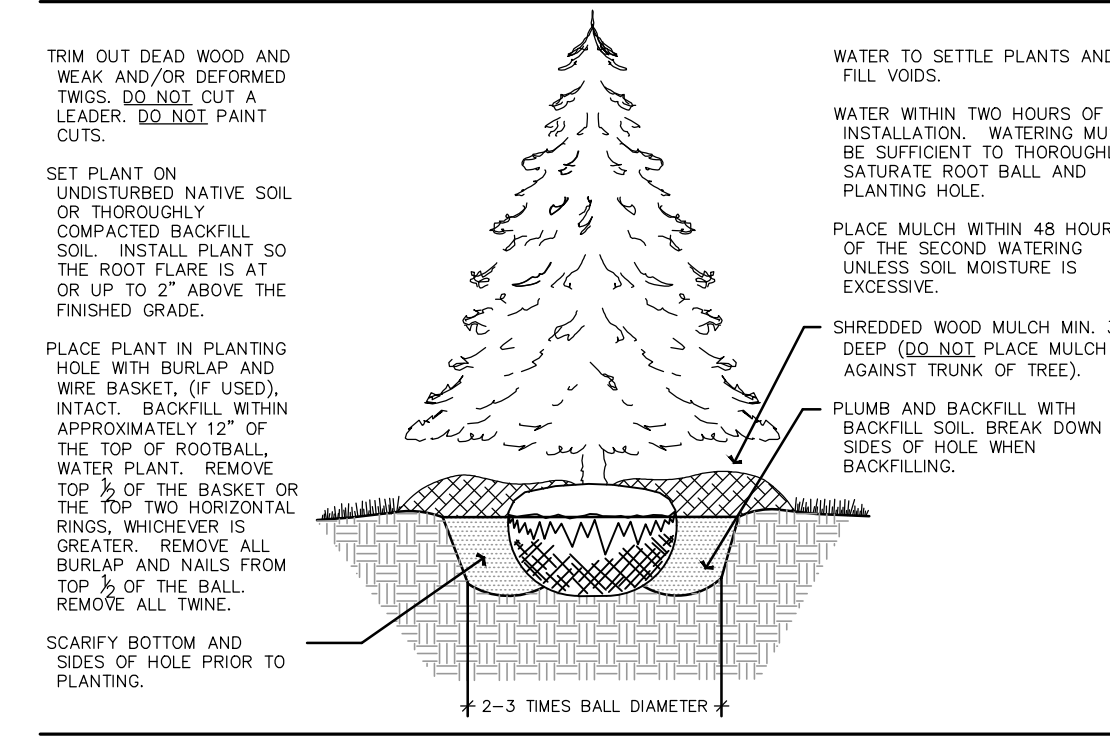
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	MARCH 23, 2020	PROJECT ADDRESS	TBD
PROJECT. TITLE	PRESERVE AT NORTHFORK		
ESCROW #	117302		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape Plan, prepared by Pioneer Engineering, and Tree Inventory and Preservation Plan, prepared by Sathre-Berquist Inc., both dated March 5, 2020:

Sheet L1

- In-ground irrigation must include a rain sensor and some form of water efficient technology, such as a smart controller and/or soil moisture sensor(s). Add note to Landscape Plan specifying these requirements.
- City requires a 2-year guarantee on all trees/shrubs installed. Amend Landscape Notes accordingly.
- Add a Landscape Note specifying that all disturbed areas not otherwise improved with impervious surfaces (buildings, streets, sidewalks, etc.) shall receive four (4) inches of topsoil containing not more than 35% sand content.
- Add Landscape Note stating that any deviation from the Landscape Plan, including species and size, requires approval of the City *prior* to installation.

Sheets TS-1, 2, 3, 4, & 5





- Due to the amount of tree removal, reforestation is required. Base landscaping requirements are included with the reforestation calculation, but the plan is still deficient 952 inches of additional trees. The proposed Landscape Plan includes 320 newly planted trees (for 84 new residential lots), which is equivalent to almost four (4) new trees per lot. Thus, there does not appear to sufficient space to accommodate additional plantings.
- The Environmental Policy Board (EPB) did review the proposed Landscape Plan and Tree Inventory and Preservation Plan and acknowledged that the existing trees on site were not necessarily considered to be high quality or a desirable native plant community. Their recommendation was that Staff work with the Applicant to capture some financial restitution in lieu of additional plantings.

Changemarks Report






Project Name: 19-147 BK Properties, The Preserve at Northfork

Workflow Started: 03/05/2020 1:40 PM

Report Generated: 03/24/2020 11:55 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	City Planner		3-PP.pdf	EM 3.24	Changemark #01	Property width to be measured at the front yard setback on both side of the proposed lots. Revise property width to show it still adheres to 80' lot width.	03/24/2020 11:08 AM	Chloe McGuire Brigl	
1	False	Unresolved	City Planner		3-PP.pdf	EM	Changemark #01	Adjust linework to show measure to/from points for lot width on Lot 21.	03/24/2020 9:49 AM	Chloe McGuire Brigl	
1	False	Unresolved	Environmental Review		10-TS-5.pdf	CA	Reforestation or Restitution	Due to the amount of removals, reforestation or restitution is required. The City's Environmental Policy Board did acknowledge that the site mostly contains less then desirable species and recommended to focus on quality rather than quantity. Rather than attempt to add yet more plantings to the site, the Developer will be responsible for a contribution to the City's Community Forestry Fund for planting elsewhere in the community.	03/23/2020 12:55 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		11-Landscape Plan.pdf	CA	Guarantee	City requires a 2-year guarantee on all planted materials.	03/23/2020 12:52 PM	Chris Anderson	

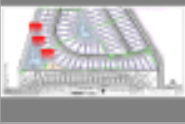

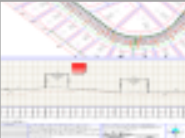


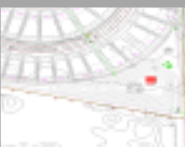
Changemarks Report

1	False	Unresolved	Environmental Review		11-Landscape Plan.pdf	CA	Irrigation	In-ground irrigation must include a rain sensor and some form of water efficient technology such as a smart controller and/or soil moisture sensors. Add note to plan stating these requirements.	03/23/2020 12:52 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		11-Landscape Plan.pdf	CA	Planting Schedule	Add a Landscape Note that specifies any deviation from the Planting Schedule, including species and size, requires City approval prior to installation.	03/23/2020 12:52 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		11-Landscape Plan.pdf	CA	Topsoil	Add a Landscape Note specifying that 4 inches of topsoil with not more than 35% sand content, shall be applied to all disturbed areas of the project that are not otherwise improved with impervious surfacing.	03/23/2020 12:52 PM	Chris Anderson	
1	False	Unresolved	Civil Engineer IV		9-EC-1.pdf	LL	Infiltration areas	Infiltration areas require installation of silt fence at the toe of the slope after grading to prevent silting of the infiltration surface.	03/18/2020 3:46 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		9-EC-1.pdf	LL	SWPPP Notes	Notes the City Requires in SWPPP documents: Provide the City with a copy of the construction stormwater permit. Email inspection reports to the City Inspector after every inspection. Submit the Notice of Termination to the City for approval prior to submittal to the MPCA.	03/18/2020 3:46 PM	Len Linton	


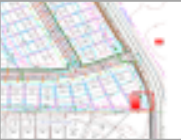




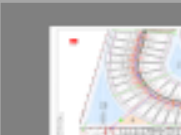
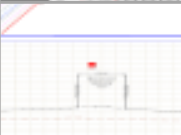
Changemarks Report

1	False	Unresolved	Civil Engineer IV		8-GP-2.pdf	LL	Emergency Overflow	Emergency Overflows must be called out on the grading plan.	03/18/2020 12:59 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		8-GP-2.pdf	LL	Lowest Floor Elevation	Lowest Floor Elevations must comply with Lower Rum River WMO requirements.	03/18/2020 12:59 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		8-GP-2.pdf	LL	Back Yard Grading	Back yard grades must have 2% cross slope between property lines. This is not achieved in this area. See Comments in other areas of this review.	03/18/2020 12:59 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		8-GP-2.pdf	LL	Pond Access	A pond access route with driveable slopes, encompassed in a drainage and utility easement is required for each pond.	03/18/2020 12:59 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		8-GP-1.pdf	LL	Discharge from Site	See maximum offsite discharge rates in storm water review memo. Riser pipes must be sized accordingly.	03/18/2020 12:54 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-1.pdf	LL	Flared End Sections	Flared end sections must enter ponds near bottom of pond. Ramsey soils are susceptible to erosion when the flared end section is placed at "normal water level" when the pond does not retain water.	03/18/2020 12:45 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-1.pdf	LL	Pond Access	A dedicated easement for an access route to each pond for maintenance purposes is required. The slopes on the access route must be driveable. These easements must be added to the preliminary plat.	03/18/2020 12:45 PM	Len Linton	

Changemarks Report

1	False	Unresolved	Civil Engineer IV		7-SS-1.pdf	LL	Safety Bench	<p>Ponds must have a 10 ft wide bench with a slope of 1 foot per 10 feet. The top of the bench must be at the normal water level.</p> <p>See additional requirements for the ponds in the Stormwater Review Report.</p>	03/18/2020 12:45 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		6-SW-1.pdf	LL	Storm Sewer - Watermain Crossings	Insulation may be required on the final plans if adequate separation cannot be achieved between watermain and storm sewer pipes.	03/18/2020 12:35 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		5-ST-2.pdf	LL	Vertical Curve Length	Refer to City Engineering standards for Minimum Vertical Curve lengths.	03/18/2020 12:30 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		5-ST-1.pdf	LL	Roadway Width	Roadway widths must be 32ft back to back.	03/18/2020 12:27 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		1-SP.pdf	LL	Legend	A legend is required on each sheet. The legend must show all linetypes and symbols that appear on that specific sheet. One sheet will all symbols used in the plan set does not meet this requirement.	03/18/2020 12:17 PM	Len Linton	
1	False	Unresolved	Civil Engineer II		9-EC-1.pdf	JJF	Silt Fence	Silt Fence need to stand out more on this sheet. verify the ponds will receive secondary sediment control. Final Plans will require a full SWPPP.	03/18/2020 9:10 AM	Joe Feriancek	

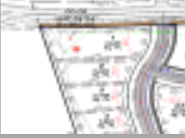







Changemarks Report

1	False	Unresolved	Civil Engineer II		8-GP-3.pdf	JJF	Legend	Please add a legend for the different hatches. Differentiate hatches by more than just color. In some of the plan sheets, the concrete sidewalk and bituminous trail are the same.	03/18/2020 9:07 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		8-GP-3.pdf	JJF	Inlet NE Corner	The grading doesn't reflect the inlet location, and the easement doesn't reflect the grading either.	03/18/2020 9:07 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		7-SS-2.pdf	JJF	NWL vs. GW	What is keeping the normal water level 5.5-feet above the groundwater? Are these ponds lined?	03/18/2020 9:04 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		6-SW-1.pdf	JJF	Gate Valve at connection	Add gate valve at connection to Riverstone.	03/18/2020 9:00 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		6-SW-1.pdf	JJF	WM Bends	90 degree bends are not allowed, if 90 degrees is required, use 2 x 45 degree bends.	03/18/2020 9:00 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		6-SW-1.pdf	JJF	Gate Valve Spacing - Rule of thumb	The City prefers to have approximately 14 houses served between WM Valves.	03/18/2020 9:00 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		6-SW-1.pdf	JJF	WM Class Note	WM 8" and Larger Class 52 WM 6" and Smaller Class 53	03/18/2020 9:00 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		5-ST-2.pdf	JJF	Vertical Curves	Vertical Curves have to be 100-foot minimum or 20xalgebraic difference, whichever is larger.	03/18/2020 8:29 AM	Joe Feriancek	


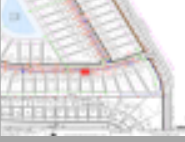


Changemarks Report

1	False	Unresolved	Civil Engineer II		5-ST-2.pdf	JJF	Valley Gutters	Cross Streets where slope is less than 2.0% on the main street will require a concrete valley gutter. See City Detail STR-2	03/18/2020 8:29 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		5-ST-1.pdf	JJF	Detail STR-28	This detail is for bituminous trail w/o curb. There is curb on this project. Final plans will need a site specific pedestrian ramp detail for each ped ramp, and must include the mndot standard plans for pedestrian ramps.	03/18/2020 8:14 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		8-GP-2.pdf	JJF	Pond Maintenance/Safety Bench	Ponds need to have a 10-foot wide safety/maintenance bench at the NWL	03/18/2020 8:06 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		8-GP-1.pdf	JJF	Outfall to the east	Confirm the Riverstone Ponds can handle the overflow water from this site.	03/18/2020 7:54 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Drainage & Utility Easement	Storm Sewer pipe must be within drainage & utility easement. with enough room to maintain the sewer.	03/18/2020 8:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Utility Easment NE Corner	Need to adjust the utilities and the easment. Inlet location doesn't match up with proposed grading. Adjust inlet location and easment shape to fit the grading and the lot better.	03/18/2020 8:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Easement V61	Easement is not large enough to handle the low area water, per the contours on the grading plan. Adjustments to easement or utilities will have to be made.	03/18/2020 8:10 AM	Joe Feriancek	

Changemarks Report

1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Ponding Area	Grading Plan shows a low area in the back yards of Lots 1&2, the potential ponding around the inlet for the 100 year storm must all be inclosed within drainage & utility easement.	03/18/2020 8:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Storm Pipe outside of easement	Lots v50&v51 have storm pipe and drainage outside of easement in the rear yards.	03/18/2020 8:10 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Inspections		7-SS-1.pdf	Logan Czech	Street Light over Storm Sewer	Either the street light or the storm sewer will have to be moved so they do not overlap.	03/17/2020 10:15 AM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections		6-SW-2.pdf	Logan Czech	Additional Gate Valves	Additional Gate Valve(s) required (Maximum spacing 500 ft for single-family residential and 300 ft for all other developments)	03/17/2020 9:35 AM	Logan Czech	
1	False	Unresolved	Civil Engineer IV		Northfork_SWMP.pdf	LL	Stormwater Managment Plan Comments	The City has comments on this plan. See the attached review memo for the comments. Revisions to the plan will be required before final plat review.	03/16/2020 4:28 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-2.pdf	LL	Blue Shading	The blue shading does not match the Normal Water Level contour. It is confusing.	03/18/2020 12:50 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-2.pdf	LL	Back Yard Grading	City Code requires 2% slope across all back yards from side property line to side property line as well as from the house to the lowest area in the back yard.	03/18/2020 12:50 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-2.pdf	LL	Stormwater Ponding	See the attached memo for the complete review and comments on the stormwater management plan,	03/18/2020 12:50 PM	Len Linton	

Changemarks Report

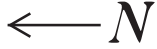
1	False	Unresolved	Civil Engineer IV		7-SS-2.pdf	LL	Infiltration	The stormwater report indicates this project will have infiltration. The starting elevation of the ponds in the report is less than 3 feet above the groundwater level in the nearest borings. Infiltration is not credited unless there is 3 feet of separation between the bottom of the infiltration area and ground water. Revision of the ponding is required as noted in review comments.	03/18/2020 12:50 PM	Len Linton	
1	False	Unresolved	Engineering Tech - Inspections		6-SW-1.pdf	Logan Czech	Additional Gate Valves	Additional Gate Valve(s) required (Maximum spacing 500 ft for single-family residential and 300 ft for all other developments)	03/16/2020 2:50 PM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections		5-ST-1.pdf	Logan Czech	Roadway Width	Urban Streets should be a minimum of 32 ft wide from BOC to BOC	03/16/2020 2:37 PM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections		5-ST-1.pdf	Logan Czech	Mix Design	Wear Course and Base Course should be changed to SPWEA340C and SPNWB330C, respectively.	03/16/2020 2:37 PM	Logan Czech	







Lots That Could Accommodate 3 Stall Garage



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #20-055

RESOLUTION APPROVING PRELIMINARY PLAT FOR THE PRESERVE AT NORTHFORK

WHEREAS, BK Land Development, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

That part of Outlot C Northfork lying in east half of Section 19, Township 32, Range 25 and lying southerly of the center line of 153rd Avenue NW, except part platted as Northfork Links Addition, except road subject to easement of record, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the Subject Property is currently zoned Planned Unit Development (PUD) and is approximately 33.5 acres in size; and

WHEREAS, the Planning Commission considered the sketch plan for The Preserve at Northfork as well as a request for Rezoning of the Subject Property from Planned Unit Development (PUD) to R-1 Residential (MUSA) and R-2 Residential (Detached Villa) at its meeting on December 5, 2019; and

WHEREAS, the City Council considered the sketch plan for The Preserve at Northfork as well as a request for Rezoning of the Subject Property from Planned Unit Development (PUD) to R-1 Residential (MUSA) and R-2 Residential (Detached Villa) at its meeting on January 14, 2020 and formally introduced Ordinance #20-02 Approving the Zoning Amendment for Outlot C, Northfork; and

WHEREAS, the City has received an Application for Preliminary Plat approval on March 6, 2020; and

WHEREAS, the City notified the Developer that the City invoked a 60-day extension in accordance with Minnesota Statute 15.99 for commenting on the preliminary plat and extending the action deadline for the Application to July 4, 2020;

WHEREAS, the Planning Commission considered the Preliminary Plat for The Preserve at Northfork as well as a request for Rezoning of the Subject Property from Planned Unit Development (PUD) to R-1 Residential (MUSA) and R-2 Residential (Detached Villa) at its meeting on May 7th, 2020; and

WHEREAS, the City Council has waived the required ten days between review by the planning commission and city council; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants Preliminary Plat approval for The Preserve at Northfork contingent upon the following conditions
 - a. Conformance with Staff Review and approval of plans by the City Engineer.
 - b. Final adoption of Ordinance #20-02 rezoning the Subject Property from Planned Unit Development (PUD) to R-1 Residential (MUSA) and R-2 Residential (Detached Villa).

- c. The Applicant shall provide a trail connection approved by the Parks and Assistant Public Works Superintendent to the Riverstone development in the southeast corner of the proposed Preserve at Northfork development.
- d. Formal adoption of the City of Ramsey 2040 Comprehensive Plan.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 12th day of May, 2020.

Mayor

ATTEST:

City Clerk

ORDINANCE #20-02

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND
SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE
CITY CODE OF RAMSEY, MINNESOTA.**

SECTION 1. AMENDMENT

The following legally described property or portions thereof, are hereby rezoned from Planned Unit Development (PUD) to R-1 Single Family Detached Homes (MUSA) and R-2 Medium Density Residential:

That Part of Outlot C Northfork Lying in Eastern One Half of Section 19 Township 32 Range 25 and Lying Southerly of Centerline of 153rd Ave NW, Excluding Part Platted as Northfork Links Addition, Excluding Road, Subject to Easement of Record, Anoka County, Minnesota.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

Introduction date: January 14, 2019

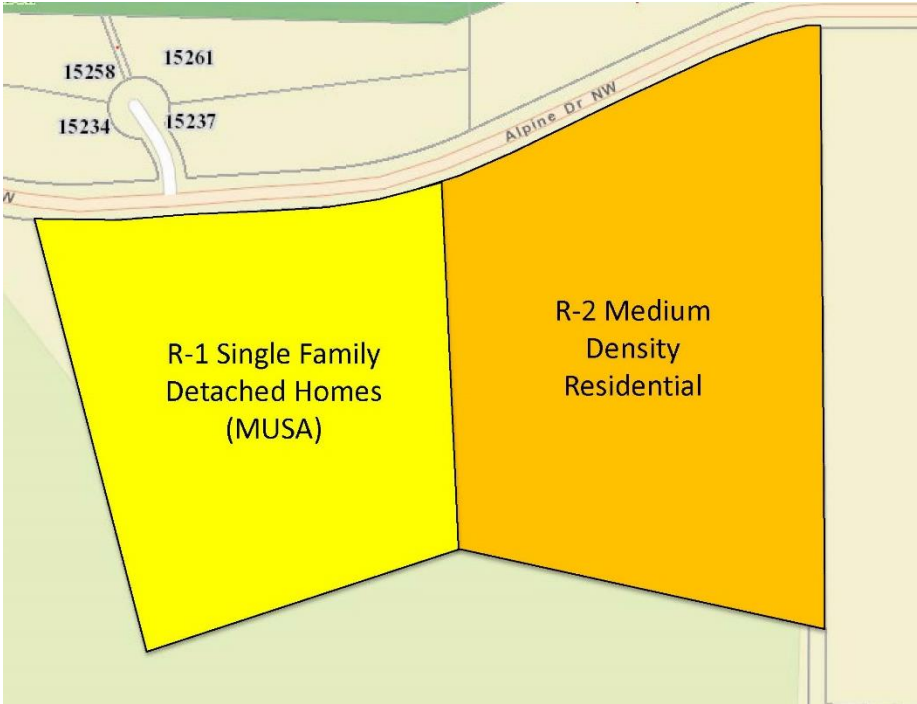
Posting dates:

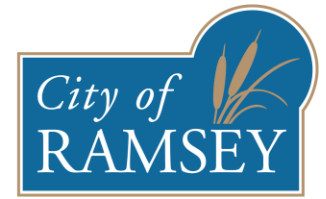
Adoption date:

Publication date:

Effective date:

EXHIBIT A: Rezoning Areas



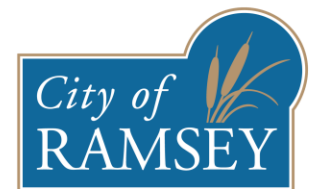


CONSIDER APPLICATION FOR REZONING AND PRELIMINARY PLAT

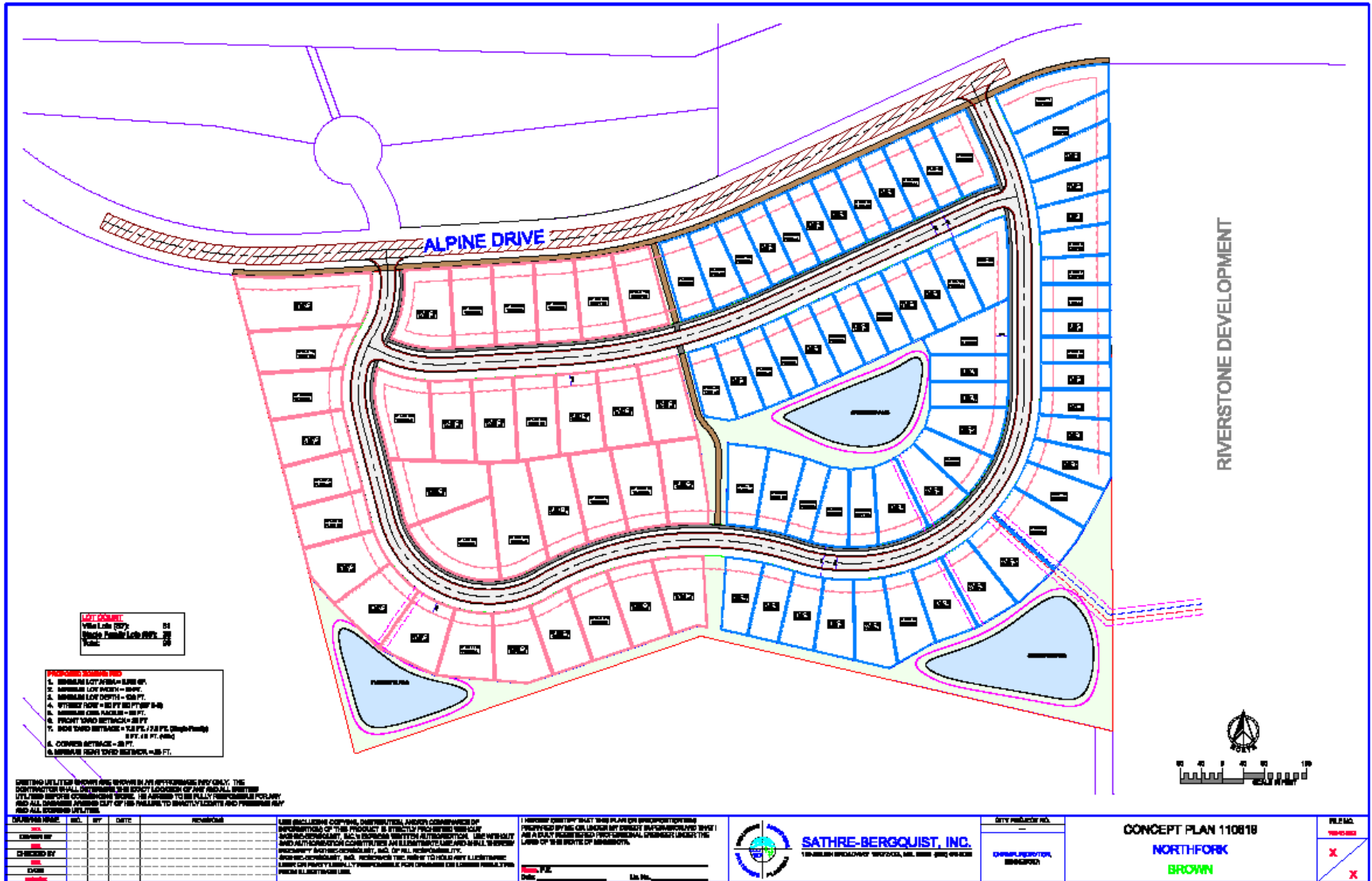
Case of Preserve at Northfork

APPLICANT REQUEST

- Applicant request to rezone portions of the Subject Property from Planned Unit Development (PUD) to a split zoning of R-1 Residential (MUSA) and R-2 Medium Density Residential.
- The Applicant has also requested Preliminary Plat approval.



PREVIOUSLY REVIEWED SKETCH PLAN



LOT COUNT:
 Whole Lots (20) = 21
 Single Family Lots (20) = 20
 Total = 41

- PROPOSED ZONING:**
1. MINIMUM LOT AREA = 5000 SQ. FT.
 2. MINIMUM LOT WIDTH = 50 FT.
 3. MINIMUM LOT DEPTH = 50 FT.
 4. OFFSET FROM FRONT YARD = 5 FT.
 5. MINIMUM SIDE YARD SETBACK = 5 FT.
 6. FRONT YARD SETBACK = 5 FT.
 7. SIDE YARD SETBACK = 5 FT. / 10 FT. (Single Family) / 10 FT. (10 FT. MIN.)
 8. CORNER SETBACK = 5 FT.
 9. MINIMUM FRONT YARD SETBACK = 5 FT.

CREATING LOTS FOR SHOWING PURPOSES IS AN APPROXIMATE ONLY. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF THE POND AND WATER UTILITY FROM THE COMMUNITY ENGINEER. THE APPLICANT IS FULLY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION AND DEPTH OF THE POND AND WATER UTILITY.

REVISION	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

THIS PLAN IS A PRELIMINARY SKETCH PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF THE POND AND WATER UTILITY FROM THE COMMUNITY ENGINEER. THE APPLICANT IS FULLY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION AND DEPTH OF THE POND AND WATER UTILITY.

I HEREBY CERTIFY THAT THIS PLAN OR INFORMATION PROVIDED HEREON UNDER MY PROFESSIONAL SEAL AND SIGNATURE IS A TRUE AND CORRECT REPRESENTATION OF THE INFORMATION PROVIDED TO ME BY THE CLIENT AND THAT I AM A duly licensed Professional Engineer under the laws of the State of Missouri.

SATHRE-BERGQUIST, INC.
 10000 N. HIGHWAY 100, SUITE 1000, OMAHA, NE 68114
 (402) 426-1111
 www.sathre-bergquist.com

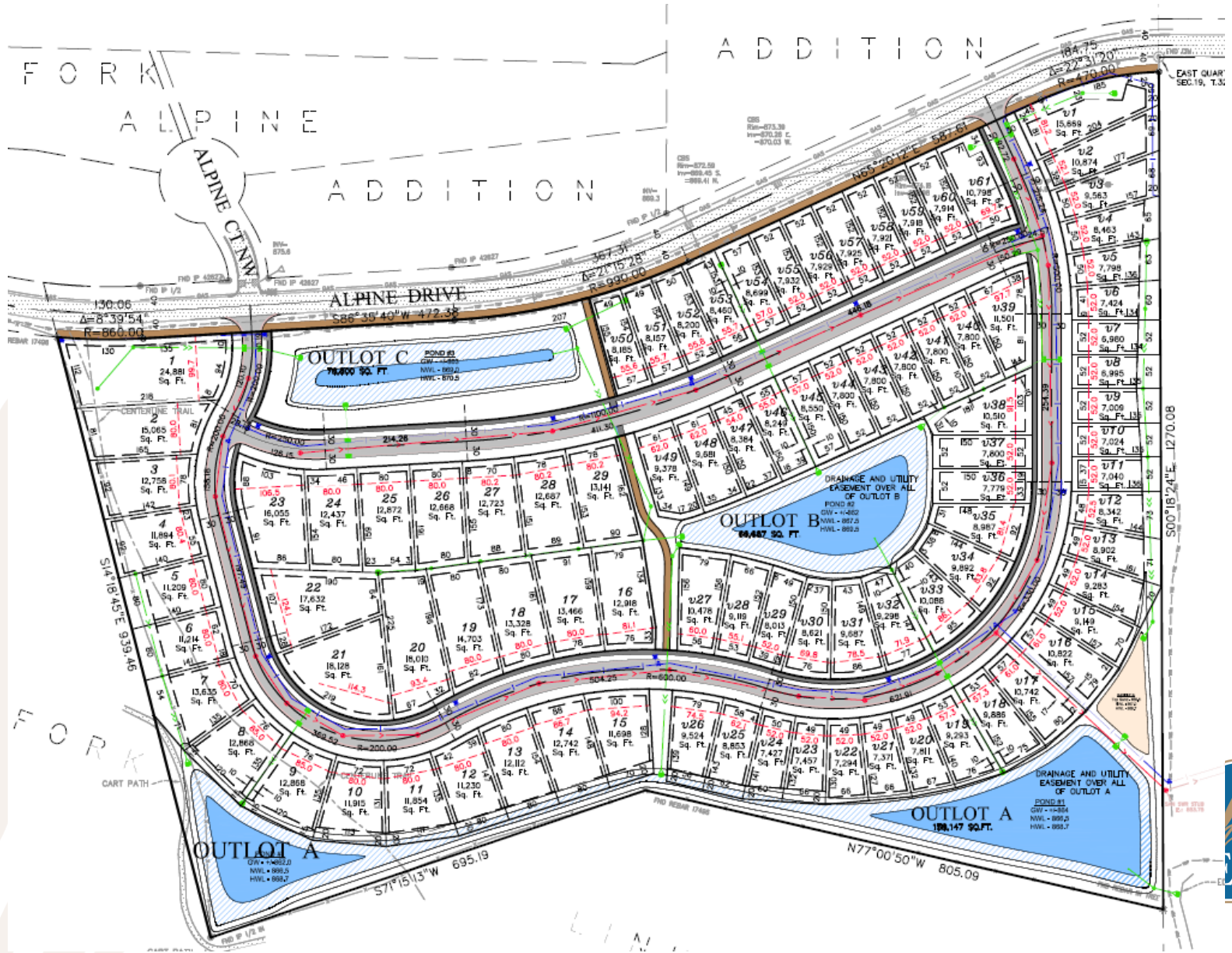
SATHRE-BERGQUIST, INC.
 10000 N. HIGHWAY 100, SUITE 1000, OMAHA, NE 68114
 (402) 426-1111
 www.sathre-bergquist.com

CITY PLANNING DEPT.
 1000 N. G ST., SUITE 1000, OMAHA, NE 68102
 (402) 441-2200

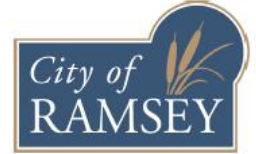
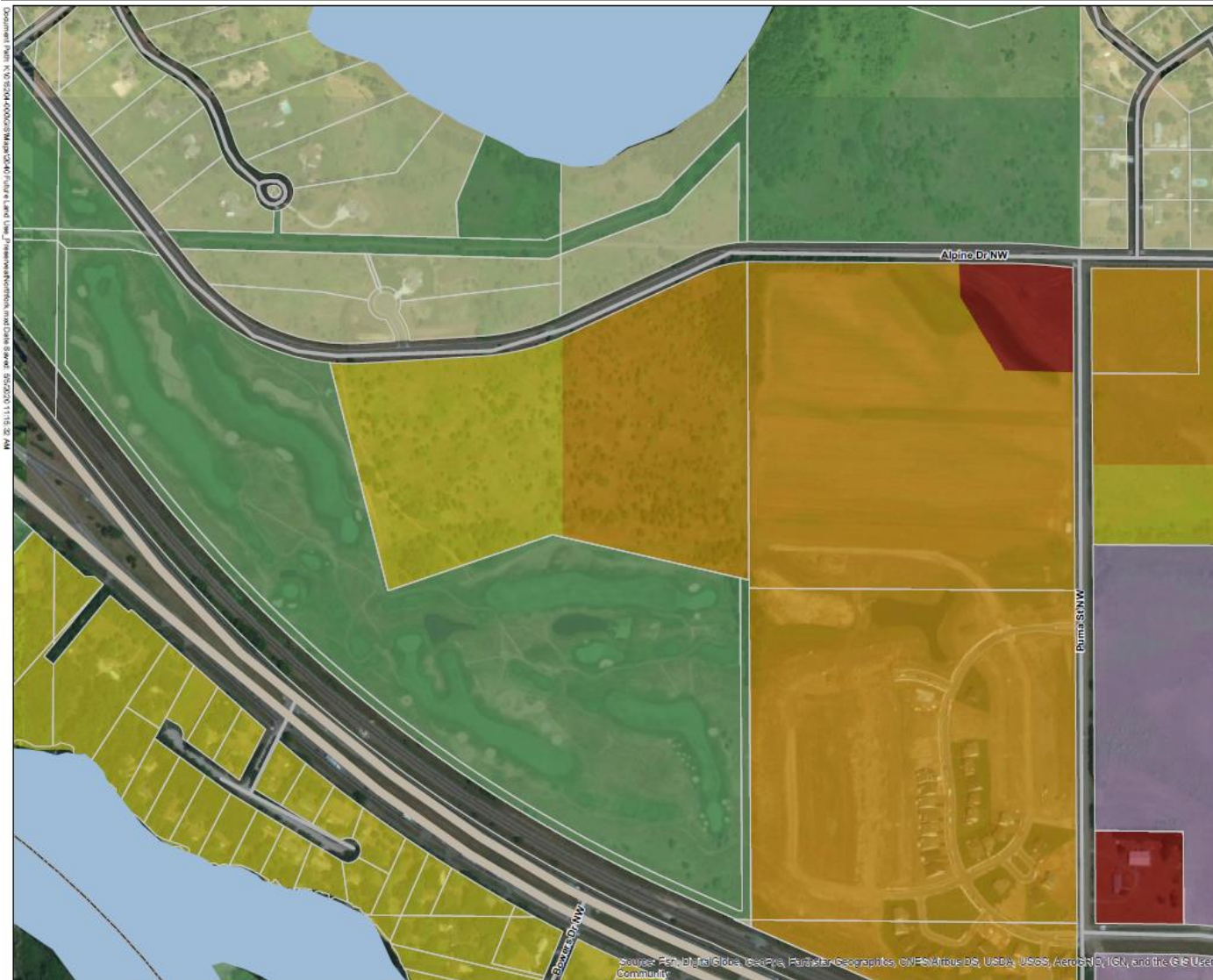
CONCEPT PLAN 110818
NORTHFORK
BROWN

FILE NO. 110818
 X
 X

PROPOSED PRELIMINARY PLAT



2040 FUTURE LAND USE PLAN



Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN

	Parcel Boundary
	Ramsey Boundary
	Lakes and Rivers
Future Land Use Designation	
	Business Park (BP)
	Commercial (C)
	Mixed Use (MU)
	High Density Residential (HDR)
	Medium Density Residential (MDR)
	Low Density Residential (LDR)
	Rural Developing (RD)
	Park (P)
	Public/Institutional (PI)
	Closed Landfill (CL)
	Right-of-way (ROW)

0 470 940 Feet

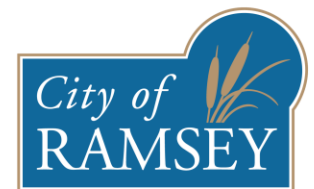


DIFFERENCES BETWEEN PROPOSED AND PREVIOUSLY DIRECTED PLAN.

- 6 less lots
 - Removed to accommodate additional stormwater pond.

STAFF REVIEW

- The rezoning and preliminary plat are generally consistent with the previously supported Sketch Plan. Staff is supportive of the proposed rezoning and Preliminary Plat as requested.
- Next Steps:
 - Public Hearing
 - Applicant Comment
 - Planning Commission discuss/action



Regular Planning Commission

6.3.

Meeting Date: 05/07/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Consider Recommendations Related to Trott Brook North Project (Project No. 20-103); Case of The Excelsior Group

- PUBLIC HEARING: Consider Ordinance #20-07 Approving Zoning Amendment from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District
- Review Sketch Plan

Purpose/Background:

The purpose of this case is to review an application from The Excelsior Group (the "Applicant") for a rezoning and sketch plan application for a 343 lot residential subdivision that includes multiple parcels generally located west of Nowthen Blvd, east of Variolite Street, south of 175th Avenue and north of Trott Brook (the "Subject Property").

The Applicant is looking for feedback on:

1. **Sketch Plan:** The Sketch Plan application allows the Planning Commission, City Council, and staff to identify high level red flags with the proposal, outline next steps, and garner feedback from the community. Staff is looking for feedback from the Planning Commission on the proposed sketch plan (attached), which includes 55-, 65-, and 75- foot wide lots.
2. **Zoning Amendment:** The Applicant has applied for the zoning amendment at this time to get feedback from residents, Staff, Planning Commission and City Council prior to investment in a preliminary plat. Staff is supportive of this approach (discussing rezoning prior to preliminary plat) and has also started seeking feedback from community members since the proposed sketch plan would be a change from what is currently allowed onsite.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's Official newspaper. The City also sent an invitation for an online open house hosted before the April Planning Commission Meeting to provide additional preparation for this meeting. Staff has also extended the typical public comment period from 2 weeks to 4 weeks.

Observations/Alternatives:

Summary

Site Acreage	~200 acres
Proposed Lots	343 Lots
Net Density	2.7 units/acre
Existing Zoning	R-1 MUSA, R-1 Rural Residential (Small Section, mainly wetland)
Proposed Lot Sizes	55, 65, 75 foot wide lots

Sketch Plan

The City requires a sketch plan for any major plat in order to provide the Applicant high level feedback before investing in the expense and time of a Preliminary Plat. The Sketch Plan also provides the residents of the community an opportunity to weigh in on the project before the preliminary plat, when the City will hold a formal public hearing on the project. The City wants to reiterate that if the project moves forward, there will be future opportunities for residents to weigh in on the project.

The City has dedicated a webpage for the community to stay updated on this project, which can be found at <http://www.cityoframsey.com/748/Trott-Brook-North>. **Please note that it is very likely that the project name will change throughout this process.**

Two adjacent projects have come forward for sketch plan at the same time - this project and a sketch plan for the Hunt Property from Platinum Land (see the attached Site Location Map for context). Staff has attempted to combine these two applications to the extent possible by combining mailings and the public open house is scheduled to discuss both projects.

Rezoning

1. The Subject Property is all currently zoned R-1 MUSA (Detached Single Family), which allows for 80-foot wide lots, except the SW parcel (mostly un-buildable wetland), which is zoned R-1 Rural Residential and allows for 2.5 acre lots.
2. The Applicant has proposed 55, 65, and 75 foot wide lots.
 - 55 foot wide lots: requires rezoning to R-2 Detached Villa
 - 65 foot wide lots: requires rezoning to R-1 Detached Villa
 - 75 foot wide lots: requires rezoning to R-1 Detached Villa

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

	Proposed	Allowed	Difference
The Excelsior Group (Makowsky Property)	343 lots	274 lots	+69 lots

Important Items

- **Public Park:** This area is generally in the search area for a large City park. The City's Parks Director is excited about the opportunity to provide residents an amenity in this area. The park is currently proposed in the NE corner of the site and provides two fields. The park provides an amenity to Brookfield residents who have expressed the need for a public park amenity near them. There would be a covered bridge (pedestrian bridge) over Trott Brook and trails connecting Brookfield to the park.
- **Traffic:** Many residents expressed concerns over increased traffic in the area. Nowthen Boulevard is a County Road, so Staff sent to Anoka County for review. Their review letter is attached. With one proposed entrance to the site off both Variolite Street and Nowthen Boulevard, upgrades to both roads are likely with the project (such as turn lanes). If the project moves forward, the Applicant will need to work with the City's Engineering staff and the County's Engineering Staff to propose a solution that accommodates the new homes. Additionally, the combined projects will require the Developers to prepare an Environmental Assessment Worksheet (EAW) that will include detailed traffic forecasts and recommended areawide traffic improvements. Finally, the City Council has included in their 2020 Strategic Plan an action to complete a Corridor Study of the entire Nowthen Boulevard Corridor. Staff is working with Anoka County to advance this study later in 2020 or in early 2021.
- **Environmental Concerns:** Staff has already notified the DNR about the project due to its proximity to Trott Brook. Please see the "Next Steps" section for more information about the environmental precautions that

will be required if the project moves forward.

- Utilities: This area is guided for City utilities in the City's Comprehensive Plan, and is currently zoned for utilities. Staff would like to note for the record that just because utilities are in the area, individual property owners on well and septic will not be forced to connect to City utilities per the City's charter.
- Lot Sizes: The Applicant is proposing 55, 65, and 75 foot wide lots. The City recently completed a Housing Study with Maxfield Consulting that indicated there is a demand for this type of product. Staff has heard from the development community that the market is demanding more of this product with smaller lots due to development costs and lifestyle choices. The market for 80 foot wide lots has decreased significantly in the past 5 years, as evidenced by Ramsey's own permit data. Staff would like to note that just because there is a demand for this type of product, and it is likely it will sell, that does not mean the City is required to allow them in every location.
- Shoreland Overlay District: A portion of the Subject Property is within the Shoreland Overlay District due to proximity to Trott Brook. The Shoreland Overlay District boundary extends 300 feet from the Ordinary High Watermark (OHW) of Trott Brook. Within this area, lot width at both the OHW and the building line must be at least seventy-five (75) feet. There is no minimum lot size (area) requirements for streams in the Shoreland Overlay District. It does appear that the sketch plan conforms to the lot width standard of the Overlay District.

Changes to Typical Process

Due to the Stay at Home Order, Planning Commission meetings have been moved online, which changes our typical engagement process. The City has implemented the following changes to ensure the public is provided opportunity to comment on this case, including:

- Postponed cases
- Hosted preparatory webinars
- Placed videos online
- Extended public comment periods
- Did more focused outreach
- Suggested alternative means to provide comment

60 Day Rule

Staff previously gave an update on the 60-Day Rule as it relates to current cases, that agenda item is available on the April 2, 2020 Planning Commission agenda found at www.cityoframsey.com/agendas. State Statute requires that the City of Ramsey respond to an Application within 60 days of submittal. The City of Ramsey is allowed one 60 day extension in order to respond, allowing a total of 120 days. After 120 days, the Applicant must agree to further extensions.

- Trott Brook North: Sketch Plan and Rezoning Submitted March 5, 2020 (60 days - May 4, 2020, 120 days - July 3, 2020)

The City has invoked 60 day extensions for the project due to the current State of Emergency related to Covid-19 and to provide the City additional time to further evaluate the proposal for compliance with applicable regulations and provide reasonable public input. Ordinances take two (2) City Council meetings if approved, so the Planning Commission needs to make a recommendation on this project tonight, unless the Developer agrees to an additional extension in writing.

Public Comment

Written Comments Received: All written public comments have been attached to this case and shall be considered part of the formal public record. Staff has also attempted to summarize comments received in an attached document to note the most significant areas of concern from residents.

Discussions with Residents: For the last two months or so, Staff has been speaking with residents about this project one-on-one and attempting to clarify the proposal, summarize the public hearing process, and provide opportunities for comment. While many telephone calls were followed up with formal letters or emails, some were not. Staff estimates that approximately ten (10) calls took place with residents who were opposed to the project. Reasons varied but the majority of reasons were: lack of rural character with project, project is too dense, traffic concerns, and environmental concerns. Calls came from residents throughout the City, but most were from those along

Variolite or in the Brookfield neighborhood.

Staff sent letters to the two (2) residents whose homes are directly adjacent to the proposed new lots offering meetings or personal calls. Staff heard back from one (1) of the two properties and had a conversation about the project. The resident was not concerned about the project, noted that he appreciated the letter, but that he understood development would happen onsite. He stated that he was hopeful the project would reduce his taxes.

Change.org Petition: A resident of Ramsey has created a Change.org petition as an advisory petition against the project with 325 signatures. The signatures from the petition are attached for reference as well as comments that some signers left. It does appear that the original petition page, which received over 100 signatures, was written as petitioning Low Density Residential to High Density Residential, which is not correct. The owner of the petition has since changed to accurately reflect the project. An advisory petition of this nature is not typical with these projects, but will likely become a more standard tool as the City practices social distancing measures. For future petitions, residents should sign with their names and addresses so that Staff can ensure they are Ramsey residents. Staff attempted to match names from the County GIS File. Staff would estimate that up to 25% of the responses came from non-Ramsey Residents. Staff has not been able to verify the address of nearly half of the signatures, although it is assumed that many, if not most are truly Ramsey Residents. Regardless, there appears to be a clear indication of a cluster of signatures along Variolite Street. In response, Staff suggests a City initiated survey to ensure proper data is provided in terms of existing vs. proposed conditions and ensure addresses are included in the response.

City Code Sections

- Section 117-111: R-1 Residential (Existing Zoning and Partial Proposed Zoning)
- Section 117-111: R-2 Residential (Partial Proposed Zoning)
- Section 117-588: Major Plat
- Section 117-614: Subdivision Design Standards

Preliminary Plat/Next Steps

At time of preliminary plat, the City requires: grading plan, landscape plan, tree inventory and preservation plan, utility plan, preliminary plat, and for a project of this scale, an EAW (Environmental Assessment Worksheet) to lay out the basics of the project and determine if an Environmental Impact Statement (EIS) is required. At this time, the Applicant and Staff are looking for high level review of the project as opposed to going into detailed engineering plans which takes place with the preliminary plat.

Alternatives

Alternative 1 (Current Proposal): Recommend approval of Ordinance #20-07 rezoning the Subject Property contingent upon preliminary plat approval by the City. This would allow 55, 65, and 75 foot wide lots on the Subject Property. The Zoning Amendment would not be finalized before a preliminary plat is approved. Recommend the Applicant move forward with developing a preliminary plat as the sketch plan indicates.

Alternative 2 (Compromise Scenario): Recommend modifications to Ordinance #20-07 allowing 65 and 80 foot wide lots on the Subject Property and recommending the Applicant keep 80 foot wide lots along Variolite Street and abutting existing residential homes, while putting smaller 65 foot wide lots interior to the site to create a natural density transition. Recommend the Applicant modify the Sketch Plan to remove 55 foot wide lots. This would keep the entire site located in the R-1 Residential District and each lot size would fit within the City's current set of zoning standards (either in the standard subdistrict/80 foot wide lots or the detached villa subdistrict/65 foot wide lots).

Alternative 3 (Existing Zoning): Recommend denial of Ordinance #20-07 rezoning the Subject Property and recommend that the Applicant makes major changes to the sketch plan to comply with existing zoning (80 foot wide lots) before moving forward with preliminary plat.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Since this is a legislative (policy) decision of the City due to the fact that the request requires a Zoning Amendment, Staff needs broad policy direction before formulating a recommendation. The Planning Commission should provide feedback on moving the project forward to Preliminary Plat. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs the expense of detailed civil engineering drawings. Staff does believe there is room to compromise on a mix of lot sizes.

Based on the 60 Day Rule (Minnesota Statutes 15,99), Ordinance #20-07 does need to move forward to City Council. If approved, the Ordinance would be contingent upon approval of a future Preliminary Plat and tied to this project specifically. The Planning Commission could request that the Applicant approve an additional 60 Day Extension to provide additional time for discussion, negotiation and compromise. This would require written confirmation by the Developer. Staff is hopeful that the Developer will be willing to provide an additional extension if the City desires to explore a compromise concept plan.

Action:

Motion to recommend that the City Council approve/deny/modify the Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for the The Excelsior Group.

Procedural note: The Planning Commission may ask the Developer for an extension, but explicitly approval by the Developer is required. The City has exhausted its administrative extensions. If the Planning Commission desires additional time to discuss, but the Developer is unwilling to provide the necessary extension, the Planning Commission should recommend denial of the Zoning Amendment. It is noted that the Developer has expressed a willingness to continue discussions.

Attachments[Site Location Map](#)[Sketch Plan](#)[Anoka County Review](#)[Planning Technical Report](#)[2040 Land Use Map \(Comprehensive Plan\)](#)[Staff Comments \(Sheet 1\)](#)[Staff Comments \(Sheet 2\)](#)[Summarized Resident Comments](#)[Detailed Resident Comments](#)[Change.org Signatures \(as of May 5, 2020\)](#)[Change.org Comments](#)[Ordinance 20-07](#)[Draft Planning Commission Presentation](#)**Form Review**

Inbox	Reviewed By	Date
Chris Anderson	Chloe McGuire Brigl	03/24/2020 03:37 PM
Chris Anderson	Chris Anderson	03/24/2020 04:17 PM
Tim Gladhill	Chloe McGuire Brigl	03/25/2020 09:56 AM
Chris Anderson	Chris Anderson	03/25/2020 01:37 PM
Tim Gladhill	Chloe McGuire Brigl	04/08/2020 09:07 AM
Chris Anderson	Chris Anderson	04/20/2020 07:54 AM
Tim Gladhill	Chloe McGuire Brigl	04/29/2020 08:37 AM
Chris Anderson	Chris Anderson	04/30/2020 01:31 PM

Tim Gladhill

Tim Gladhill

05/01/2020 10:28 AM

Tim Gladhill

Tim Gladhill

05/01/2020 11:24 AM

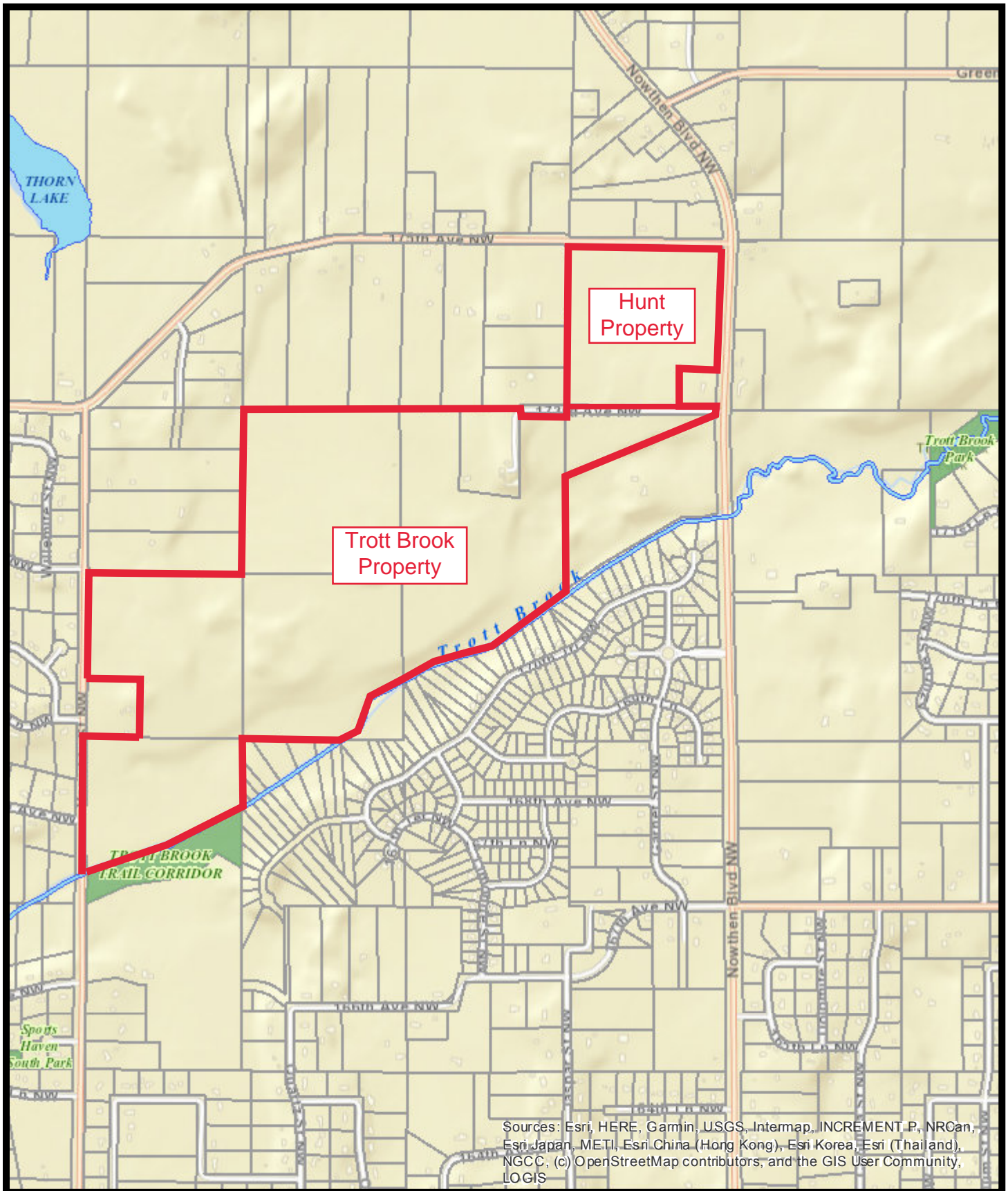
Form Started By: Chloe McGuire Brigl

Started On: 03/20/2020 10:37 AM

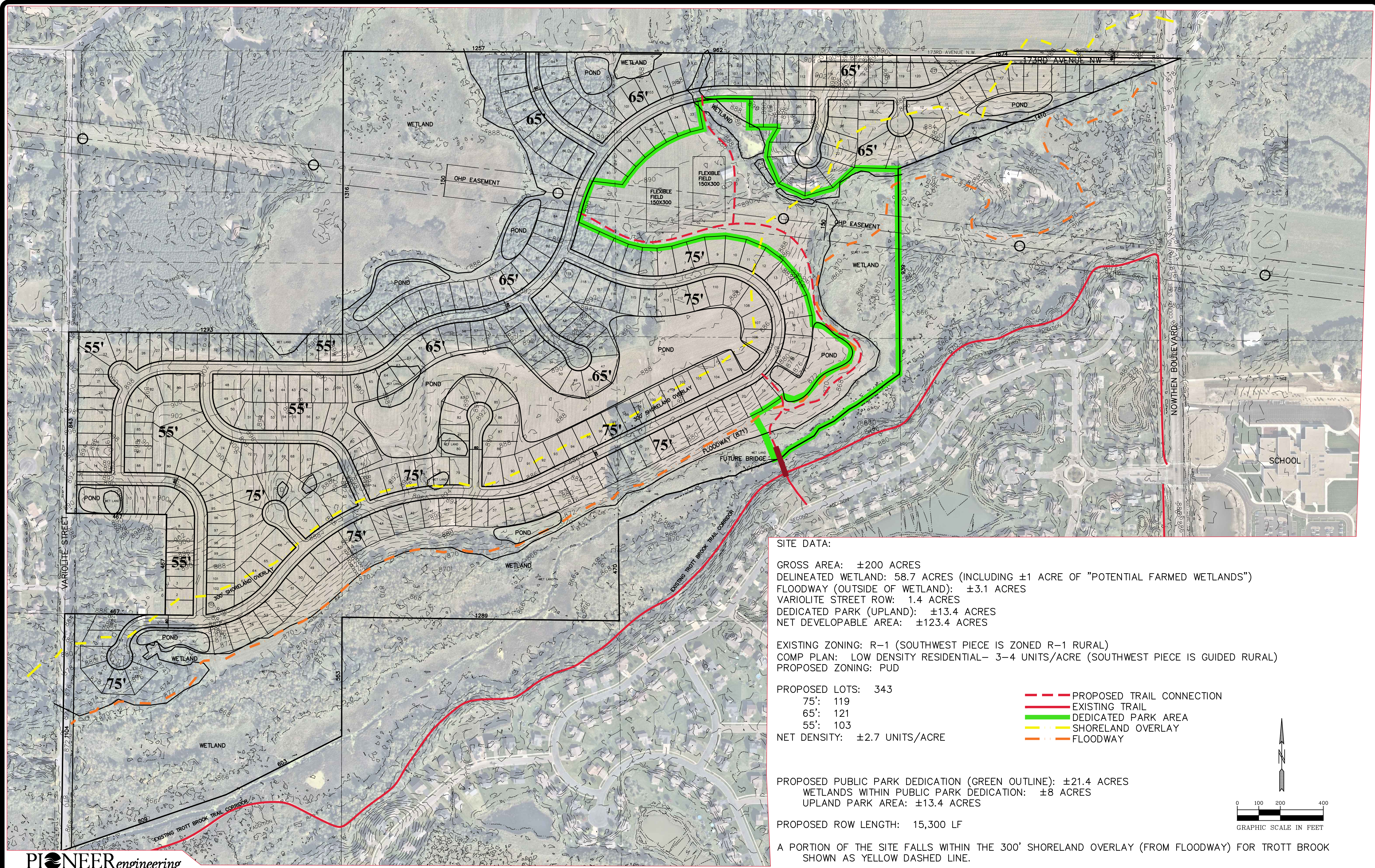
Final Approval Date: 05/01/2020

Subject Properties

Trott Brook and Hunt Properties



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



SITE DATA:

GROSS AREA: ±200 ACRES
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
 VARIOLITE STREET ROW: 1.4 ACRES
 DEDICATED PARK (UPLAND): ±13.4 ACRES
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
 COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
 PROPOSED ZONING: PUD

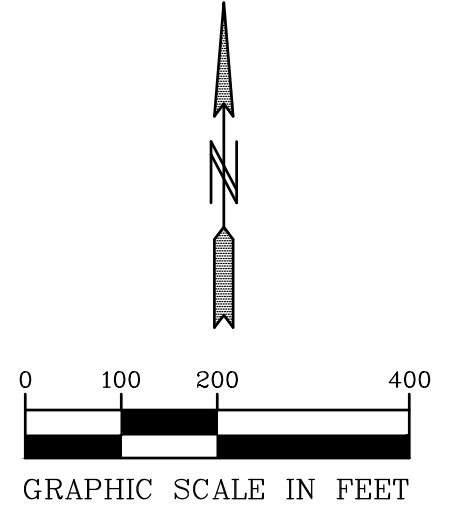
PROPOSED LOTS: 343
 75': 119
 65': 121
 55': 103
 NET DENSITY: ±2.7 UNITS/ACRE

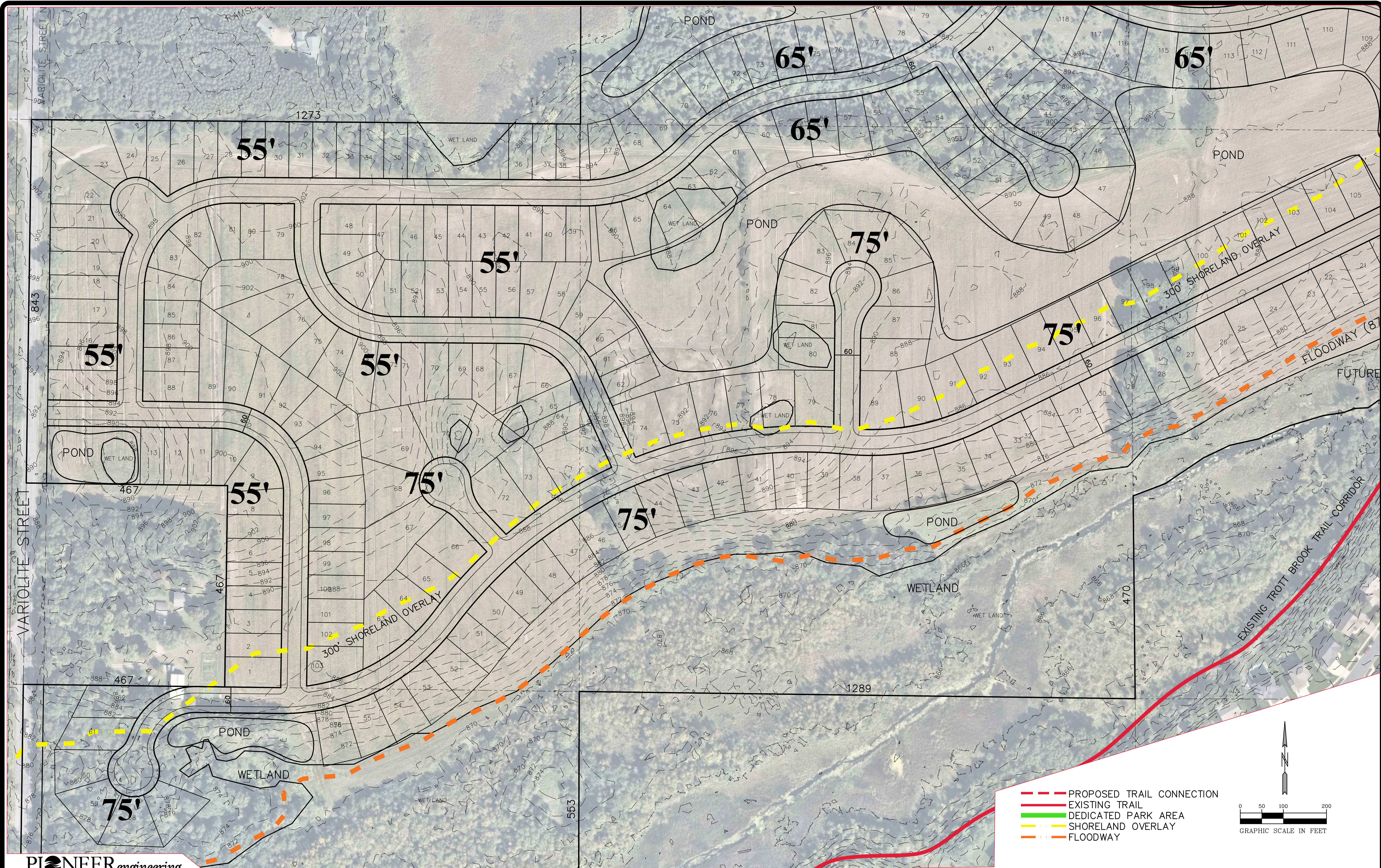
- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

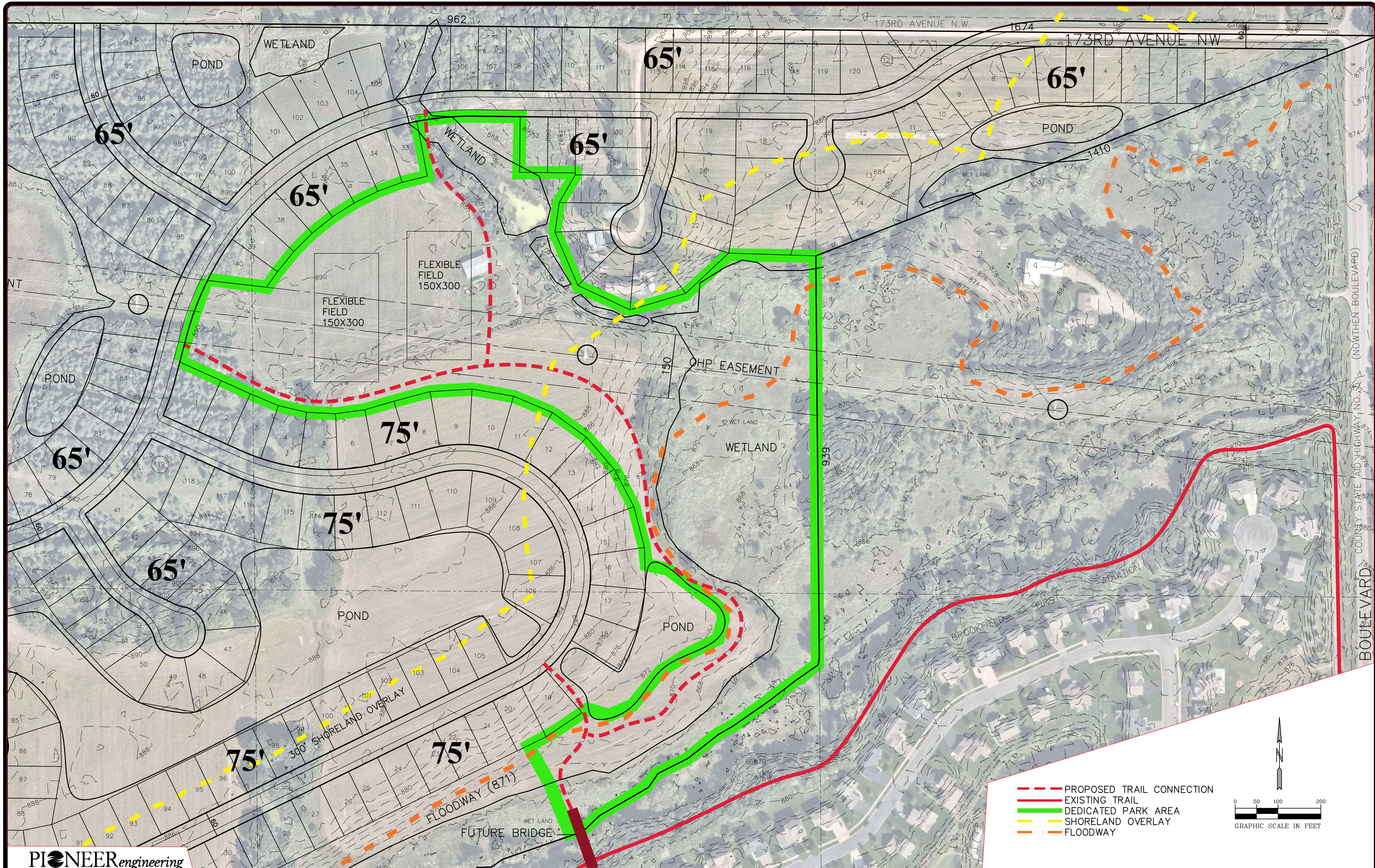
PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
 UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

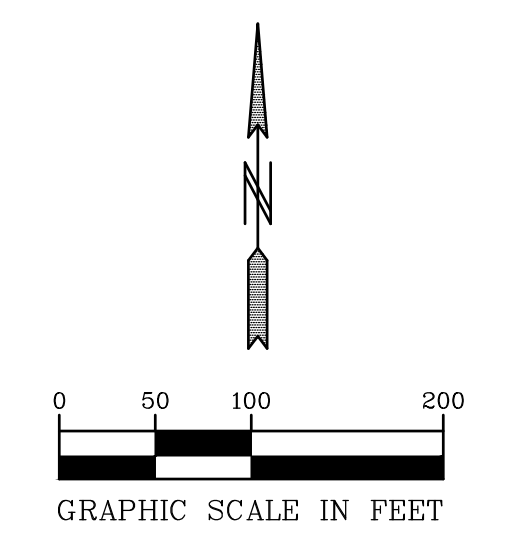
A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.







- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
 Name: Jennifer L. Thompson
 Reg. No.: 44765
 Date: xx

Revisions
 Date: 2-28-2020
 Designed: JLT
 Drawn: JLT

CONCEPT PLAN 2

EXCELSIOR GROUP
 1660 HIGHWAY 100 SOUTH, SUITE 400
 SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY
 RAMSEY, MINNESOTA

© 2019 Pioneer Engineering, P.A.



Anoka County
TRANSPORTATION DIVISION

Highway

Chloe McGuire Brigl
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

March 24, 2020

Re: Sketch Plan – Trott Brook Property Concept Plan 2

Dear Chloe,

We have reviewed the Sketch Plan for Trott Brook Property Concept Plan 2, to be located west of CSAH 5 (Nowthen Boulevard) and south of 173rd Avenue NW within the City of Ramsey, and I offer the following comments:

The existing right of way adjacent to CSAH 5 should be adequate for future reconstruction purposes (60' feet total right of way width west of CSAH 5 centerline). The sketch plan proposes access for the concept plan onto CSAH 5 via 173rd Avenue NW, which is consistent with county standards and acceptable to this department. It should be noted that there is an existing SB CSAH 5 right turn lane and an existing NB CSAH 5 bypass lane already in place at 173rd Avenue NW, so there will be no additional required turn lane construction on CSAH 5 for this development. The City/Developer should ensure that clearing and/or grading is completed to satisfy sight distance requirements at the CSAH 5/173rd Avenue NW intersection to the greatest extent possible for this development. Please note that no plantings or private signing will be permitted within the county right of way and care must be exercised when locating private signs, buildings, structures, plantings, berms, etc. outside of the county right of way so as not to create any new sight obstructions for this section of CSAH 5.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 5 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer should assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 5, and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate of runoff shall not exceed the pre-developed rate runoff for the 10-year critical design storm. County Ditch #51 runs through the south part of the property line, and this ditch may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer. Contact Michelle Pritchard, Engineer I, via phone at 763.324.3162 or via email at Michelle.Pritchard@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable ACHD Engineering Plan Review fee (fee estimated at \$150.00) to Ms. Pritchard for her review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, if any work will occur within the county right of way, the ACHD Permit process can begin by the contractor(s) completing the work (fee = \$150.00). License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier, Traffic Engineering Technician I at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information regarding the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Jane K. Rose
Traffic Engineering Manager

xc: File - CSAH 5/Plats + Developments/2020
Michelle Pritchard, Engineer I
Chuck Gitzen, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	MAY 1, 2020	PROJECT ADDRESS	NORTH OF TROTT BROOK BETWEEN NOWTHEN BOULEVARD AND VARIOLITE STREET
PROJECT. TITLE	TROTT BROOK NORTH		
ESCROW #	<u>117442</u>		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Summary

Site Acreage	~200 acres
Proposed Lots	343 Lots
Net Density	2.7 units/acre
Existing Zoning	R-1 Residential (MUSA) District
Proposed Lot Sizes	55, 65, 75 foot wide lots

Rezoning

1. Approximately 160 acres of the Site is currently located in the R-1 Residential (MUSA) District that generally allows for detached single-family dwellings on quarter-acre lots at least 80 foot in width. An approximately 22-acre parcel in the southwest of the project site is located in the R-1 Residential (Rural Developing) District, which allows for 2.5 acre lots and private well and septic.
2. The Applicant has proposed a mix 55, 65, and 75 foot wide lots.
 - a. 55 foot wide lots: requires rezoning to R-2 Detached Villa
 - b. 65 foot wide lots: requires rezoning to R-1 Detached Villa
 - c. 75 foot wide lots: requires rezoning to R-1 Detached Villa

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

Comprehensive Plan

The site is currently guided for detached single family lots up to a density of 4 units per acre in the 2040 Comprehensive Plan. It does not appear that any one area would surpass the 4 unit per acre maximum, but this will be determined with Preliminary Plat. In other words, the Zoning Amendment is not about a change in planned density, but a policy question about lot size and lot width. The density of the site is naturally kept low due to configuration of the site and significant ecological resources, most notably Trott Brook.

Street and Access

The Applicant has proposed one access onto Nowthen Boulevard and one access onto Variolite Street. The proposal will be reviewed by Anoka County to determine if turn lanes or other upgrades will be required onto Nowthen Boulevard. Staff anticipates that it is likely some upgrades will be required including turn lanes and/or a stop condition. In addition, a traffic study will be required with next steps to determine specific improvements to area roads that will be required. At this time, those improvements will be the responsibility of the Developer.

The Applicant has proposed cul-de-sacs throughout the site. No medians or median planters will be allowed within cul-de-sacs to allow for plowing and turnaround of large trucks.

Landscape Plan

A landscape plan will be required with preliminary plat, which needs to include a tree survey of the site.

Grading

A grading plan will be required with preliminary plat.

Utilities

The site is zoned for municipal water and sanitary sewer (waste water), which are currently south of Trott Brook. Utilities will need to be brought to the site. Existing dwellings in the area will not be required to connect to these utilities. The Comprehensive Plan includes a plan to extend these utilities. In addition, the City's Engineering Department is doing a deeper dive into this plan to ensure the most cost-effective strategy for this extension.

Timeline

It is expected that the soonest this project would commence would be Spring of 2021.

Public Park

The City of Ramsey has projected the need for a future Community Park #6 generally in this area, north of Trott Brook as part of the 2040 Comprehensive Plan. A Community Park is generally defined as a park greater than 40 acres with a variety of attractions that serves multiple neighborhoods. The Applicant has proposed a park in the NE corner of the site which is approximately 13 acres of upland area with two flex fields. The Park and Recreation Commission will work with the Applicant to determine if this is sufficient space for the park, and will determine if/what credits are required. It is possible that this park could serve a portion of the needs identified as future Community Park #6. In addition, the City has received a number of observations from the Brookfield Neighborhood regarding the lack of park and recreation space in this neighborhood immediately south of the project site. Not only will there be park and recreation needs for this new neighborhood, appropriate connectivity, via a pedestrian bridge over the brook could also serve the needs of the neighborhood to the south—as well providing improved trail access to the larger city-wide trail system in this north-central area of Ramsey. This will be discussed in more detail as part of the Preliminary Plat.

Parks Comments

1. Park Dedication Credit is not available for wetland areas. Credit is only given to upland area that is able to be developed for park purposes.
2. Preservation of the existing barn should be explored as part of the park planning effort.
3. A more detailed park concept plan must be included with the Preliminary Plat.
4. The Developer will need to clarify underlying property ownership for the area between the southernmost lots and Trott Brook.

Development Fees

The Applicant will be responsible for paying development fees at time of final plat. The Applicant will also be responsible for signing a development agreement with the City prior to recording and releasing final plat.

Density Transitioning

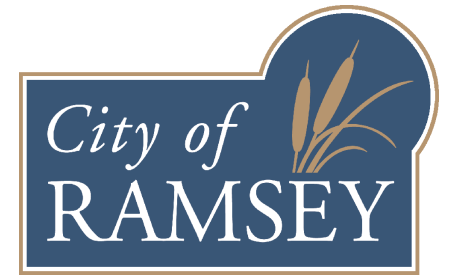
1. The City Code requires Density Transitioning between the R-2 Residential District adjacent to existing neighborhoods located in the R-1 Residential District, including both the Metropolitan Urban Service Area (MUSA) and Rural Developing areas.
2. Density transitioning is still required for areas separated by roads, unless major roads (e.g. MSA or County roads).
3. Staff needs to discuss density transitioning with the City Attorney to determine where it will be required onsite.
4. The City does have broad discretionary/legislative authority in this case, as the project requires a Zoning Amendment
 - a. Regardless of underlying requirements, there appears to be a cluster of comments along Variolite Street and along Trott Brook; the Planning Commission and City Council should take that into account when designing a density transitioning strategy

Planning Commission and City Council Feedback Needed/Primary Policy Question

1. Staff needs clear direction on lot sizes
 - a. Are the Planning Commission and City Council supportive of the project as presented?
 - b. Are the Planning Commission and City Council open to a compromise that requires 80 foot wide lots adjacent to key areas while allowing for smaller lots more internal to the site?
 - c. Do the Planning Commission and City Council feel that all lots in the project should be 80 foot wide lots?

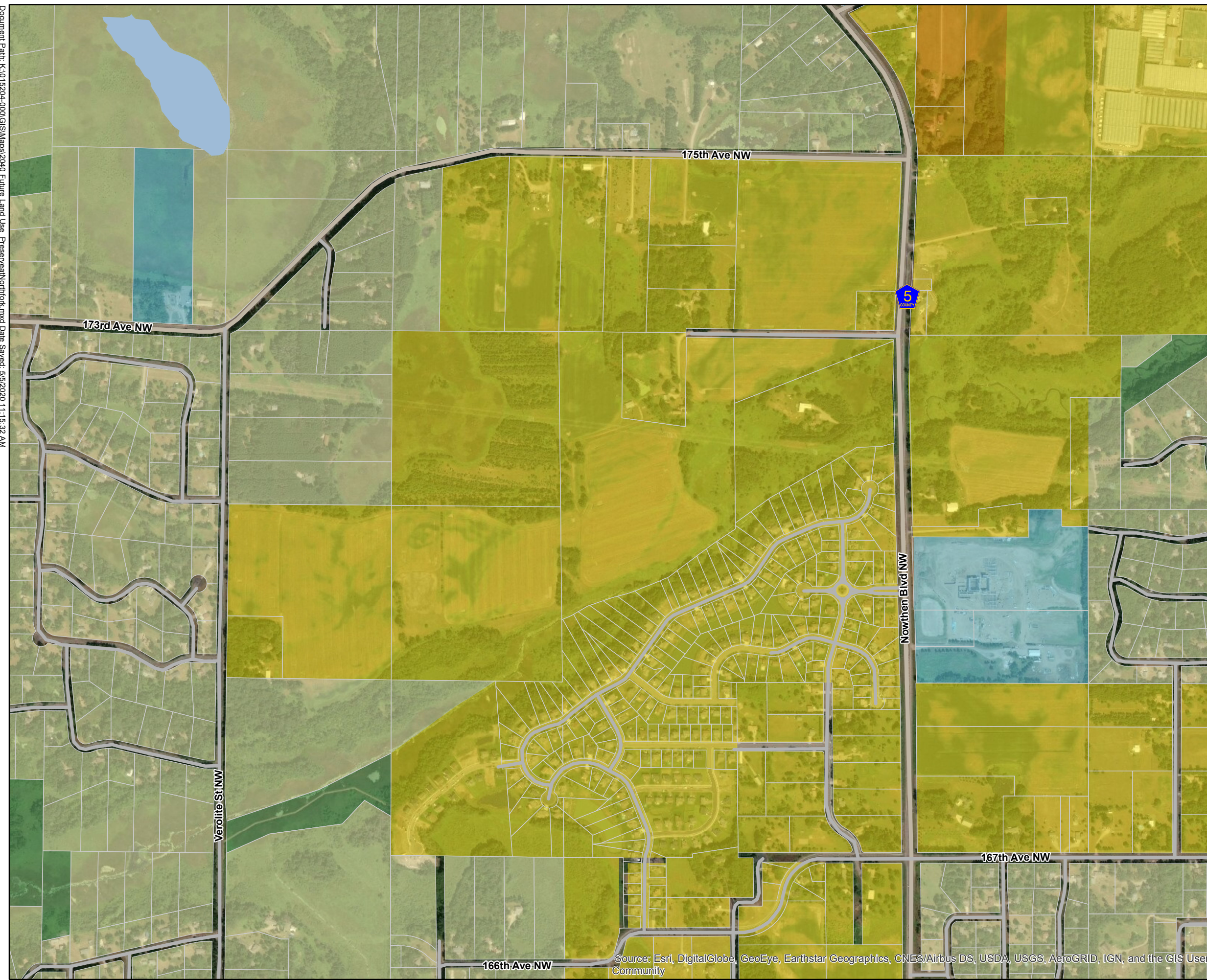
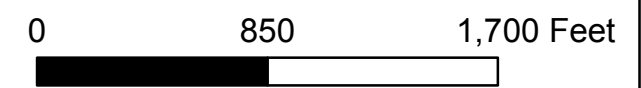
As this is Sketch Plan Review, this is a work in progress. Staff believes that this project is probably not ready for preliminary plat yet, but need preliminary policy direction first. Staff is hopeful that the Applicant will provide the necessary extension to the 60 Day Rule in order to continue concept planning before applying for Preliminary Plat.

Document Path: K:\015204-000\GIS\Maps\2040 Future Land Use_Preserve\Northfork.mxd Date Saved: 5/5/2020 11:15:32 AM

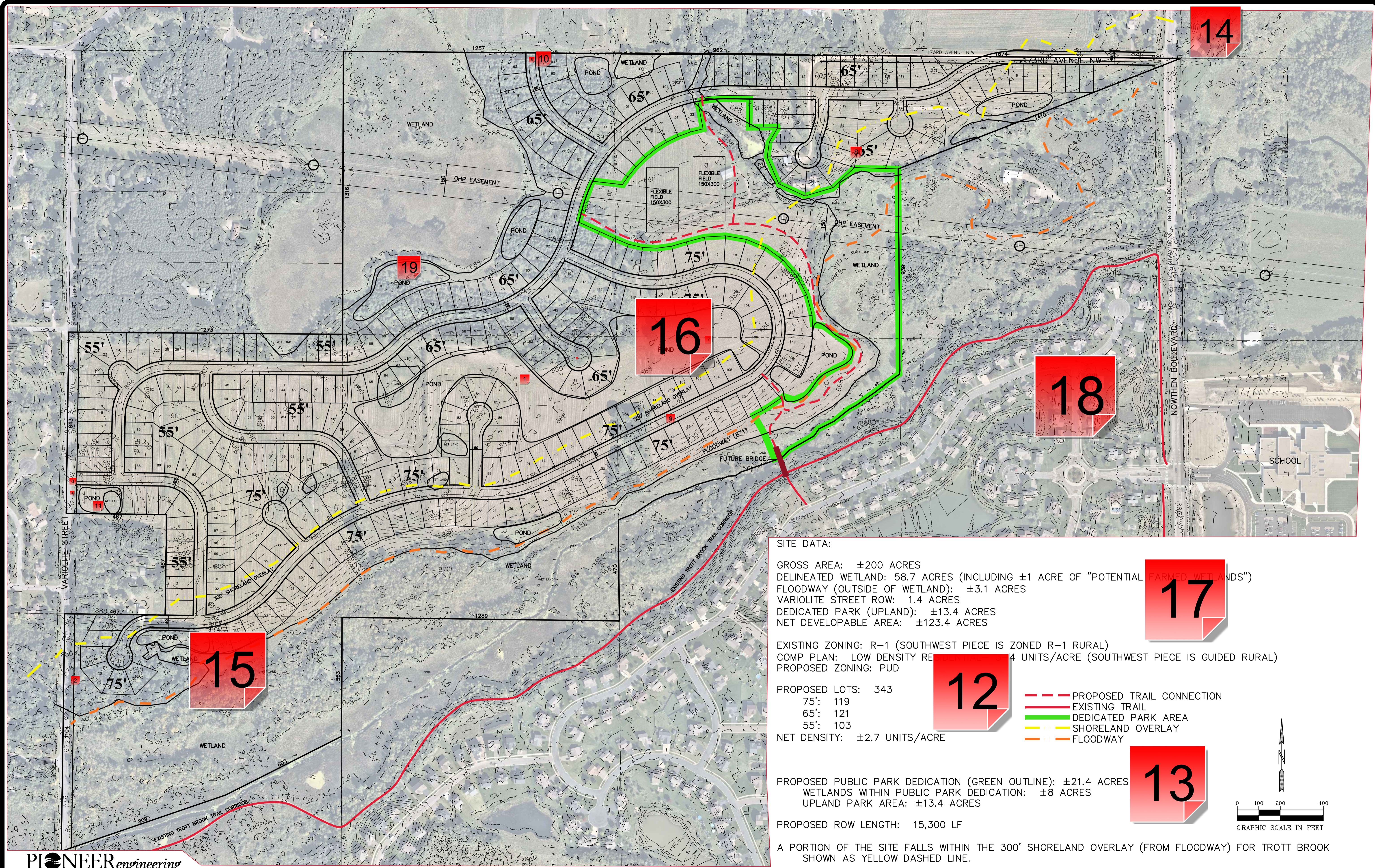


Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN

	Parcel Boundary
	Ramsey Boundary
	Lakes and Rivers
Future Land Use Designation	
	Business Park (BP)
	Commercial (C)
	Mixed Use (MU)
	High Density Residential (HDR)
	Medium Density Residential (MDR)
	Low Density Residential (LDR)
	Rural Developing (RD)
	Park (P)
	Public/Institutional (P/I)
	Closed Landfill (CL)
	Right-of-way (ROW)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



SITE DATA:

GROSS AREA: ±200 ACRES
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
 VARIOLITE STREET ROW: 1.4 ACRES
 DEDICATED PARK (UPLAND): ±13.4 ACRES
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
 COMP PLAN: LOW DENSITY RESIDENTIAL 4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
 PROPOSED ZONING: PUD

PROPOSED LOTS: 343
 75': 119
 65': 121
 55': 103

NET DENSITY: ±2.7 UNITS/ACRE

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
 UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

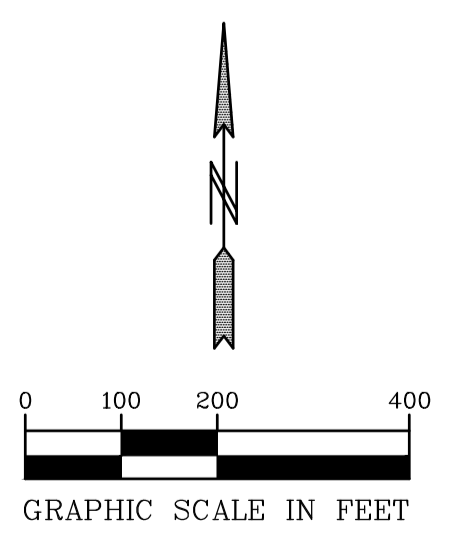
A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.

12

- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

17

13



1 - Connect CDS

Created by: Joe Feriancek
On: 03/16/2020 09:05 AM

If possible connecting these cul-de-sacs. CDS are higher maintenance for the City, particularly with plowing.

----- 0 Replies -----

2 - Trunk Watermain Loop

Created by: Joe Feriancek
On: 03/16/2020 09:18 AM

The City is planning to extend trunk watermain up Variolite, to loop with the trunk watermain on CSAH 5. We will have to discuss where this trunk WM connects.

----- 0 Replies -----

3 - Variolite Street Connection

Created by: Joe Feriancek
On: 03/16/2020 09:20 AM

Most likely a right turn lane will be required off of Variolite Street.

----- 0 Replies -----

4 - Variolite Reconstruction

Created by: Joe Feriancek
On: 03/16/2020 09:20 AM

City is currently designing a reconstruction of Variolite Street, this is planned for this summer. Ideally any units built would not be reliant on Variolite Street for access.

----- 0 Replies -----

5 - CDS Size

Created by: Joe Feriancek
On: 03/16/2020 09:23 AM

CDS need to have a 50' radius to back of curb.
Engineering Design Standards are available on the City Website Engineering Department Page.

----- 0 Replies -----

6 - Future Road Connections

Created by: Joe Feriancek
On: 03/16/2020 09:24 AM

This would require a temporary cul-de-sac. The area of the temporary cul-de-sac will require at a minimum roadway easement for the cds and snow storage.

----- 0 Replies -----

7 - Stormwater

Created by: Joe Feriancek
On: 03/16/2020 09:25 AM

The City is part of the Lower Rum River WMO, and all WMO requirements must be met. Contact Engineering Department with questions.

----- 0 Replies -----

8 - Reduce amount of CDS

Created by: Joe Feriancek
On: 03/16/2020 10:52 AM

Could this be adjusted to be a small loop, or just one CDS?

----- 0 Replies -----

9 - Street Typical Sections

Created by: Joe Feriancek
On: 03/16/2020 11:14 AM

Is this street going to be curb & gutter, or drainage ditches?

----- 0 Replies -----

10 - Permanent Cul-de-Sac

Created by: Len Linton
On: 03/16/2020 11:15 AM

This must be a permanent Cul-de-Sac with proper setbacks. If the parcel to the north develops and the road is extended, pavement can be removed and the right of way reduced to follow the curb.

Half cul-de-sacs and temporary cul-de-sacs have not worked well in Ramsey.

----- 0 Replies -----

11 - Wetland Delineation required

Created by: Len Linton
On: 03/16/2020 11:20 AM

A wetland delineation will be required. Mitigation may be required if the pond will impact the function of this wetland.

----- 0 Replies -----

12 - Environmental Document Required

Created by: Len Linton
On: 03/16/2020 11:23 AM

This project crosses the threshold for environmental documentaion. The project scheduile must include time for preparation of the environmental document and review by the appropriate agencies.

----- 0 Replies -----

13 - Park Dedication

Created by: Len Linton
On: 03/16/2020 11:25 AM

The City does not accept wetlands for park dedication credit. Creditable park dedication must be upland area outside of wetlands.

----- 0 Replies -----

14 - Anoka County Review

Created by: Len Linton
On: 03/16/2020 11:26 AM

This plat will require review by Anoka County Highway department.

Turn lanes and bypass lanes will most likely be required.

----- 0 Replies -----

15 - Sanitary Sewer Connection

Created by: Len Linton
On: 03/16/2020 11:27 AM

A sanitary sewer stub was provided south of Trott Brook. The stub and lift station down stream may not provide adequate capacity for this development.

The City is requiring construction of a lift station in the southwest corner of this project to serve the site. The City will be extending gravity sewer up Variolite Street to just south of Trott Brook in 2020. This lift station will connect to that gravity line.

----- 0 Replies -----

16 - Stormwater Ponds

Created by: Len Linton
On: 03/16/2020 11:35 AM

All stormwater ponds must have a maintenance access covered by drainage and utility easement.

This surface should be vegetated with slopes gentle enough for equipment access. Lot spacing must be adjusted to provide this required access route.

----- 0 Replies -----

17 - Review Comments

Created by: Len Linton
On: 03/16/2020 11:44 AM

All comments must be addressed on the next submittal in order to keep this project moving forward.

Unaddressed comments may delay approval of the next submittal.

----- 0 Replies -----

18 - Stormwater

Created by: Len Linton
On: 03/16/2020 12:21 PM

Stormwater Design must meet Lower Rum River Watershed Management Organization requirements.

Compliance with infiltration must be demonstrated using the MIDS calculator from the MPCA, P-8 or Win-SLAMM software. Printouts provided must include data input and results including removal efficiencies.

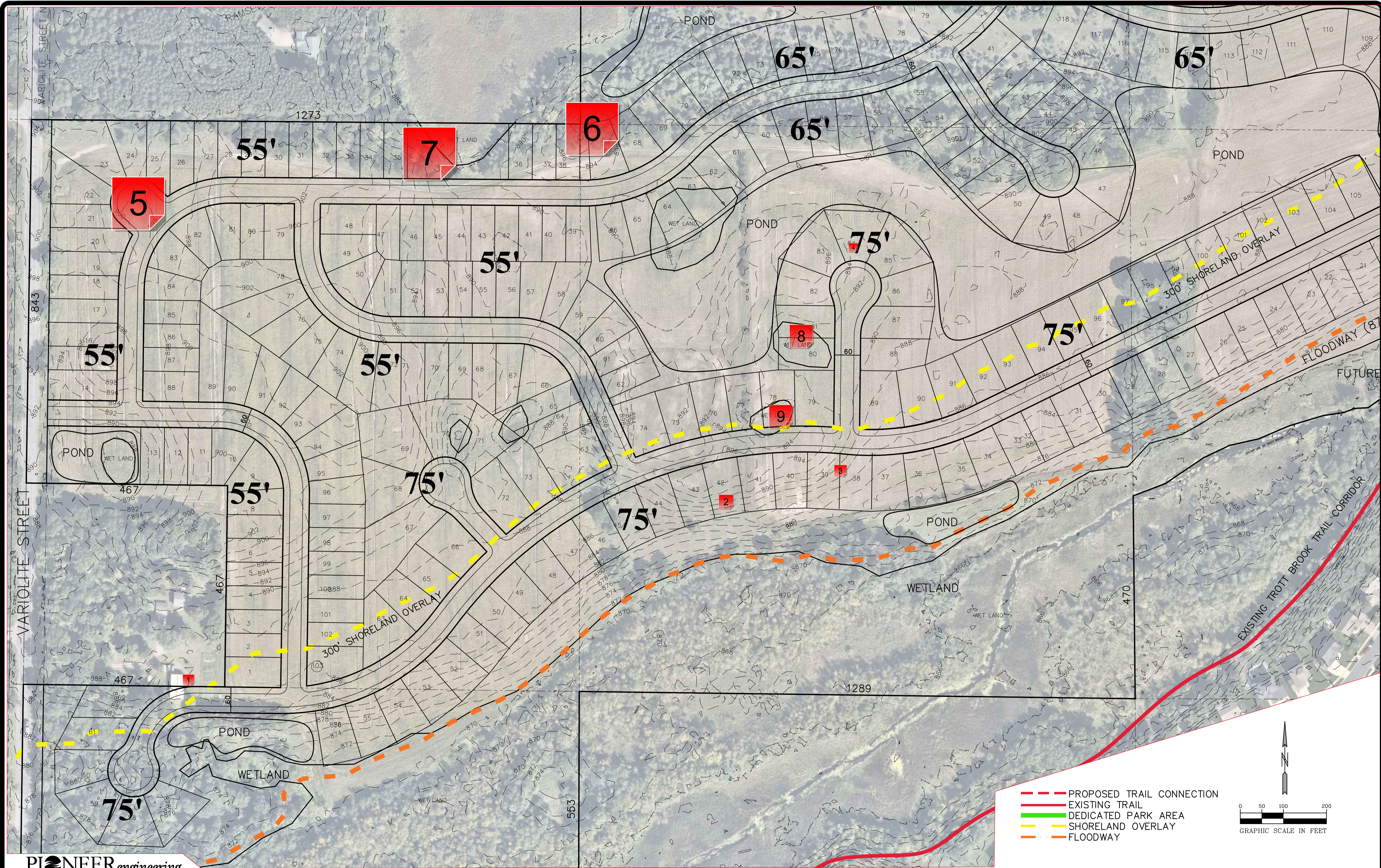
----- 0 Replies -----

19 - Wetland Setback and Pond

Created by: Chloe McGuire Brigl
On: 03/19/2020 09:03 AM

16.5 foot d/u easement required from edge of delineated wetland, no ponds in that area.

----- 0 Replies -----



PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name: Jennifer L. Thompson
 Reg. No.: 44763
 Date: xx

Revisions

Date: 2-28-2020
 Designed: JLT
 Drawn: JLT

CONCEPT PLAN 2

EXCELSIOR GROUP
 1660 HIGHWAY 100 SOUTH, SUITE 400
 SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY
 RAMSEY, MINNESOTA

1 - SW CDS - Future Expansion

Created by: Joe Feriancek
On: 03/16/2020 11:07 AM

Recommend leaving enough space before turning this CDS south, so if the remaining lot sells/develops, a row of houses will fit on the east side, to maximize development.

----- 0 Replies -----

2 - Grading Plans

Created by: Joe Feriancek
On: 03/16/2020 11:09 AM

When grading these lots, keep in mind lowest floor elevations must be the highest of: 3-feet above groundwater, 2-feet above 100 HWL, or 1-feet above EOF. Max allowable is 1:3, minimum is 2.0%.

----- 0 Replies -----

3 - Drainage Easement

Created by: Joe Feriancek
On: 03/16/2020 11:11 AM

Keep in mind drainage easement will be required, if pipe is used, need to be wide enough for safe maintenance, and access to ponds is required.

----- 0 Replies -----

4 - Lot Width

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:48 AM

We will measure lot width at the front yard setback (25 feet for detached villas)

----- 0 Replies -----

5 - Cul-de-sac

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:53 AM

This cul-de-sac must stay open for plowing, no planted center island

----- 0 Replies -----

6 - Standard DU easements

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:54 AM

City will require standard DU easements on each lot

----- 0 Replies -----

7 - 16.5 buffer from wetland

Created by: Chloe McGuire Brigl

On: 03/19/2020 08:55 AM

Requirement that 16.5 feet from edge of delineated wetland is encumbered by D/U easement

----- 0 Replies -----

8 - Wetland?

Created by: Chloe McGuire Brigl

On: 03/19/2020 08:56 AM

This lot is almost entirely wetland and won't be buildable

----- 0 Replies -----

9 - Wetland?

Created by: Chloe McGuire Brigl

On: 03/19/2020 08:56 AM

The wetlands in the front of this lot wil make it difficult to build

----- 0 Replies -----

Resident Comment Summary – Trott Brook North

The City has received 27 letters in response to 20-103: Trott Brook Property (Excelsior Group). Nearly all of the letters are against the proposal, and the following are summaries of the letters in terms of points presented:

1. Opposition of rezoning (23 letters)
2. Layout of the development/density (22 letters)
3. Preservation of rural character (18 letters)
4. Transportation infrastructure problems (15 letters)
5. Environmental degradation (10 letters)
6. Safety hazards (10 letters)
7. Decreasing property values (6 letters)
8. Support of park/trail (4 letters)
9. Noise pollution (4 letters)
10. Business attraction (2 letters)
11. Rental properties (1 letter)
12. Setback regulations (1 letter)
13. Petition of development (1 letter)
14. Limited public input due to pandemic (1 letter)
15. Higher demand on schools/institutions (1 letter)

The screenshot displays a web application interface for project management. The left pane shows project details for 'IP 20-01 Vanolite Street Reconstruction'. The right pane shows a table of project activities and a summary table.

Project Details:

- Project Name:** IP 20-01 Vanolite Street Reconstruction
- Project Description:** Plan Sheets for Vanolite Street Reconstruction
- Coordinator:** Tim Gladhill
- Review Cycle:** 1
- Workflow/Activity Name:** ProjectFlow Building v1.1.3.8 - 03/31/2017 02:21 AM/Applicant Resubmit
- Current User Login:** Marsha Weidner (mweidner@cityoframsey.com)

Task Instructions: After you have successfully uploaded all required plans and documents, please click the (Resubmit Complete) button.

Buttons: View Changemark Items (19), View/Edit Checklist Items (0)

Department	Reviewed By	Status	Reviewer Comments	Applicant Comments
City Engineer	Bruce Westby bwestby@cityoframsey.com			
Engineering Tech - Inspections	Logan Czech lczech@cityoframsey.com	Corrections Required	Some minor layout issues - see comments	
Engineering Tech - Inspections	Aaron Madsen amadsen@cityoframsey.com			
Engineering Tech - Plan Review	Joe Feriancek feriancek@cityoframsey.com	Corrections Required		
Civil Engineer	Len Linton llinton@cityoframsey.com	Approved	See Comments and include in final plans as appropriate	

Task Instructions:

- I have reviewed and addressed, including responses where appropriate, all Checklist Items accessed by clicking on the "Checklist Items" button above.
- I have reviewed and addressed, including responses where appropriate, all Changemark Items accessed by clicking on the "Changemark Items" button above.

Buttons: Resubmit Complete, Close

Activity Log Table:

Owner	Status	Create date
Marsha Weidner	Applicant Corrections	4/9/2020 9:10:20 AM
NoReply_CityOfRamsey	In Review	4/29/2020 3:54:13 PM
NoReply_CityOfRamsey	Approved	4/15/2020 6:01:59 PM

Summary Table:

STATUS	PRIORITY	DUE DATE	CREATED
Accepted	Medium	5/13/2020 1:05:06 PM	5/6/2020 1:05:06 PM

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

Name	City	State	Postal Code	Country	Signed On
Brian Walker	Ramsey	MN		US	4/2/2020
Christine Rued	Anoka	MN	55303	US	4/3/2020
Heidi Miller	Ramsey	MN	55303	US	4/3/2020
Jenna Rued	Duluth	MN	55812	US	4/3/2020
Justin Ternus	Ramsey	MN	55303	US	4/3/2020
Amanda Jongewaard	Minneapolis	MN	55404	US	4/3/2020
Scott Wik	Anoka	MN	55303	US	4/3/2020
Trista Williams	Ramsey	MN	55303	US	4/3/2020
Pauline Knox	Ramsey	MN	55303	US	4/3/2020
Nick Bakken	Saint Paul	MN	55130	US	4/3/2020
ted kuklock	Ramsey	MN	55303	US	4/3/2020
Amy Benedict	Andover	MN	55304	US	4/3/2020
Kali Yeager	Ramsey	MN	55303	US	4/3/2020
Taylor Yeager	Anoka	MN	55303	US	4/3/2020
Cory Williams	Ramsey	MN	55303	US	4/3/2020
Mandy Wilson	Anoka	MN	55303	US	4/3/2020
Julie Melland	Ramsey	MN	55304	US	4/3/2020
Cody Saloka	Ramsey	MN	55303	US	4/3/2020
Ryan Kelly	Minneapolis	MN	55407	US	4/3/2020
Tyler Carter	Ramsey	MN	55303	US	4/3/2020
Mary Clasemann	Ramsey	MN	55303	US	4/3/2020
Mike Saloka	Minneapolis	MN	55406	US	4/3/2020
Kyle Mitchell	Ramsey	MN	55303	US	4/3/2020
Brandon Saloka	Ramsey	MN	55330	US	4/3/2020
Jeremy Benedict	Minneapolis	MN	55425	US	4/3/2020
Nicole Yantes petersen	Minneapolis	MN	55408	US	4/3/2020
Elisabeth Saccoman	Anoka	MN	55303	US	4/3/2020
Meigan Wills	Ramsey	MN	55304	US	4/3/2020
Tyler Thesing	Ramsey	MN	55303	US	4/3/2020
Ashley Blanchette	Maple Grove	MN	55369	US	4/3/2020
Amanda Myers	Andover	MN	55304	US	4/3/2020
John Wilson	Ramsey	MN	55303	US	4/3/2020
Konnor Torkelson	Colorado Springs	CO	80922	US	4/3/2020
Jonathon Kawlewski	Minneapolis	MN	55424	US	4/3/2020
Joe Hazeman	Minneapolis	MN	55330	US	4/3/2020
Victoria Smith	Minneapolis	MN	55429	US	4/3/2020
Tony Hansen	Ramsey	MN	55303	US	4/3/2020
Bob Cheney	Minneapolis	MN	55411	US	4/3/2020
William Rybak	Ramsey	MN	55303	US	4/3/2020
Lourdes Fuentes	Cochabamba			Bolivia	4/3/2020
Stacy Carlson	Elk River	MN	55330	US	4/3/2020
Carrie Gleason	Sedalia		80135	US	4/3/2020
Brett Reshetar	Andover	MN	55304	US	4/3/2020
Jena Meyer	St. Francis	MN	55070	US	4/3/2020
Seth Wilson	Anoka	MN	55303	US	4/3/2020
Jessica Otten	Anoka	MN	55303	US	4/3/2020

Karmella Thompson	New York Mills	MN	56567 US	4/3/2020
Leslie Clark	Ramsey	MN	55303 US	4/3/2020
Rodney Hanson	Anoka	MN	55303 US	4/3/2020
dan payne	Minneapolis	MN	55421 US	4/3/2020
Pat Williams	Ramsey	MN	55303 US	4/4/2020
Denice Gray	Ramsey	MN	55303 US	4/4/2020
Verna Goor	Minneapolis	MN	55406 US	4/4/2020
Rocio Jimenez	Anaheim		92805 US	4/4/2020
Gabriel Benitez	Ramsey	MN	55303 US	4/4/2020
Amanda Shreiner	Ramsey	MN	55303 US	4/4/2020
Amy F	Zimmerman	MN	55398 US	4/4/2020
Damon Boje	Minneapolis	MN	55449 US	4/4/2020
Kyle Swenson	Ramsey	MN	55303 US	4/4/2020
Reid Welker	Ramsey	MN	55303 US	4/4/2020
Nicole Murawski	Minneapolis	MN	55303 US	4/4/2020
Kody Mitchell	Ramsey	MN	55303 US	4/4/2020
Sarai Konerza Gorman	Ramsey	MN	55303 US	4/4/2020
Catherine Knapp	Anoka	MN	55303 US	4/4/2020
Matt Knapp	Ramsey	MN	55303 US	4/4/2020
JoDell Seaman	Anoka	MN	55303 US	4/4/2020
Katherine Johnson	Minneapolis	MN	55406 US	4/4/2020
Kali Gardner	Ramsey	MN	55303 US	4/4/2020
Christine Berndt	Ramsey	MN	55303 US	4/4/2020
Rebecca Johnson	Anoka	MN	55303 US	4/4/2020
Stan Johnson	Anoka	MN	55303 US	4/4/2020
Adrian Steinbach	Minneapolis	MN	55405 US	4/4/2020
Katie Steinbach	Saint Paul	MN	55112 US	4/4/2020
Joel Trutwin	Ramsey	MN	55303 US	4/4/2020
Ashley Swanson	Anoka	MN	55303 US	4/4/2020
Joshua Swanson	Ramsey	MN	55303 US	4/4/2020
Shawna Swartz	Ramsey	MN	55303 US	4/4/2020
Nicole Trutwin	Ramsey	MN	55303 US	4/4/2020
Eric Eckman	Minneapolis	MN	55406 US	4/4/2020
Lane Johnson	Ramsey	MN	55303 US	4/4/2020
tess g	Frisco		75034 US	4/4/2020
Ramon Bolanos	Burbank		91505 US	4/4/2020
Wambui Mwangi	Vienna		22180 US	4/4/2020
Talyia Gulley	Highland		92346 US	4/4/2020
Edgar Parra	Escondido		92026 US	4/4/2020
Cora Miller	Greensboro		27406 US	4/4/2020
Arshad Abilas	Brooklyn		11237 US	4/4/2020
Ann Colford	Minneapolis	MN	55429 US	4/4/2020
Kendal Payne	Minneapolis	MN	55303 US	4/5/2020
Mara Gross	Ramsey	MN	55303 US	4/5/2020
Bryan Wiltfang	Ramsey	MN	55303 US	4/5/2020
Amanda Hora	Anoka	MN	55303 US	4/5/2020
Melissa Langmade	Ramsey	MN	55304 US	4/5/2020

Desi Alexander	Anoka	MN	55303 US	4/5/2020
Matt Gibart	Ramsey	MN	55303 US	4/5/2020
Cindy Jackson	Minneapolis	MN	55432 US	4/5/2020
Kathryn Anderson	Anoka	MN	55303 US	4/5/2020
Linda Wubbena	Ramsey	MN	55303 US	4/5/2020
Michael Wubbena	Anoka	MN	55303 US	4/5/2020
David Gilbertson	Minneapolis	MN	55433 US	4/6/2020
Jennifer Moberg	Ramsey	MN	55303 US	4/6/2020
Janet Laurent	Ramsey	MN	55303 US	4/6/2020
Dan Langton		MN	US	4/7/2020
Audra Wander	Ramsey	MN	55303 US	4/7/2020
Joseph Boyd	Anoka	MN	55303 US	4/7/2020
Chris Brown	Ramsey	MN	55303 US	4/7/2020
Cody Lindahl	Ramsey	MN	55303 US	4/7/2020
Branden Ebert	Ramsey	MN	55303 US	4/7/2020
Ryan Pflager	Saint Paul	MN	55116 US	4/7/2020
Brady Doble	Ramsey	MN	55303 US	4/7/2020
Andrea Case	Chicago	IL	60647 US	4/7/2020
Randin McNamara	Anoka	MN	55303 US	4/7/2020
Greg Stellick	Anoka	MN	55303 US	4/7/2020
Sean Grady	Anoka	MN	55303 US	4/8/2020
Andy Dreier	Ramsey	MN	55303 US	4/8/2020
Jennifer Mann	Ramsey	MN	55303 US	4/8/2020
Christine Huberty	Minneapolis		55406 US	4/8/2020
Jan McDougle	Saint Paul	MN	55105 US	4/8/2020
Nick Berndt	Ramsey	MN	55303 US	4/8/2020
Aaron Backman	Ramsey	MN	55303 US	4/8/2020
Kathryn Waldera-DeRosa	Minneapolis	MN	55419 US	4/8/2020
Breana Weakly	Anoka	MN	55303 US	4/8/2020
Amy Hemsworth	Ramsey	MN	55303 US	4/8/2020
Brian Wetterlind	Anoka	MN	55303 US	4/8/2020
Tom Johnson	Andover	MN	55304 US	4/8/2020
Christine Walsh	Anoka	MN	55303 US	4/8/2020
Brandon Johnson	ramsey	MN	55303 US	4/8/2020
Scott Shoemaker	Anoka	MN	55303 US	4/8/2020
Jeff Nielsen	Andover	MN	55304 US	4/8/2020
Bryan Muller	Ransey	MN	55303 US	4/8/2020
Jacob Myslicki	Saint Paul	MN	55116 US	4/8/2020
Joy Chrest	Ramsey	MN	55303 US	4/8/2020
Michael Perry	Ramsey	MN	55303 US	4/8/2020
Lori Smith	Ramsey	MN	55303 US	4/8/2020
Brandon Bottita	Minneapolis	MN	55416 US	4/8/2020
Brittany Marcroft	Minneapolis	MN	55414 US	4/9/2020
Samantha Sodergren	Minneapolis	MN	55405 US	4/9/2020
Shredder Hawes	Anoka	MN	55303 US	4/9/2020
Robert Bouten	Saint Paul	MN	55104 US	4/9/2020
Shannon Bakken	Anoka	MN	55303 US	4/9/2020

Cory Anderson	Ramsey	MN	55303 US	4/9/2020
Amber Anderson	Ramsey	MN	55303 US	4/9/2020
Kris Johnson	Ramsey	MN	US	4/9/2020
Angela Bosshart	Anoka	MN	55303 US	4/9/2020
Joshua Fuhreck	Minneapolis	MN	55433 US	4/9/2020
Katy Jo Johnson	Anoka	MN	55303 US	4/9/2020
Ron Hustvedt	Anoka	MN	55303 US	4/9/2020
Kathleen Gilbert	Ramsey	MN	55303 US	4/9/2020
Laura Uecker	Ramsey	MN	55303 US	4/9/2020
Terri Hitchings	Ramsey	MN	55303 US	4/9/2020
Olivia Hoffman	Saint Paul	MN	55118 US	4/9/2020
Weston Johnson	Minneapolis		55414 US	4/9/2020
Randi Johnson	Andover	MN	55304 US	4/9/2020
Alan Mattson	Andover	MN	55304 US	4/9/2020
Tracie Block	Andover	MN	55304 US	4/9/2020
Peggy Johnson	Saint Paul	MN	55303 US	4/9/2020
Lindsey Didion	Ramsey	MN	55303 US	4/9/2020
Lori Casper	Anoka	MN	55303 US	4/9/2020
Jackie Botnen	Anoka	MN	55303 US	4/9/2020
Paul Lunseth	Ramsey	MN	55303 US	4/9/2020
James Barker	Zimmerman	MN	55398 US	4/9/2020
amber havelak	ramsey	MN	55303 US	4/9/2020
Nichole Belleavoine	Anoka	MN	55303 US	4/9/2020
Casey Freeman	Minneapolis	MN	55404 US	4/9/2020
Julie Hammel	Ramsey	MN	55303 US	4/9/2020
Greg Peterson	Saint Paul	MN	55109 US	4/9/2020
Cory Josephs	Ramsey	MN	55303 US	4/9/2020
Alice Johnson	Saint Paul	MN	55104 US	4/9/2020
Paul Johnson	Saint Paul	MN	55104 US	4/9/2020
Jill Morris	Minneapolis	MN	55411 US	4/9/2020
Sarah Morris	Minneapolis	MN	55419 US	4/9/2020
Ashley Olson	Anoka	MN	55303 US	4/9/2020
Kristina Olson	Anoka	MN	55303 US	4/9/2020
James Sullivan	Anoka	MN	55303 US	#####
Tricia Olson	Ramsey	MN	55303 US	#####
Mason Waldera	Minneapolis	MN	55430 US	#####
mike hunt hurtz	Anoka	MN	55303 US	#####
Austin Esposito	Minneapolis	MN	55423 US	#####
Trinity Gillen	Anoka	MN	55303 US	#####
Dan Shep	Minneapolis	MN	55449 US	#####
Kayla Hopkins	Minneapolis	MN	55412 US	#####
Trevor Larson	Andover	MN	55304 US	#####
Jeff Clough	Champlin	MN	55316 US	#####
Evan Cox	Minneapolis	MN	55449 US	#####
Joseph Opsal	Anoka	MN	55303 US	#####
Deborah Carlson	Ramsey	MN	55303 US	#####
Derek Lenz	Andover	MN	55304 US	#####

Zachary Boehmer	Minneapolis	MN	55449 US	#####
Logan Olson	Anoka	MN	55303 US	#####
Ben Uecker	Anoka	MN	55303 US	#####
Christine Finnamore	Anoka	MN	55303 US	#####
Richard Sonterre	Minneapolis	MN	55414 US	#####
Kendra DeRosa	Ramsey	MN	55303 US	#####
David Landborg	Ramsey	MN	55303 US	#####
Ianie donahue	Maple Grove	MN	55311 US	#####
Matt Miller	Minneapolis	MN	55303 US	#####
Andy Dardine	Saint Paul	MN	55105 US	#####
Joe Pederson	Anoka	MN	55303 US	#####
Joyce Adelman	Minneapolis	MN	55422 US	#####
Aiden Jouppi	Andover	MN	55304 US	#####
Donald Ness	Ramsey	MN	55303 US	#####
ian blaine	Minneapolis	MN	55433 US	#####
Brian Henderson	Ramsey	MN	55303 US	#####
Laura Zaworski	Minneapolis	MN	55434 US	#####
Michon Kieper	Ramsey	MN	55303 US	#####
Irene Alexander	Anoka	MN	55303 US	#####
Kaleb Arradondo	Minneapolis	MN	55414 US	#####
Theresa Heggem	Rogers	MN	55374 US	#####
Kathleen Berg	Saint Paul	MN	55122 US	#####
Amy Omtvedt Siems	Nowthen	MN	55330-7713 US	#####
Emily Lowry	Quinnesec	MI	49876 US	#####
Carla Biederman	Saint Paul	MN	55104 US	#####
Tristan Carlson	Anoka	MN	55303 US	#####
Peggy Chapman	Champlin	MN	55316 US	#####
Kathleen Rosenow	Ramsey	MN	55303 US	#####
Richard Borchert	Ramsey	MN	55303 US	#####
Nick Heinemann	Anoka	MN	55303 US	#####
Sarah Blanchard	Brooklyn Park	MN	55443 US	#####
Jodi Streetar	Ramsey	MN	55303 US	#####
charlie lindberg	Minneapolis	MN	55433 US	#####
Del Fredricks			US	#####
Chad Alexander	Minneapolis	MN	55412 US	#####
Wendy Penna	Ramsey	MN	55303 US	#####
Patti Gudmundson	Naperville	IL	60565 US	#####
Sheena Alexander	Woodbury	MN	55125 US	#####
Alena Hunter	Champlin	MN	55316 US	#####
Sheena Atchison	Ramsey	MN	55303 US	#####
Jill Winger	Andover	MN	55304 US	#####
Robert Knapp	Ramsey	MN	55303 US	#####
Brian Willie	Saint Francis	MN	55070 US	#####
Jean Kingren	Minneapolis	MN	55303 US	#####
Roman Montik	blaine	MN	55449 US	#####
Blake Smith			US	#####
Ashley Christensen	Saint Paul	MN	55116 US	#####

Marnie Zak	Anoka	MN	55303 US	#####
Rae Shaw	Minneapolis	MN	55433 US	#####
Lori Myhre	Minneapolis	MN	55303 US	#####
Janell McFarlane	Bemidji	MN	566001 US	#####
Andrea Spencer	Ramsey	MN	55303 US	#####
aliceter feind	anoka	MN	55303 US	#####
Linda Eidem	Anoka	MN	55303 US	#####
Tom Marks	Minneapolis	MN	55303 US	#####
McKenzie Eidem	Ramsey	MN	55303 US	#####
Douglas Pries	Saint Paul	MN	55104 US	#####
Judy Pries	Anoka	MN	55303 US	#####
STANLEY GLIDDEN	Andover	MN	55304 US	#####
John Lekkas	St Francis	MN	60651 US	#####
Mark Winger	Ramsey	MN	55303 US	#####
George Grabrick	Saint Paul	MN	55108 US	#####
Charles Giddings	Ramsey	MN	55303 US	#####
Cindi Heying	Ramsey	MN	55303 US	#####
Margaret Olson	Ramsey	MN	55303 US	#####
Erin Clements	Stillwater	MN	55082 US	#####
Ronald Brokhausen	Andover	MN	55304 US	#####
Kim Sandoz	Ramsey	MN	55303 US	#####
Chaz Gryz	Ramsey	MN	55303 US	#####
Michael Brandt	Ramsey	MN	55303 US	#####
Kelly Anderson	Ramsey	MN	55303 US	#####
David Richards	Ramsey	MN	55303 US	#####
Shan Herbst	Anoka	MN	55303 US	#####
Mark Garpetti	Ramsey	MN	55303 US	#####
Josh Nelson	Ramsey	MN	55303 US	#####
Chris Hagel	Ramsey	MN	55303 US	#####
Terry Perkins	Thurmont		21788 US	#####
Peter Myers	Zimmerman	MN	55398 US	#####
Kathy Hedden	Keansburg		7734 US	#####
Diana Rivas	Miami		33147 US	#####
Manuel Rodrigues	Atioch		37013 US	#####
Julia Widtfeldt	Nashua		3064 US	#####
Tamie Stanley	Honolulu		96818 US	#####
Ibrahim Ahmed	San Jose		95118 US	#####
Alyssa Lee	Booneville		41314 US	#####
Adam Muscovitz	Champlin	MN	55316 US	#####
Tammy Hinojosa	Grove City		43123 US	#####
Richard Endris	Bridgewater		8807 US	#####
Muhammad Jamal	Richardson		75082 US	#####
Richard Bertoncini	Providence		2908 US	#####
Pierre Faucher	West Chester		19382 US	#####
Kathryn Marko	Somerset		8873 US	#####
Ravi Nadagatti	Hoffman Estates		60194 US	#####
Gia Ehrhardt	Boon		7005 US	#####

Sarah Sakr	Westfield		7090 US	#####
Michael Kenny	Portage		49024 US	#####
kristina stark	Hillsboro		62049 US	#####
Erin Gravdal	Minneapolis	MN	55011 US	#####
Lizz Lange	Ramsey	MN	55303 US	#####
Jim and Mary Green	Ramsey	MN	55303 US	#####
Brooke Beaton	Minneapolis	MN	55410 US	#####
keith pechan	Ramsey	MN	55303 US	#####
Aubree Hunter	Anoka	MN	55303 US	#####
Dave Mihlbauer	Minneapolis		55486 US	#####
JB Bendtsen			US	#####
Cyndi Steinke			US	#####
Amber Pederson		IL	US	#####
Brad Olsson	Anoka	MN	55303 US	#####
Michelle Nelson	Anoka	MN	55303 US	#####
Janelle Craft	Ramsey	MN	55303 US	#####
Jerad Dixon	Chicago	IL	60624 US	#####
Jaimie McKinney			US	#####
Sonya Conroy	Anoka	MN	55303 US	#####
Jenny Madison	Anoka	MN	55303 US	#####
Allie Taylor	Minneapolis	MN	55303 US	#####
Alex Tivis	Minneapolis	MN	55416 US	#####
Jan Paulsen	Ramsey	MN	55303 US	#####
Meghan Zacharias-Buck	Ramsey	MN	55303 US	#####
Todd Walton			US	#####
Barb Hagel	Minneapolis	MN	55304 US	#####
David Graves	Anoka	MN	55303 US	#####
Nick Madison	Ramsey	MN	55303 US	#####
Katie Dreier	Anoka	MN	55303 US	#####
Jacqueline Lamb	Minneapolis	MN	55434 US	#####
Sandy Birosh	Minneapolis	MN	55418 US	#####
Tom French	Minneapolis	MN	55406 US	#####
Judy Claremboux	Stanchfield	MN	55080 US	#####
Tyler Eiffler	Minneapolis	MN	55432 US	#####
Danielle Duerr	Minneapolis	MN	55412 US	#####
Michele Kohner	Andover	MN	55304 US	#####
Dan Torgerson			US	#####
Sandra Beseth	Minneapolis	MN	55404 US	#####
Carrie Pramann	Ramsey	MN	55303 US	#####
Tara Koziol	Anoka	MN	55303 US	#####
Suzanne Richards	Anoka	MN	55303 US	#####
Justin Logeais	Minneapolis	MN	55406 US	#####
Tammy Dvorak	Saint Francis	MN	55070 US	#####
Lori Charleson	Anoka	MN	55303 US	#####
Christina Mariette	Minneapolis	MN	55433 US	#####
Cindy Albertson	Ottertail	MN	56571 US	#####
Marie Harter			US	#####

Kathryn Kloster	Ramsey	MN	55393 US	#####
Kristy Young holkestad	Minneapolis	MN	55416 US	#####
Courtney Bailey	Minneapolis	MN	55303 US	#####
DeNita Umland	Ramsey	MN	55303 US	#####
Briana Blackstad	Saint Paul	MN	55113 US	#####
Katie Hamilton	Minneapolis	MN	55432 US	#####
Alexis Leppo			US	#####
Eldin Music	Le Sueur	MN	56058 US	#####
Bobby Slate	Seymour	TX	76380 US	#####
Colin Wiegman	Anoka	MN	55303 US	#####
George Linnngren	Minneapolis	TX	55448 US	#####
Nicole Carnes	Anoka	MN	55303 US	#####
Paul Landberg	Saint Paul	MN	55130 US	#####
Trianna Driscoll	Minneapolis	MN	55423 US	#####
Raoul Anderson	Saint Paul	MN	55014 US	#####
Mike Lehmann	Elk River	MN	55330 US	#####
Pamela Graunke	Saint Paul	MN	55104 US	#####
Sharon Christian	Ramsey	MN	55303 US	5/1/2020
Josh Judisch	Anoka	MN	55303 US	5/1/2020
Abby DiPasquale	Minneapolis	MN	55427 US	5/1/2020
Cheri Ruffin	Minneapolis	MN	55443 US	5/1/2020
Brandy Satzinger	Ramsey	MN	55303 US	5/1/2020
Marlene Lee	Anoka	MN	55303 US	5/1/2020
Cynthia Kleven			US	5/1/2020
Zina Bureac	Minneapolis	MN	55408 US	5/1/2020
Nicole R	Andover	MN	55304 US	5/1/2020
Michelle Ihnot	Ramsey	MN	55303 US	5/1/2020
Shelley Vopava			US	5/1/2020
Jennifer Thoennes	Ramsey	MN	55303 US	5/1/2020
Tamara Bjornrud	Ramsey	MN	55303 US	5/1/2020
Deb Mokszycke			US	5/1/2020
Jeff Johnson	Ramsey	MN	55303 US	5/1/2020
Patricia Johnson	Andover	MN	55304 US	5/1/2020
capri mikula	Centerville	MN	55038 US	5/1/2020
Laureen Diederich	Andover	MN	55304 US	5/1/2020
Kollman Christina	Anoka	MN	55303 US	5/2/2020
Jesse Lang	Anoka	MN	55303 US	5/2/2020
Jessica Lingbeek			US	5/2/2020
Steve Hilary	Andover	MN	55304 US	5/2/2020
Derek Foley	Minneapolis	MN	55426 US	5/3/2020
Cindy Lindberg			US	5/4/2020
Amber Lueders	Andover	MN	55304 US	5/5/2020
Paul Sorteberg	Andover	MN	55304 US	5/5/2020
Robert Collier	Chicago	IL	60614 US	5/5/2020

Count: 372 Signatures



Recipient: City of Ramsey Minnesota Planning Commission, Ramsey Minnesota City Counsel

Letter: Greetings,
Stop Rezoning of Trout Brook North Subdivision and the Hunt Property

Comments

Name	Location	Date	Comment
Amanda Jongewaard	Minneapolis, MN	2020-04-03	"The Hunt Property sits on two sides of our lot. So, we share the same property line ."
Trista Williams	Ramsey, MN	2020-04-03	"Ramsey does NOT need more high density housing, especially in the proposed area. The wetlands, trails, Trott Brook, and all the mature trees are the best part of living in this area of Ramsey and this will take away from that."
Cory Williams	Ramsey, MN	2020-04-03	"The Ramsey city council claims to value the rural feel and heritage of the community, but takes every opportunity to act otherwise. This rezoning would result in environmental destruction, traffic congestion, lower property values, school overcrowding, and an unnecessary urbanization of what was once a good blend of suburban and rural character."
Konnor Torkelson	Colorado Springs, CO	2020-04-03	"With the current social distancing guidelines in place, high density land development sounds like a really bad idea. Vote NO Ramsey city counsel!!!!"
Bob Cheney	Minneapolis, MN	2020-04-03	"Chances are the land has already been purchased by a big developer and they're probably going to bring jobs to the area which is great because my friend Cody is a total bum and lives there. I think our best bet is to run around naked and try to scare people from moving in. It might actually do more than signing a petition on a website probably owned by the same guy. FIGHT THE POWER"
Kendal Payne	Minneapolis, MN	2020-04-05	"Preserve the land for the wildlife!"
Dan Langton	Minnesota	2020-04-07	"I do not want to see more high density housing."
Cory Anderson	Ramsey, MN	2020-04-09	"We didn't move out here to become a part of that high density life"
Terri Hitchings	Ramsey, MN	2020-04-09	"Terrihitchings@yahoo.com"
Mason Waldera	Minneapolis, MN	2020-04-10	"My girlfriend loves this place"
Tricia Olson	Ramsey, MN	2020-04-10	"My daughter and son-in-law bought their lot backing up to this for the reason it existed. Don't allow it to be destroyed"
Evan Cox	Minneapolis, MN	2020-04-10	"It means something to someone, gotta help the best i can"
Aiden Jouppi	Andover, MN	2020-04-10	"I want it to still be like Ramsey not Andover"
Carla Biederman	Ramsey, MN	2020-04-10	"We live here because we like living in the country. My signature represents two more people who live in our home."
Nick Heinemann	Anoka, MN	2020-04-11	"Ramsey resident opposed to this potential change, keep Ramsey rural."

Name	Location	Date	Comment
Jodi Streetar	Ramsey, MN	2020-04-11	"Please do not rezone, most residents chose Ramsey because it is in the outskirts of the suburbs keep the wide open spaces"
charlie lindberg	Minneapolis, MN	2020-04-11	"Keep Ramsey country. Worry about the core and building that up. We will remember this when elections come around. The mayor needs to go!"
Del Fredricks	US	2020-04-11	"Already seen destruction of Variolite as part of the Woodlands (old gun club) division, along with years of listening to hammering and other construction noise from dawn to dusk!Also seen increased traffic in Traprock division as traffic diverts to avoid Variolitd from 158th Ave to Alpine. They RIP through neighborhood at 40+ mph despite limit being 30 mph because Traprock is residential division, NOT a Variolite by-pass road. There is NO need to rezone if they plot the new divisions at semi-rural with large 2+ acre lots. Also reduces overall traffic and increases safety for Variolite as well as Nowthen, which has a new elementary school on it just south of where new development is proposed. Lots could be laid out like those south of Central Park where future subdivision into higher density can occur. This provides improved safety on todays roads and possibility to expand when newer roadways are available in future.Do NOT build today and force need for infrastructure update as a result, but build go fit or"
Wendy Penna	Ramsey, MN	2020-04-11	"I do not want to live in the middle of a crowded polluted crime-ridden 'big city". We lived on 26th and Knox, now known as Murderopolis, and moved to get away from that, but I hate to think it followed us here!"
Marnie Zak	Anoka, MN	2020-04-14	"Our roads and schools do not have the capacity to add that many houses. The number of residents you propose adding by decreasing lot size, and increasing the number of houses, requires infrastructure; police and services Ramsey does not have in place. Our traffic is already ridiculous due to only having single lane highways. This is simply a bad idea and short-sighted"
aliceter feind	anoka, MN	2020-04-16	"We moved out to country to be in the coutry and these developers think they can through up housing anywere they please they havent even filled up were housing in the old st. Anthony gun club these people need to be stop this is our city and they go from city to city throwing up house anywere they want this is pathetic"
David Richards	Ramsey, MN	2020-04-25	"The current zoning is presumably based on community values and it seems wrong to change it for the sake of money. Not to mention it feels like a bit of bait and switch after moving here because of the slightly more rural feel."
Chris Hagel	Ramsey, MN	2020-04-27	"I moved to Ramsey 10 years ago. because of this area and the beauty. Wildlife in my yard. Farm land. Adding these houses would absolutely destroy Ramsey it would absolutely destroy the already under repaired and over busy roads"
Brooke Beaton	Minneapolis, MN	2020-04-27	"We moved to northern Ramsey for bigger yards.I am not a fan of this detached villa/small lots plan. It's ok to have a pace for grass to

Name	Location	Date	Comment
			grow and wildlife to use. Aren't there a bunch of empty villas and townhomes and apartments that were recently built?"
keith pechan	Ramsey, MN	2020-04-27	"We have enough high density housing around the cor with the apts and townhomes leave out here rural ..,2 1/2 acre lots are just fine out here leave the crap by the cor"
Aubree Hunter	Anoka, MN	2020-04-27	"Too much traffic!"
JB Bendtsen	US	2020-04-27	"The rezoning to significantly increase the density will also significantly accelerate the decline in quality of life in Ramsey."
Sonya Conroy	Anoka, MN	2020-04-27	"Sonya Conroy"
Jenny Madison	Anoka, MN	2020-04-27	"We moved to Ramsey because it's peaceful and rural. Please don't ruin that by building ALL these houses."
Alex Tivis	Minneapolis, MN	2020-04-27	"Keep residential. And open areas of land to own"
Todd Walton	US	2020-04-27	"Too much traffic on 5."
Suzanne Richards	Anoka, MN	2020-04-28	"I moved to Ramsey for the space. I don't want to see more housing and traffic. If the land was zoned for 2 and 1/2 acre lots then it should stay that way. That would be in keeping with the neighborhood. The developers knew that and now they want to get greedy and change the rules. No!"
Justin Logeais	Minneapolis, MN	2020-04-28	"I am so sick and tired of Ramsey being turned into another uptown ghetto. Enough! Enough packing dense housing into smaller and smaller lots! The COR area is a colossal cluster fuck. This is not an urban decay Minneapolis neighborhood! What a disgrace to what used to be a good city."

ORDINANCE #20-07

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA**

**AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND
SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE
CITY CODE OF RAMSEY, MINNESOTA.**

SECTION 1. AMENDMENT

The following legally described property or portions thereof, are hereby rezoned from R-1 Detached Single Family Homes (MUSA) and R-1 Rural Residential to R-1 Detached Villa and R-2 Detached Villa:

Parcel A:

That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning.

EXCEPTING THEREFROM the following described parcel:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel B:

That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running

South 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

Parcel C:

The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

Parcel D:

The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 602.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

Parcel E:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel F:

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 33 feet of the Southeast Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 66 feet of the West

330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

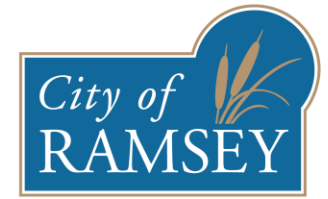
Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:



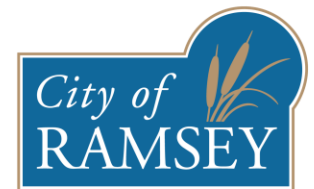
TROTT BROOK NORTH SKETCH PLAN

Applicant: The Excelsior Group

MN STATUTE 15.99 (60 DAY RULE)

Submittal Date	March 5, 2020
60 Day Deadline	May 4, 2020
120 Day Administrative Extension	July 3, 2020

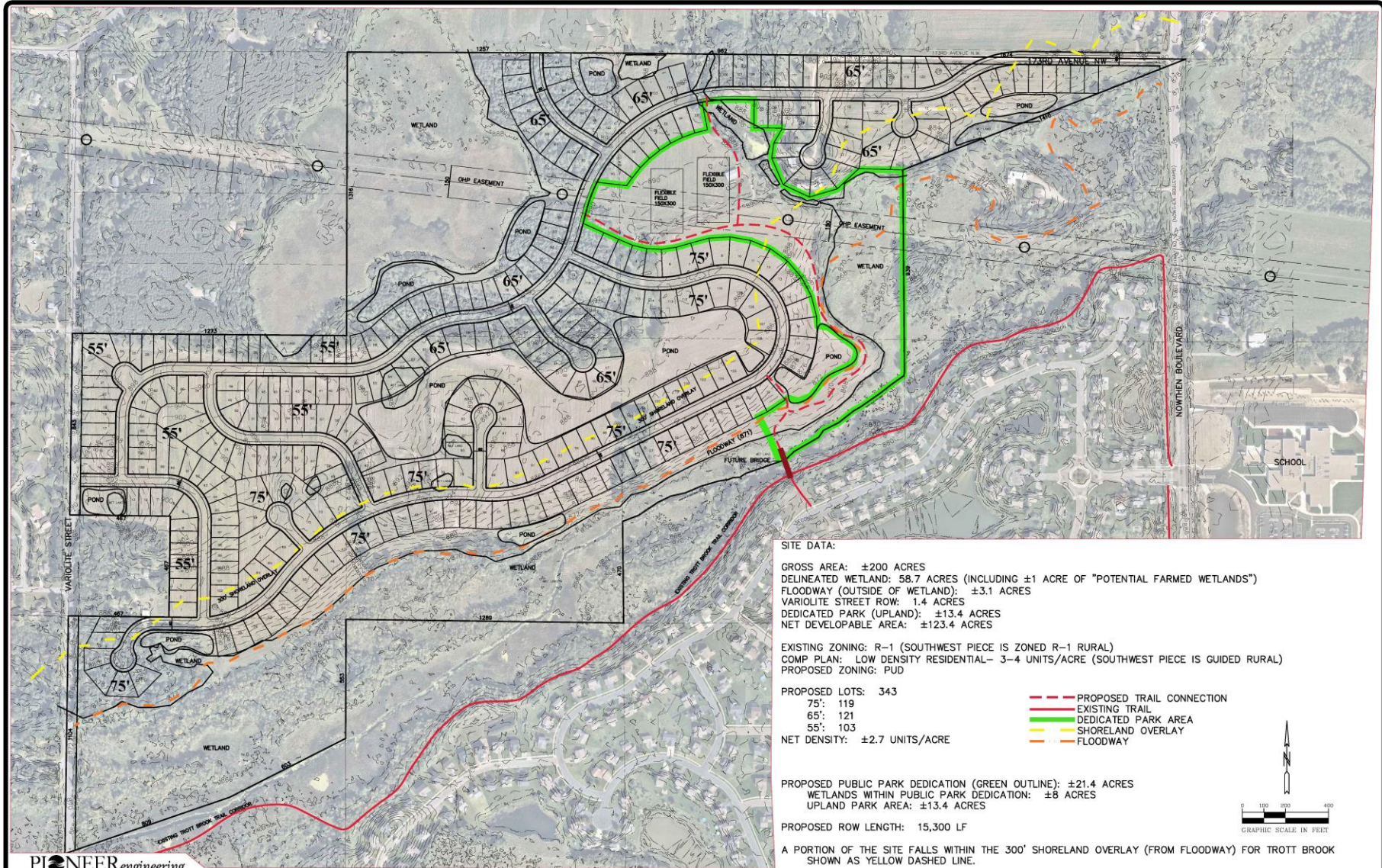
- Action within 60 Day or Automatic Approval
- Multiple Applications – not full project approval
- Developer can agree to additional extensions



COVID-19

- Public Comment during Stay at Home Order
 - Postponed cases
 - Hosted preparatory webinars
 - Placed videos online
 - Extended public comment periods
 - Did more focused outreach
 - Suggested alternative means to provide comment

SKETCH PLAN



SITE DATA:
 GROSS AREA: ±200 ACRES
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
 VARIOLITE STREET ROW: 1.4 ACRES
 DEDICATED PARK (UPLAND): ±13.4 ACRES
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
 COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
 PROPOSED ZONING: PUD

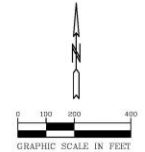
PROPOSED LOTS: 343
 75': 119
 65': 121
 55': 103
 NET DENSITY: ±2.7 UNITS/ACRE

- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

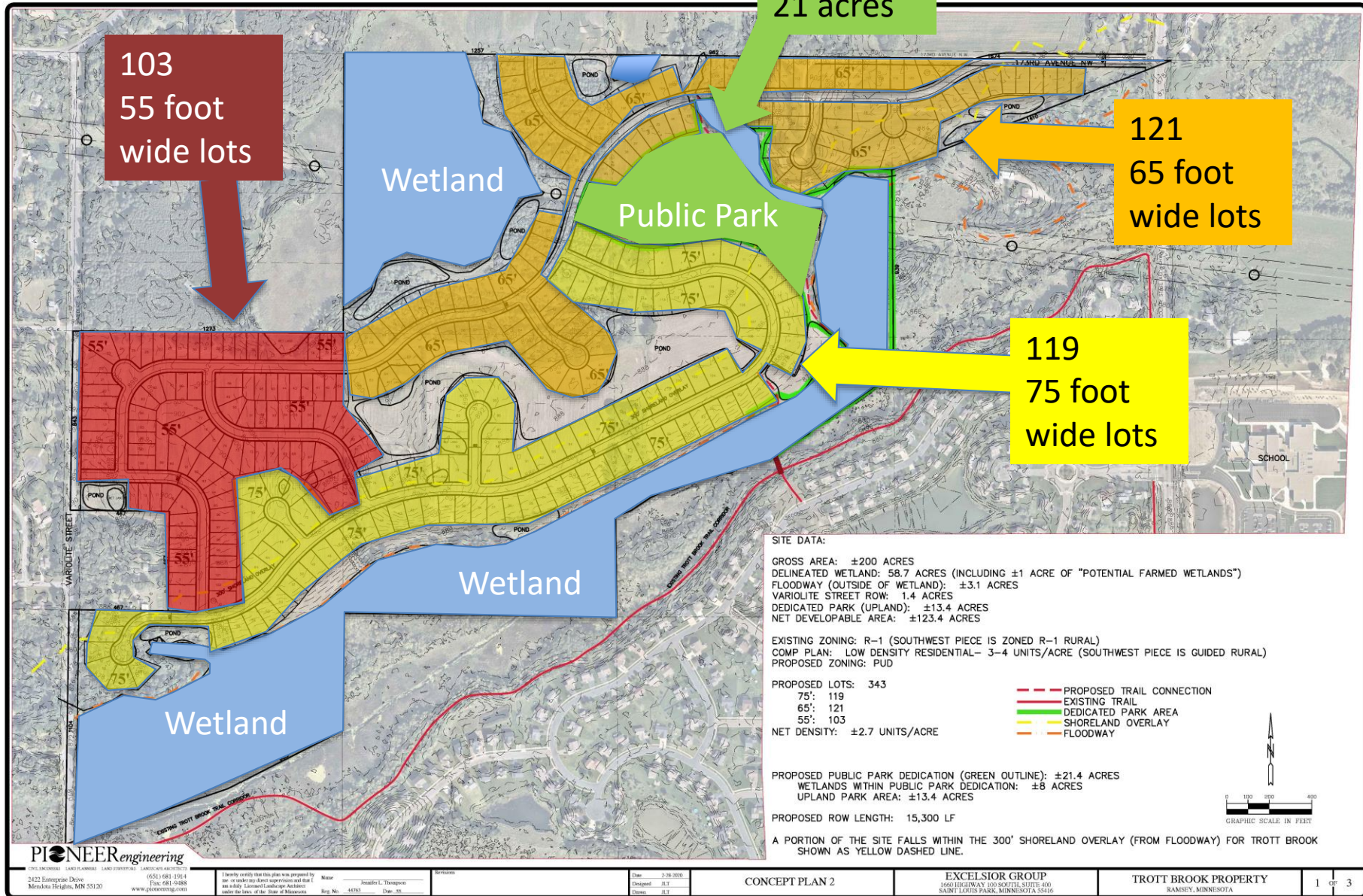
PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
 UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.



SKETCH PLAN



103
55 foot
wide lots

21 acres

121
65 foot
wide lots

119
75 foot
wide lots

SITE DATA:

GROSS AREA: ±200 ACRES
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
 VARIOLITE STREET ROW: 1.4 ACRES
 DEDICATED PARK (UPLAND): ±13.4 ACRES
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
 COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
 PROPOSED ZONING: PUD

PROPOSED LOTS: 343
 75': 119
 65': 121
 55': 103

NET DENSITY: ±2.7 UNITS/ACRE

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
 UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

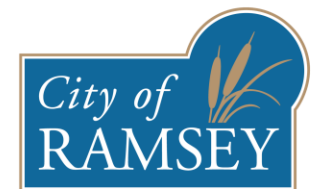
A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK
 SHOWN AS YELLOW DASHED LINE.

- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

SUMMARY

Site Summary	
Site Acreage	200 acres
Proposed Lots	343 lots
Density	2.7 units/acre*
Existing Zoning	<ul style="list-style-type: none">• R-1 Residential (Rural Developing) District; and• R-1 Residential (MUSA) District
Proposed Lot Sizes	55, 65, 75 foot wide lots
Proposed Zoning	<ul style="list-style-type: none">• R-1 Residential (Detached Villa) District; and• R-2 Residential Detached Villa (District)

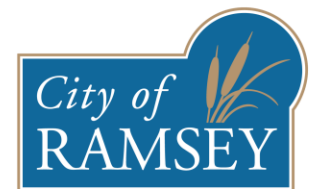
*Calculated by dividing the number of lots by the total buildable acreage, wetland and park space are excluded from the buildable acreage. Internal roads are included in buildable acreage.



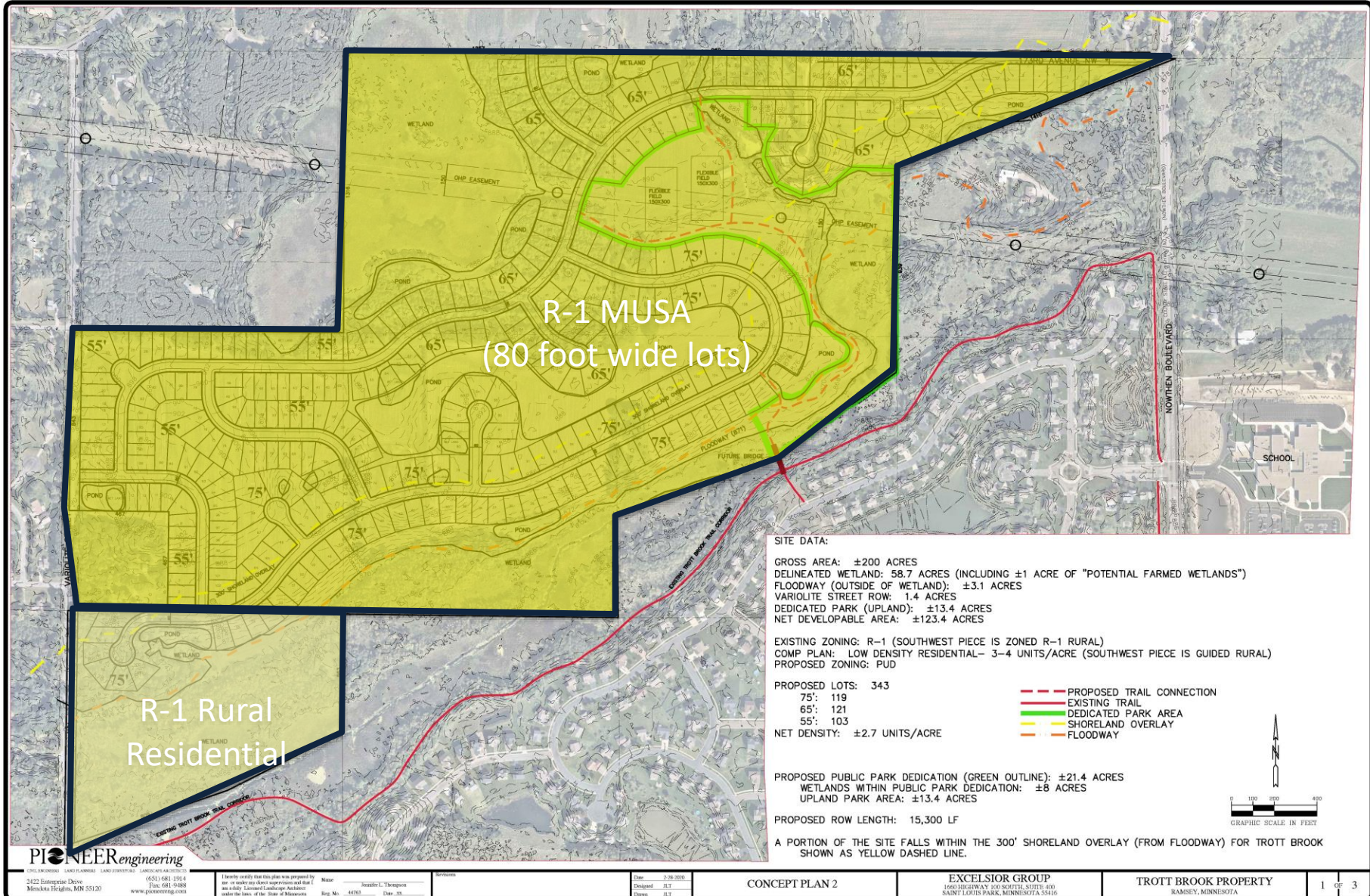
SUMMARY CONTINUED

- Current Zoning (80 Foot Wide Lots)
 - 274 lots at 80 foot wide (current zoning)
 - 343 lots at 55, 65, 75 lots (proposal)
 - Zoning Amendment would add 69 additional lots

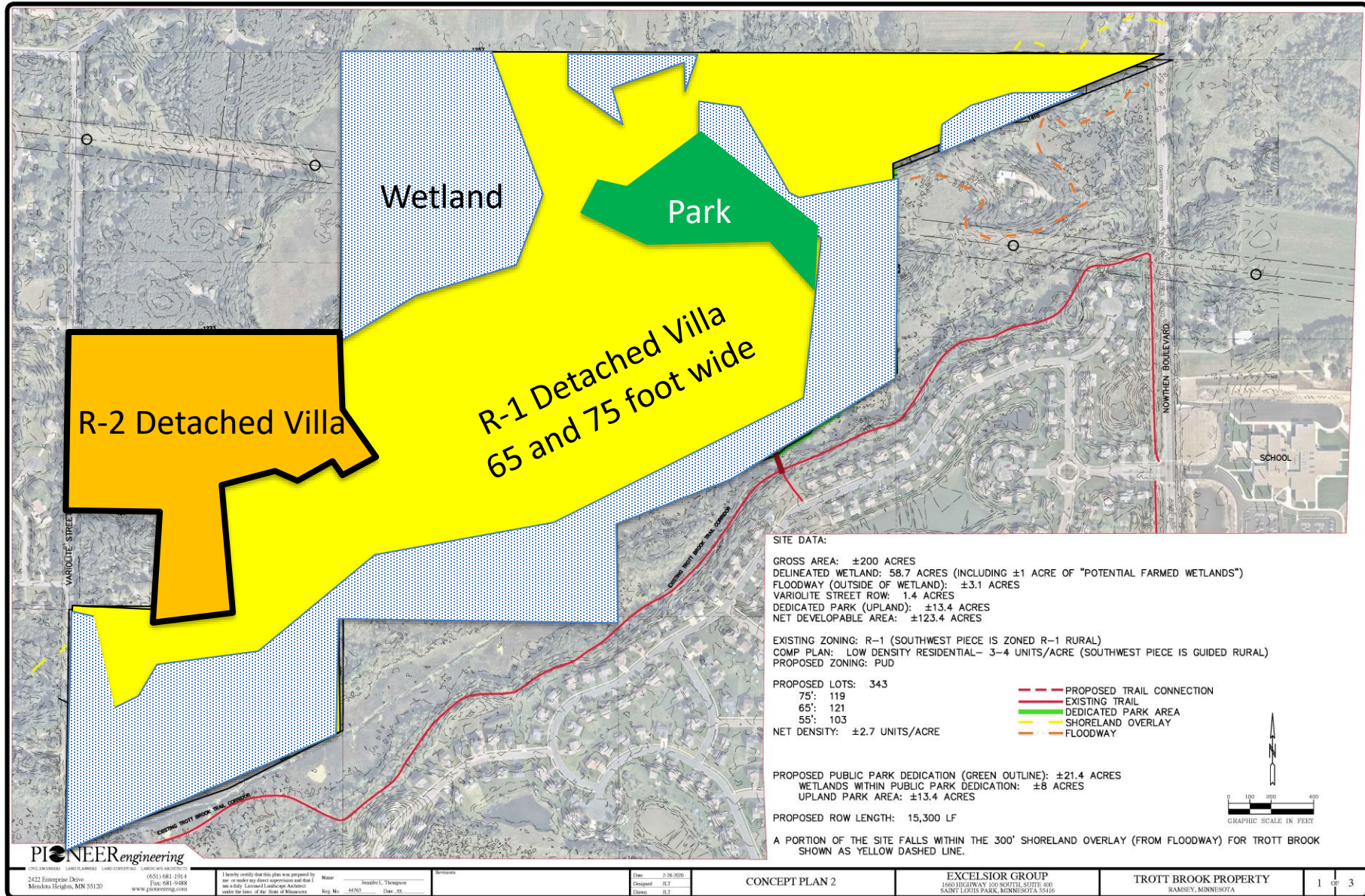
*Note: this was drawn utilizing the same internal roads, a different configuration of lots and roads could result in a different number of 80 foot wide lots



EXISTING ZONING



PROPOSED ZONING



SITE DATA:

GROSS AREA: ±200 ACRES
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
 VARIOLITE STREET ROW: 1.4 ACRES
 DEDICATED PARK (UPLAND): ±13.4 ACRES
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
 COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
 PROPOSED ZONING: PUD

PROPOSED LOTS: 343
 75': 119
 65': 121
 55': 103

NET DENSITY: ±2.7 UNITS/ACRE

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
 UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

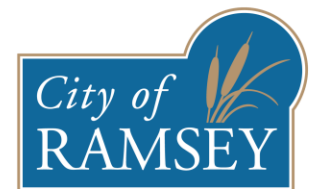
A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.

--- PROPOSED TRAIL CONNECTION
--- EXISTING TRAIL
--- DEDICATED PARK AREA
--- SHORELAND OVERLAY
--- FLOODWAY

GRAPHIC SCALE IN FEET

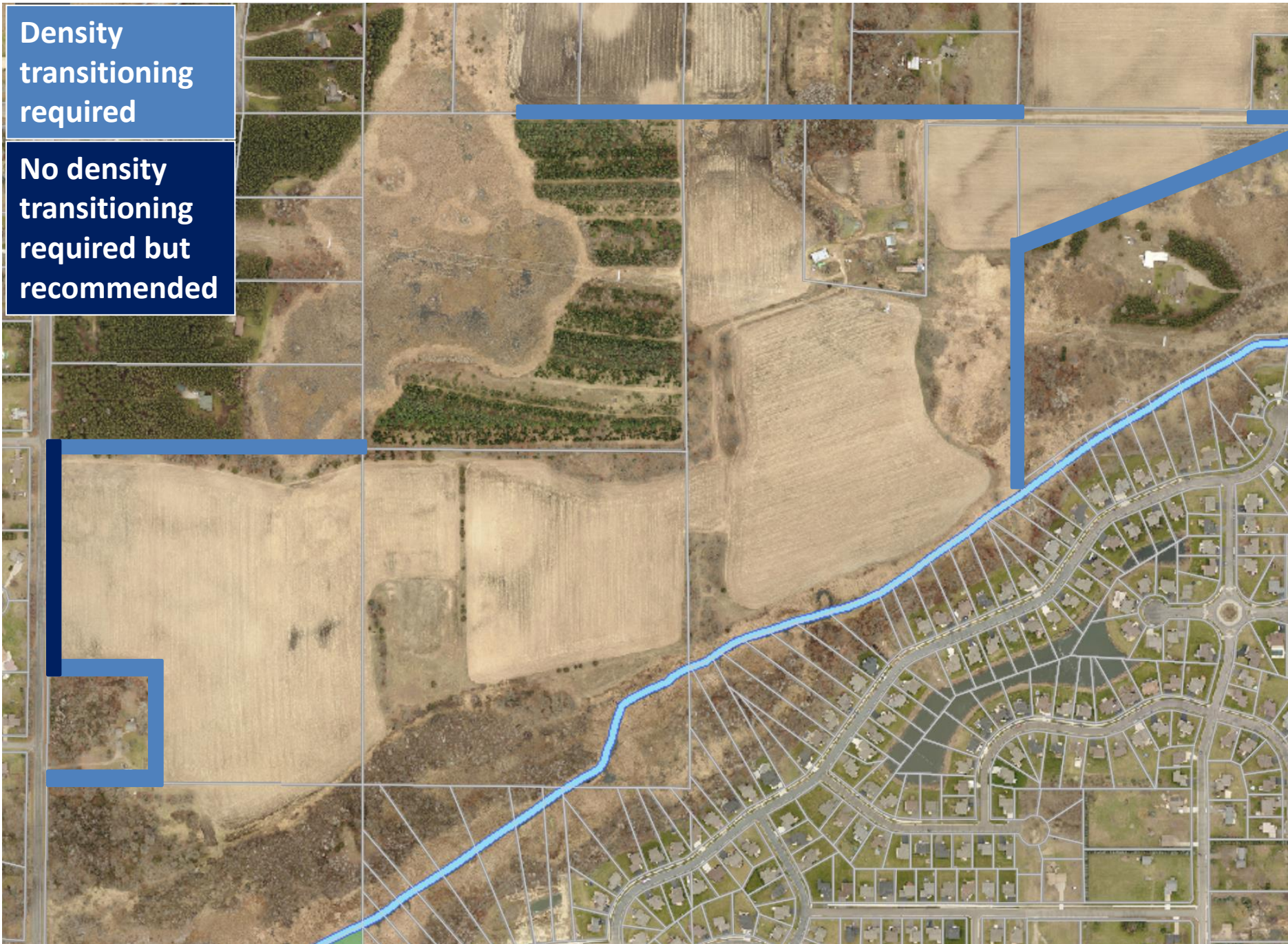
ENVIRONMENTAL PROTECTIONS

- The City requires a delineated wetland at time of preliminary plat and requires a **16.5 foot setback under easement from any wetland** to protect them
- This project is large enough that it will require an **Environmental Assessment Worksheet (EAW)**, DNR has seen Sketch Plan
- The City Council has included in their 2020 Strategic Plan an action to complete a **Corridor Study of the entire Nowthen Boulevard Corridor**. Staff is working with Anoka County to advance this study later in 2020 or in early 2021
- Tree survey required onsite, City Staff includes a Certified Arborist



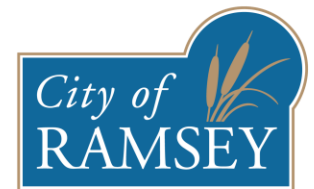
**Density
transitioning
required**

**No density
transitioning
required but
recommended**



PUBLIC COMMENT SUMMARY

- Opposition of rezoning (21 letters)
- Layout of the development/density (20 letters)
- Preservation of rural character (16 letters)
- Transportation infrastructure problems (14 letters)
- Environmental degradation (10 letters)
- Safety hazards (10 letters)
- Decreasing property values (5 letters)
- Support of park/trail (4 letters)
- Noise pollution (4 letters)
- Business attraction (2 letters)
- Rental properties (1 letter)
- Setback regulations (1 letter)
- Petition of development (1 letter)
- Limited public input due to pandemic (1 letter)
- Higher demand on schools/institutions (1 letter)



PUBLIC COMMENT CONTINUED

- Update on Change.org Petition
 - Potential Citizen Survey with current info and request for addresses
- Individual resident comments
 - Staff sent letters to three homes that are ‘internal’ to the site to set up individual meetings

FAQ

Why would the City allow more residential? We want to see more retail.

This area is guided for residential. The City has approximately 100 acres of undeveloped retail land. Retailers have responded that they are looking for additional population and traffic counts.

Is this high density residential?

No – the proposal is still for detached single-family homes, on smaller lots.

Does this proposal require a Comprehensive Plan Amendment?

No – despite the smaller lot sizes, the overall density is less than 3 units per acre.

Is the City or the Metropolitan Council driving this Application?

No – the City is responding to an official Application. The Applicant is responsible for the costs of processing the Application.

NEXT STEPS/POLICY QUESTIONS

- Is the Planning Commission supportive of the City initiating a Citizen Survey for the project?
- What is the Planning Commission's recommendation for this area?
 - All 80 foot wide lots? (Current Zoning)
 - 65 and 80 foot wide lots? (Compromise)
 - 55, 65, and 75 foot wide lots? (Proposal)
 - Could 55 foot wide lots be relocated away from existing residential and Variolite Street?

Regular Planning Commission

6. 4.

Meeting Date: 05/07/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Consider Recommendations Related to Hunt Property Development Proposal (Project No. 20-105); Case of Platinum Land, LLC

- PUBLIC HEARING: Consider Ordinance #20-08 Rezoning Hunt Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District
- Review Sketch Plan (Major Subdivision)

Purpose/Background:

The purpose of this case is to review an application from Platinum Land LLC (the "Applicant") for a Zoning Amendment and Sketch Plan Review for a 101 lot residential subdivision (detached single-family) of the property generally known as the Hunt Property, a 38 acre site located west of Nowthen Boulevard and between 173rd Avenue and 175th Avenue (the "Subject Property").

The Applicant is looking for feedback on:

- Sketch Plan: The Sketch Plan application allows the Planning Commission, City Council, and staff to identify high level red flags with the proposal, outline next steps, and garner feedback from the community. Staff is looking for feedback from the Planning Commission on the proposed sketch plan (attached), which includes 55- and 65- foot wide lots.
- Zoning Amendment: The Applicant has applied for the zoning amendment at this time to get feedback from residents, Staff, Planning Commission and City Council prior to investment in a preliminary plat. Staff is supportive of this approach (discussing rezoning prior to preliminary plat) and has also started seeking feedback from community members since the proposed sketch plan would be a change from what is currently allowed onsite.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's Official newspaper. The City also sent an invitation for an online open house hosted before the April Planning Commission Meeting to provide additional preparation for this meeting. Staff has also extended the typical public comment period from 2 weeks to 4 weeks.

Observations/Alternatives:

Summary

Site Acreage	38 Acres
Proposed Lots	101
Proposed Lot Sizes	55 foot wide lots (27) 65 foot wide lots (74)
Proposed Density	2.7 units/acre
Existing Zoning	R-1 Residential (MUSA) District (80 Foot Wide Lots)

Net Proposed Change in Number of Lots

	Proposed	Allowed	Difference
Hunt	101	85	+16

The City requires a Sketch Plan for any major plat in order to provide the Applicant high-level feedback before investing in the expense and time of a Preliminary Plat. The Sketch Plan also provides the residents of the community an opportunity to weigh in on the project before the Preliminary Plat, when the City will hold a formal public hearing on the project itself. The City wants to reiterate that if the project moves forward, there will be future opportunities for residents to weigh in on the project. Please note that it is very likely that the project name will change throughout this process. A webpage is dedicated to this project at <http://www.cityoframsey.com/749/Hunt-Property>.

Two adjacent projects have come forward for sketch plan at the same time - this project and a sketch plan for the Makowsky Property from The Excelsior Group. Staff has attempted to combine these two applications to the extent possible by combining mailings and the public open house is scheduled to discuss both projects. For that reason, public comments attached are the same for both projects.

Zoning Amendment

The Subject Property is all currently located in the R-1 Residential (MUSA) District, which generally allows detached single family dwellings with 80-foot wide lots. The Applicant has proposed a mix of 55 and 65 foot wide lots.

- 55 foot wide lots: requires rezoning to R-2 Residential (Detached Villa) District
- 65 foot wide lots: requires rezoning to R-1 Residential (Detached Villa) District

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

Traffic

Many residents expressed concerns over increased traffic in the area. Nowthen Boulevard is a County Road, so Staff sent to Anoka County for review. The Anoka County Highway Department Review Letter is attached. If the project moves forward, the Applicant will need to work with the City's Engineering Staff and the County's Engineering Staff to propose a solution that accommodates the traffic forecasts. Staff is also requiring that the road entrances between the two projects (Trott Brook North and this project) align. Additionally, the combined projects will require the Developers to prepare an Environmental Assessment Worksheet (EAW) that will include detailed traffic forecasts and recommended areawide traffic improvements. Finally, the City Council has included in their 2020 Strategic Plan an action to complete a Corridor Study of the entire Nowthen Boulevard Corridor. Staff is working with Anoka County to advance this study later in 2020 or in early 2021.

Utilities

This area is guided for municipal water supply and sanitary sewer (wastewater) in the City's Comprehensive Plan. Zoning Code requires that **new** lots created in this District connect to the municipal system. Staff would like to note for the record that just because utilities are in the area, individual property owners on well and septic will not be forced to connect to City utilities per the City's Charter.

Lot Sizes

The Applicant is proposing 55 and 65 foot wide lots. The City recently completed a Housing Study with Maxfield Consulting that indicated there is a demand for this type of product. Staff has heard from the development community that the market is demanding more of this product with smaller lots due to development costs and lifestyle choices. The market for 80 foot wide lots has decreased significantly in the past 5 years, as evidenced by Ramsey's own permit data. Staff would like to note that just because there is a demand for this type of product, and it is likely it will sell, that does not mean the City is required to allow them in every location.

Changes to Typical Process Due to the Stay at Home Order

- Planning Commission meetings have been moved online, which changes our typical engagement process.
- Postponed cases
- Hosted preparatory webinars
- Placed videos online
- Extended public comment periods
- Did more focused outreach
- Suggested alternative means to provide comment

60 Day Rule

Staff previously gave an update on the 60-Day Rule as it relates to current cases, that agenda item is available on the April 2, 2020. The Planning Commission agenda can be found at www.cityoframsey.com/agendas. State Statute requires that the City of Ramsey respond to an Application within 60 days of submittal. The City of Ramsey is allowed one 60 day extension in order to respond, allowing a total of 120 days. After 120 days, the Applicant must agree to further extensions.

- Hunt Property: Sketch Plan and Rezoning Submitted March 13, 2020 (60 days - May 12, 2020, 120 days - July 11, 2020)

The City has invoked 60 day extensions for the above projects due to the current State of Emergency related to COVID-19 and to provide the City additional time to further evaluate the proposal for compliance with applicable regulations and provide reasonable public input. Ordinances take two (2) City Council meetings if approved, so the Planning Commission needs to make a recommendation on this project tonight, unless the Developer agrees to an additional extension in writing.

Public Comment

Written Comments Received: All written public comments have been attached to this case and shall be considered part of the formal public record. Staff has also attempted to summarize comments received in an attached document to note the most significant areas of concern from residents.

Discussions with Residents: For the last two months or so, Staff has been speaking with residents about this project one-on-one and attempting to clarify the proposal, summarize the public hearing process, and provide opportunities for comment. While many telephone calls were followed up with formal letters or emails, some were not. Staff estimates that approximately ten (10) calls took place with residents who were opposed to the project. Reasons varied but the majority of reasons were: lack of rural character with project, project is too dense, traffic concerns, and environmental concerns. Calls came from residents throughout the City, but most were from those along Variolite or in the Brookfield neighborhood.

Change.org Petition: A resident of Ramsey has created a Change.org petition as an advisory petition against the project with 325 signatures. The signatures from the petition are attached for reference as well as comments that some signers left. It does appear that the original petition page, which received over 100 signatures, was written as petitioning Low Density Residential to High Density Residential, which is not correct. The owner of the petition has since changed to accurately reflect the project. An advisory petition of this nature is not typical with these projects, but will likely become a more standard tool as the City practices social distancing measures. For future petitions, residents should sign with their names and addresses so that Staff can ensure they are Ramsey residents. Staff attempted to match names from the County GIS File. Staff would estimate that up to 25% of the responses came from non-Ramsey Residents. Staff has not been able to verify the address of nearly half of the signatures, although it is assumed that many, if not most are truly Ramsey Residents. Regardless, there appears to be a clear indication of a cluster of signatures along Variolite Street. In response, Staff suggests a City initiated survey to ensure proper data is provided in terms of existing vs. proposed conditions and ensure addresses are included in the response.

City Code Sections

- Section 117-111: R-1 Residential (Existing Zoning and Partial Proposed Zoning)
- Section 117-111: R-2 Residential (Partial Proposed Zoning)
- Section 117-588: Major Plat

- Section 117-614: Subdivision Design Standards

Preliminary Plat/Next Steps

At time of Preliminary Plat, the City requires: Grading Plan, Landscape Plan, Tree Inventory and Preservation Plan, Utility Plan, and Preliminary Plat. At this time, the Applicant and Staff are looking for high level review of the project as opposed to going into detailed engineering plans which takes place with the Preliminary Plat. It is likely that this project will need to be coupled with The Excelsior's Group project for the required Environmental Assessment Worksheet (EAW) as they are clearly connected decisions.

Alternatives

Alternative 1 (Current Proposal): Recommend approval of Ordinance #20-08 rezoning the Subject Property contingent upon preliminary plat approval by the City. This would allow 55 and 65 foot wide lots on the Subject Property. The Zoning Amendment would not be finalized before a preliminary plat is approved. Recommend the Applicant move forward with developing a preliminary plat as the sketch plan indicates.

Alternative 2 (Compromise Scenario): Recommend modifications to Ordinance #20-08 allowing 65 and 80 foot wide lots on the Subject Property and recommending the Applicant keep 80 foot wide lots and abutting existing residential homes, while putting smaller 65 foot wide lots interior to the site to create a natural density transition. Recommend the Applicant modify the Sketch Plan to remove 55 foot wide lots. This would keep the entire site zoned Low Density Residential and each lot size would fit within the City's current set of zoning standards.

Alternative 3 (Existing Zoning): Recommend denial of Ordinance #20-08 rezoning the Subject Property and recommend that the Applicant makes major changes to the sketch plan to comply with existing zoning (80 foot side lots) before moving forward with preliminary plat.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Since this is a legislative (policy) decision of the City due to the fact that the request requires a Zoning Amendment, Staff needs broad policy direction before formulating a recommendation. The Planning Commission should provide feedback on moving the project forward to Preliminary Plat. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs the expense of detailed civil engineering drawings. Staff does believe there is room to compromise on a mix of lot sizes.

Based on the 60 Day Rule (Minnesota Statutes 15,99), Ordinance #20-08 does need to move forward to City Council. If approved, the Ordinance would be contingent upon approval of a future Preliminary Plat and tied to this project specifically. The Planning Commission could request that the Applicant approve an additional 60 Day Extension to provide additional time for discussion, negotiation and compromise. This would require written confirmation by the Developer. Staff is hopeful that the Developer will be willing to provide an additional extension if the City desires to explore a compromise concept plan.

Action:

Motion to recommend that the City Council approve/deny/modify the Ordinance #20-08 approving a Zoning Amendment for the Hunt Property for Platinum Development, LLC.

Procedural note: The Planning Commission may ask the Developer for an extension, but explicitly approval by the Developer is required. The City has exhausted its administrative extensions. If the Planning Commission desires additional time to discuss, but the Developer is unwilling to provide the necessary extension, the Planning Commission should recommend denial of the Zoning Amendment. It is noted that the Developer has expressed a willingness to continue discussions.

Attachments

[Site Location Map](#)

[Sketch Plan](#)

[Anoka County Review](#)

[Planning Technical Report](#)

[Summarized Resident Comments](#)

[Detailed Resident Comments](#)

[Change.org Comments](#)

[Change.org Signatures \(as of May 5, 2020\)](#)

[Ordinance #20-08](#)

[Staff Presentation](#)

Form Review

Inbox

Tim Gladhill

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 05/01/2020

Reviewed By

Tim Gladhill

Tim Gladhill

Date

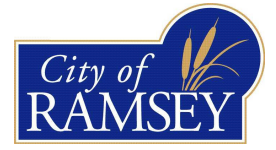
05/01/2020 10:28 AM

05/01/2020 11:25 AM

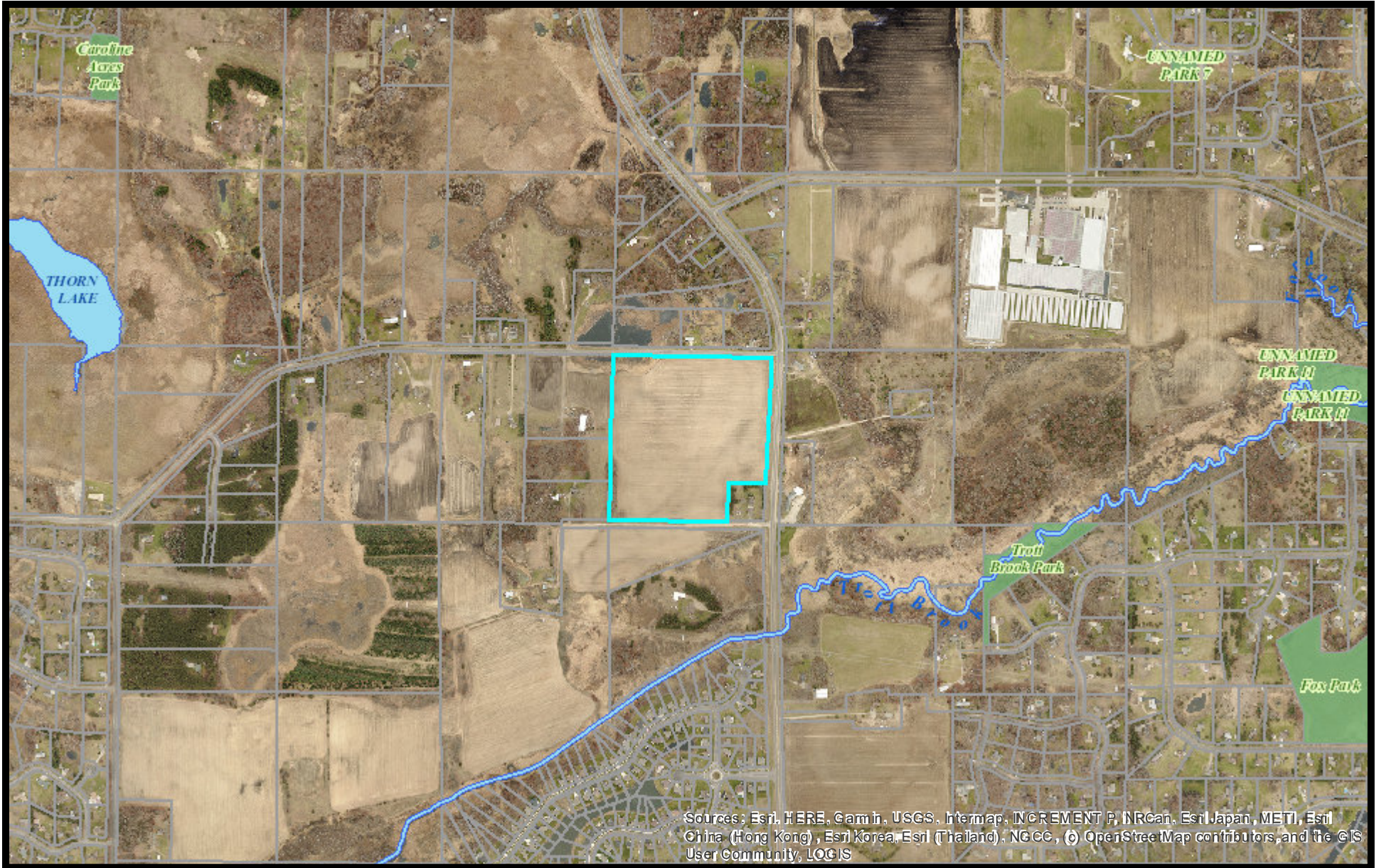
Started On: 03/20/2020 10:39 AM

Subject Property

Hunt Property

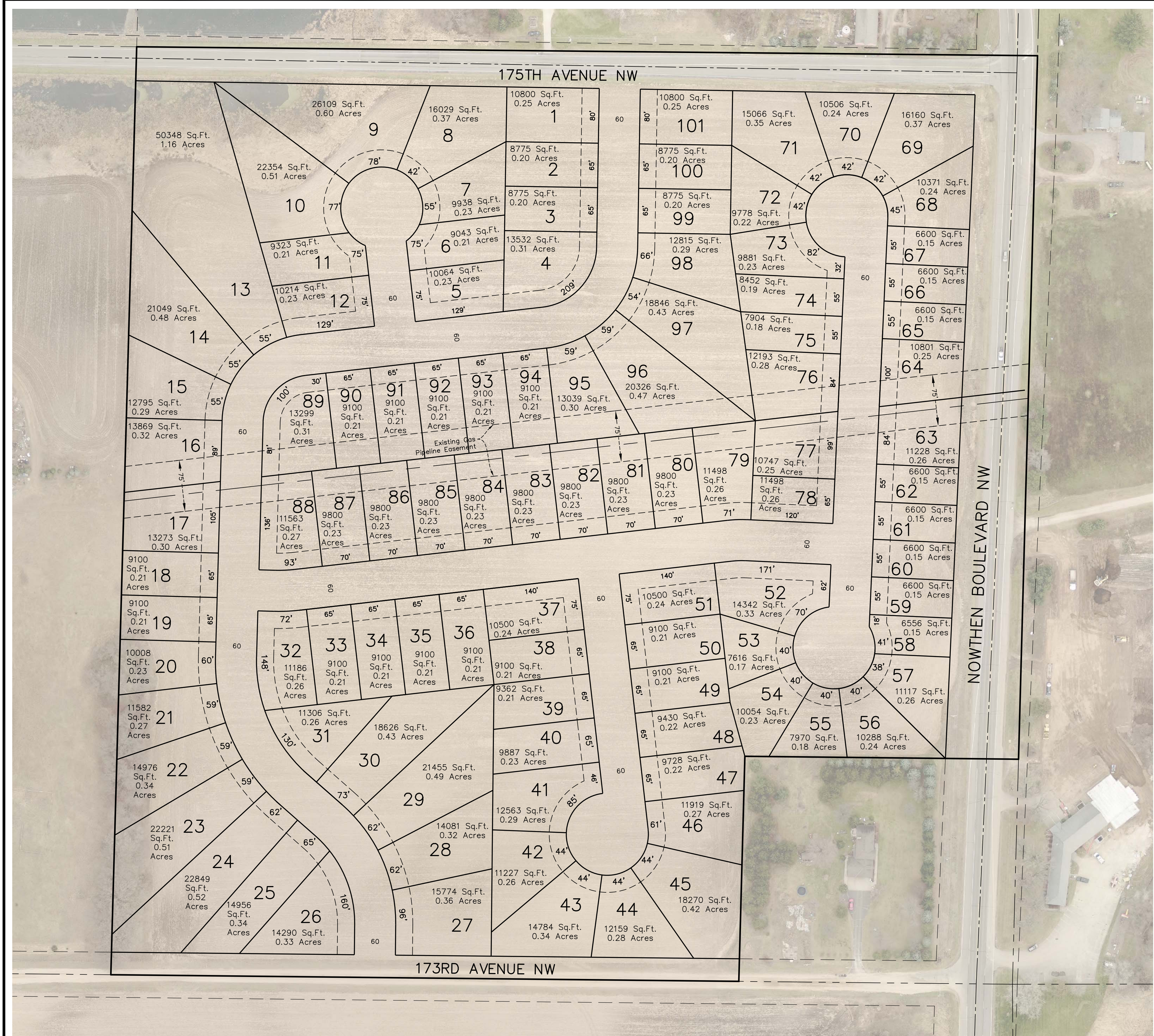


Hunt Property



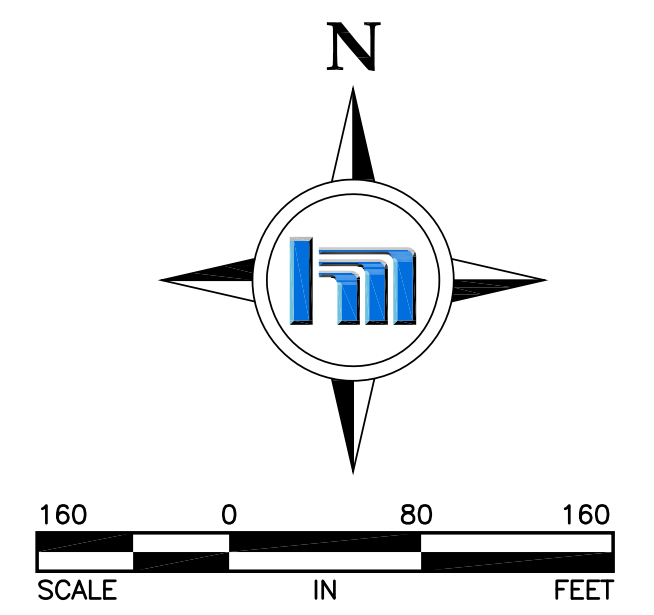
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS

0 0.075 0.15 0.3 0.45 0.6 mi



Municipality:	City of Ramsey	Building Setbacks:	Front yard: 25 feet Side yard: 5 feet Rear yard: 20 feet
Existing Zoning:	R-1 MUSA	Lot Summary:	101 Single Family Residential Lots (27 - 55' Minimum Lot Width) (74 - 65' Minimum Lot Width)
Proposed Zoning:	R-2 Medium-Density Residential	Owner:	Ronald & Judith Hunt 17455 Nowthen Blvd. NW Ramsey, MN 55303
Proposed Use:	Urban Residential	Subdivider:	Platinum Land LLC 15363 Radium St. NW Ramsey, MN 55303 Jason Babeau (763) 301-4550
Road Mileage:	0 LF or 0.00 Miles	Proposed ROW:	1,656,232 Sq.Ft. = 38.022 Acres
Street Lighting:	as required	Park Area:	455,737 Sq.Ft. = 10.462 Acres
Proposed Utilities:	Sewer: Municipal (Needs Extension) Water: Municipal (Needs Extension)	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860

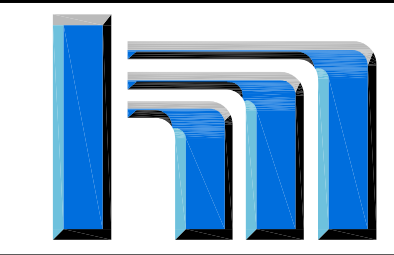
Hunt Property



Mar 13, 2020 - 3:46pm K:\cad_laurel\land Desktop 2008\4455.02 Hunt Plat Ramsey.dwg\4455.02_Sketch.dwg

DATE	REVISION

DESIGNED BY:
BP/BAW
DRAWN BY:
RM/SMM
CHECKED BY:
BP/SMM



Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

PLATINUM LAND, LLC

SKETCH PLAN
CITY OF RAMSEY, MINNESOTA

SHEET
1
OF
1
SHEETS



Anoka County
TRANSPORTATION DIVISION

Highway

Chloe McGuire Brigl
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

March 24, 2020

Re: Sketch Plan – Trott Brook Property Concept Plan 2

Dear Chloe,

We have reviewed the Sketch Plan for Trott Brook Property Concept Plan 2, to be located west of CSAH 5 (Nowthen Boulevard) and south of 173rd Avenue NW within the City of Ramsey, and I offer the following comments:

The existing right of way adjacent to CSAH 5 should be adequate for future reconstruction purposes (60' feet total right of way width west of CSAH 5 centerline). The sketch plan proposes access for the concept plan onto CSAH 5 via 173rd Avenue NW, which is consistent with county standards and acceptable to this department. It should be noted that there is an existing SB CSAH 5 right turn lane and an existing NB CSAH 5 bypass lane already in place at 173rd Avenue NW, so there will be no additional required turn lane construction on CSAH 5 for this development. The City/Developer should ensure that clearing and/or grading is completed to satisfy sight distance requirements at the CSAH 5/173rd Avenue NW intersection to the greatest extent possible for this development. Please note that no plantings or private signing will be permitted within the county right of way and care must be exercised when locating private signs, buildings, structures, plantings, berms, etc. outside of the county right of way so as not to create any new sight obstructions for this section of CSAH 5.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 5 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer should assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 5, and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate of runoff shall not exceed the pre-developed rate runoff for the 10-year critical design storm. County Ditch #51 runs through the south part of the property line, and this ditch may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer. Contact Michelle Pritchard, Engineer I, via phone at 763.324.3162 or via email at Michelle.Pritchard@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable ACHD Engineering Plan Review fee (fee estimated at \$150.00) to Ms. Pritchard for her review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, if any work will occur within the county right of way, the ACHD Permit process can begin by the contractor(s) completing the work (fee = \$150.00). License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier, Traffic Engineering Technician I at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information regarding the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Jane K. Rose
Traffic Engineering Manager

xc: File - CSAH 5/Plats + Developments/2020
Michelle Pritchard, Engineer I
Chuck Gitzen, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	MAY 1, 2020	PROJECT ADDRESS	MULTIPLE PIDS (200 ACRES NORTH OF TROTT BROOK)
PROJECT. TITLE	HUNT PROPERTY		
ESCROW #	<u>117442</u>		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Summary

Site Acreage	38 acres
Proposed Lots	101 Lots
Net Density	2.7 units/acre (consistent with Comprehensive Plan)
Existing Zoning	R-1 Residential (MUSA) District (requires Zoning Amendment)
Proposed Lot Sizes	55, 65 foot wide lots

Summary of Comments

1. Staff recommends an additional access onto 175th Avenue, if possible and meeting minimum access spacing guidelines, subject to an official traffic study
2. 173rd Avenue will need to be upgraded with project
3. Upgrades to Nowthen Boulevard will be required by Anoka County
4. Density transitioning required on existing properties to the west and property to the southeast
 - o Staff further recommends some degree of density transition to the north along 175th Avenue, given that the project includes a request for Zoning Amendment to increase the number of planned lots.
5. Lots 77 and 78 should be combined due to limited building pad area, likely creating a number of issues for future property owners
6. Prior to Preliminary Plat submittal, provide staff an exhibit of building pads/footprints to ensure minimum dimensional standards can be met
7. Remove Lots 18 and 19 to provide right of way for a future road connection to the west, in the event it is ever needed
 - o Perhaps the road could be under the utility easement to combine the two uses
8. The northeast cul-de-sac is longer than allowed by City Code needs to be removed
 - o Remove Lots 71, 72, and 99, and 100 to connect road to another planned road versus creating a dead end

9. Please provide a contact to the easement holder of the large easement bisecting the project site to begin discussions about allowed uses within the easement.
10. As part of Preliminary Plat, please provide an anticipated Phasing Plan – this is just an idea of a preliminary phasing plan that will likely adjust as time goes on and is not legally binding at this time
11. The City and Lower Rum River Watershed Management Organization (WMO) requires a full wetland delineation of any wetlands onsite and a 16.5 foot wetback encumbered by easement from any wetland
12. Please clarify if the neighborhood will include a Home Owners Association (HOA)
13. There is an additional development proposal on the property to the south from the Excelsior Group that is proposing a mix of 55, 65, and 75 foot wide lots; Staff recommends that 80 foot wide lots be incorporated into this proposal, specifically on the northern or western boundary abutting existing lots
 - o Staff will be making a similar recommendation to the adjacent project as well

Rezoning

1. The Site is currently located in the R-1 Residential (MUSA) District, , which allows for detached single-family dwellings on quarter-acre/80 foot wide lots.
2. The Applicant has proposed 55, 65 foot wide lots
 - a. 55 foot wide lots: requires rezoning to the R-2 Residential (Detached Villa) District
 - b. 65 foot wide lots: requires rezoning to the R-1 Residential (Detached Villa) District

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

Street and Access

The Applicant has proposed one access onto Nowthen Boulevard at 173rd Avenue NW and one access onto 175th Avenue NW. 175th Avenue also connects to Nowthen Boulevard. Anoka County will likely require improvements to Nowthen Boulevard.

Landscape Plan

A landscape plan will be required with preliminary plat, which needs to include a tree survey of the site.

Grading

A grading plan will be required with preliminary plat.

Utilities

The site is zoned for City utilities, which are currently south of Trott Brook. Utilities will need to be brought to the site.

Development Fees

The Applicant will be responsible for paying development fees at time of final plat. The Applicant will also be responsible for signing a development agreement with the City prior to recording and releasing final plat.

Planning Commission and City Council Feedback Needed/Primary Policy Question

1. Staff needs clear direction on lot sizes
 - a. Are the Planning Commission and City Council supportive of the project as presented?
 - b. Are the Planning Commission and City Council open to a compromise that requires 80 foot wide lots adjacent to key areas while allowing for smaller lots more internal to the site?
 - c. Do the Planning Commission and City Council feel that all lots in the project should be 80 foot wide lots?

As this is Sketch Plan Review, this is a work in progress. Staff believes that this project is probably not ready for preliminary plat yet, but need preliminary policy direction first. Staff is hopeful that the Applicant will provide the necessary extension to the 60 Day Rule in order to continue concept planning before applying for Preliminary Plat.

Resident Comment Summary – Trott Brook North

The City has received 27 letters in response to 20-103: Trott Brook Property (Excelsior Group). Nearly all of the letters are against the proposal, and the following are summaries of the letters in terms of points presented:

1. Opposition of rezoning (23 letters)
2. Layout of the development/density (22 letters)
3. Preservation of rural character (18 letters)
4. Transportation infrastructure problems (15 letters)
5. Environmental degradation (10 letters)
6. Safety hazards (10 letters)
7. Decreasing property values (6 letters)
8. Support of park/trail (4 letters)
9. Noise pollution (4 letters)
10. Business attraction (2 letters)
11. Rental properties (1 letter)
12. Setback regulations (1 letter)
13. Petition of development (1 letter)
14. Limited public input due to pandemic (1 letter)
15. Higher demand on schools/institutions (1 letter)

The screenshot shows a web application interface for project management. The left pane displays project details for 'IP 20-01 Varolite Street Reconstruction'. The right pane shows a table of project activities and a summary table.

Project Details:

- Project Name:** IP 20-01 Varolite Street Reconstruction
- Project Description:** Plan Sheets for Varolite Street Reconstruction
- Coordinator:** Tim Gladhill
- Review Cycle:** 1
- Workflow/Activity Name:** ProjectFlow Building v1.1.3.8 - 03/31/2017 02:21 AM/Applicant Resubmit
- Current User Login:** Marsha Weidner (mweidner@cityoframsey.com)

Task Instructions: After you have successfully uploaded all required plans and documents, please click the (Resubmit Complete) button.

Buttons: View Changemark Items (19) | View/Edit Checklist Items (0)

Department	Reviewed By	Status	Reviewer Comments	Applicant Comments
City Engineer	Bruce Westby bwestby@cityoframsey.com			
Engineering Tech - Inspections	Logan Czech lczech@cityoframsey.com	Corrections Required	Some minor layout issues - see comments	
Engineering Tech - Inspections	Aaron Madsen amadsen@cityoframsey.com			
Engineering Tech - Plan Review	Joe Feriancek feriancek@cityoframsey.com	Corrections Required		
Civil Engineer	Len Linton llinton@cityoframsey.com	Approved	See Comments and include in final plans as appropriate	

Task Instructions:

- I have reviewed and addressed, including responses where appropriate, all Checklist Items accessed by clicking on the "Checklist Items" button above.
- I have reviewed and addressed, including responses where appropriate, all Changemark Items accessed by clicking on the "Changemark Items" button above.

Buttons: Resubmit Complete | Close

Activity Log Table:

Owner	Status	Create date
Marsha Weidner	Applicant Corrections	4/9/2020 9:10:20 AM
NoReply_CityOfRamsey	In Review	4/29/2020 3:54:13 PM
NoReply_CityOfRamsey	Approved	4/15/2020 6:01:59 PM

Summary Table:

STATUS	PRIORITY	DUE DATE	CREATED
Accepted	Medium	5/13/2020 1:05:06 PM	5/6/2020 1:05:06 PM

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 reckneck, 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

change.org

Recipient: City of Ramsey Minnesota Planning Commission, Ramsey Minnesota City
Counsel

Letter: Greetings,

Stop Rezoning of Trout Brook North Subdivision and the Hunt Property

Comments

Name	Location	Date	Comment
Amanda Jongewaard	Minneapolis, MN	2020-04-03	"The Hunt Property sits on two sides of our lot. So, we share the same property line ."
Trista Williams	Ramsey, MN	2020-04-03	"Ramsey does NOT need more high density housing, especially in the proposed area. The wetlands, trails, Trott Brook, and all the mature trees are the best part of living in this area of Ramsey and this will take away from that."
Cory Williams	Ramsey, MN	2020-04-03	"The Ramsey city council claims to value the rural feel and heritage of the community, but takes every opportunity to act otherwise. This rezoning would result in environmental destruction, traffic congestion, lower property values, school overcrowding, and an unnecessary urbanization of what was once a good blend of suburban and rural character."
Konnor Torkelson	Colorado Springs, CO	2020-04-03	"With the current social distancing guidelines in place, high density land development sounds like a really bad idea. Vote NO Ramsey city counsel!!!!"
Bob Cheney	Minneapolis, MN	2020-04-03	"Chances are the land has already been purchased by a big developer and they're probably going to bring jobs to the area which is great because my friend Cody is a total bum and lives there. I think our best bet is to run around naked and try to scare people from moving in. It might actually do more than signing a petition on a website probably owned by the same guy. FIGHT THE POWER"
Kendal Payne	Minneapolis, MN	2020-04-05	"Preserve the land for the wildlife!"
Dan Langton	Minnesota	2020-04-07	"I do not want to see more high density housing."
Cory Anderson	Ramsey, MN	2020-04-09	"We didn't move out here to become a part of that high density life"
Terri Hitchings	Ramsey, MN	2020-04-09	"Terrihitchings@yahoo.com"
Mason Waldera	Minneapolis, MN	2020-04-10	"My girlfriend loves this place"
Tricia Olson	Ramsey, MN	2020-04-10	"My daughter and son-in-law bought their lot backing up to this for the reason it existed. Don't allow it to be destroyed"
Evan Cox	Minneapolis, MN	2020-04-10	"It means something to someone, gotta help the best i can"
Aiden Jouppi	Andover, MN	2020-04-10	"I want it to still be like Ramsey not Andover"
Carla Biederman	Ramsey, MN	2020-04-10	"We live here because we like living in the country. My signature represents two more people who live in our home."
Nick Heinemann	Anoka, MN	2020-04-11	"Ramsey resident opposed to this potential change, keep Ramsey rural."

Name	Location	Date	Comment
Jodi Streetar	Ramsey, MN	2020-04-11	"Please do not rezone, most residents chose Ramsey because it is in the outskirts of the suburbs keep the wide open spaces"
charlie lindberg	Minneapolis, MN	2020-04-11	"Keep Ramsey country. Worry about the core and building that up. We will remember this when elections come around. The mayor needs to go!"
Del Fredricks	US	2020-04-11	"Already seen destruction of Variolite as part of the Woodlands (old gun club) division, along with years of listening to hammering and other construction noise from dawn to dusk!Also seen increased traffic in Traprock division as traffic diverts to avoid Variolitd from 158th Ave to Alpine. They RIP through neighborhood at 40+ mph despite limit being 30 mph because Traprock is residential division, NOT a Variolite by-pass road. There is NO need to rezone if they plot the new divisions at semi-rural with large 2+ acre lots. Also reduces overall traffic and increases safety for Variolite as well as Nowthen, which has a new elementary school on it just south of where new development is proposed. Lots could be laid out like those south of Central Park where future subdivision into higher density can occur. This provides improved safety on todays roads and possibility to expand when newer roadways are available in future.Do NOT build today and force need for infrastructure update as a result, but build go fit or"
Wendy Penna	Ramsey, MN	2020-04-11	"I do not want to live in the middle of a crowded polluted crime-ridden 'big city". We lived on 26th and Knox, now known as Murderopolis, and moved to get away from that, but I hate to think it followed us here!"
Marnie Zak	Anoka, MN	2020-04-14	"Our roads and schools do not have the capacity to add that many houses. The number of residents you propose adding by decreasing lot size, and increasing the number of houses, requires infrastructure; police and services Ramsey does not have in place. Our traffic is already ridiculous due to only having single lane highways. This is simply a bad idea and short-sighted"
aliceter feind	anoka, MN	2020-04-16	"We moved out to country to be in the coutry and these developers think they can through up housing anywere they please they havent even filled up were housing in the old st. Anthony gun club these people need to be stop this is our city and they go from city to city throwing up house anywere they want this is pathetic"
David Richards	Ramsey, MN	2020-04-25	"The current zoning is presumably based on community values and it seems wrong to change it for the sake of money. Not to mention it feels like a bit of bait and switch after moving here because of the slightly more rural feel."
Chris Hagel	Ramsey, MN	2020-04-27	"I moved to Ramsey 10 years ago. because of this area and the beauty. Wildlife in my yard. Farm land. Adding these houses would absolutely destroy Ramsey it would absolutely destroy the already under repaired and over busy roads"
Brooke Beaton	Minneapolis, MN	2020-04-27	"We moved to northern Ramsey for bigger yards.I am not a fan of this detached villa/small lots plan. It's ok to have a pace for grass to

Name	Location	Date	Comment
			grow and wildlife to use. Aren't there a bunch of empty villas and townhomes and apartments that were recently built?"
keith pechan	Ramsey, MN	2020-04-27	"We have enough high density housing around the cor with the apts and townhomes leave out here rural ..,2 1/2 acre lots are just fine out here leave the crap by the cor"
Aubree Hunter	Anoka, MN	2020-04-27	"Too much traffic!"
JB Bendtsen	US	2020-04-27	"The rezoning to significantly increase the density will also significantly accelerate the decline in quality of life in Ramsey."
Sonya Conroy	Anoka, MN	2020-04-27	"Sonya Conroy"
Jenny Madison	Anoka, MN	2020-04-27	"We moved to Ramsey because it's peaceful and rural. Please don't ruin that by building ALL these houses."
Alex Tivis	Minneapolis, MN	2020-04-27	"Keep residential. And open areas of land to own"
Todd Walton	US	2020-04-27	"Too much traffic on 5."
Suzanne Richards	Anoka, MN	2020-04-28	"I moved to Ramsey for the space. I don't want to see more housing and traffic. If the land was zoned for 2 and 1/2 acre lots then it should stay that way. That would be in keeping with the neighborhood. The developers knew that and now they want to get greedy and change the rules. No!"
Justin Logeais	Minneapolis, MN	2020-04-28	"I am so sick and tired of Ramsey being turned into another uptown ghetto. Enough! Enough packing dense housing into smaller and smaller lots! The COR area is a colossal cluster fuck. This is not an urban decay Minneapolis neighborhood! What a disgrace to what used to be a good city."

Name	City	State	Postal Code	Country	Signed On
Brian Walker	Ramsey	MN		US	4/2/2020
Christine Rued	Anoka	MN	55303	US	4/3/2020
Heidi Miller	Ramsey	MN	55303	US	4/3/2020
Jenna Rued	Duluth	MN	55812	US	4/3/2020
Justin Ternus	Ramsey	MN	55303	US	4/3/2020
Amanda Jongewaard	Minneapolis	MN	55404	US	4/3/2020
Scott Wik	Anoka	MN	55303	US	4/3/2020
Trista Williams	Ramsey	MN	55303	US	4/3/2020
Pauline Knox	Ramsey	MN	55303	US	4/3/2020
Nick Bakken	Saint Paul	MN	55130	US	4/3/2020
ted kuklock	Ramsey	MN	55303	US	4/3/2020
Amy Benedict	Andover	MN	55304	US	4/3/2020
Kali Yeager	Ramsey	MN	55303	US	4/3/2020
Taylor Yeager	Anoka	MN	55303	US	4/3/2020
Cory Williams	Ramsey	MN	55303	US	4/3/2020
Mandy Wilson	Anoka	MN	55303	US	4/3/2020
Julie Melland	Ramsey	MN	55304	US	4/3/2020
Cody Saloka	Ramsey	MN	55303	US	4/3/2020
Ryan Kelly	Minneapolis	MN	55407	US	4/3/2020
Tyler Carter	Ramsey	MN	55303	US	4/3/2020
Mary Clasemann	Ramsey	MN	55303	US	4/3/2020
Mike Saloka	Minneapolis	MN	55406	US	4/3/2020
Kyle Mitchell	Ramsey	MN	55303	US	4/3/2020
Brandon Saloka	Ramsey	MN	55330	US	4/3/2020
Jeremy Benedict	Minneapolis	MN	55425	US	4/3/2020
Nicole Yantes petersen	Minneapolis	MN	55408	US	4/3/2020
Elisabeth Saccoman	Anoka	MN	55303	US	4/3/2020
Meigan Wills	Ramsey	MN	55304	US	4/3/2020
Tyler Thesing	Ramsey	MN	55303	US	4/3/2020
Ashley Blanchette	Maple Grove	MN	55369	US	4/3/2020
Amanda Myers	Andover	MN	55304	US	4/3/2020
John Wilson	Ramsey	MN	55303	US	4/3/2020
Konnor Torkelson	Colorado Springs	CO	80922	US	4/3/2020
Jonathon Kawlewski	Minneapolis	MN	55424	US	4/3/2020
Joe Hazeman	Minneapolis	MN	55330	US	4/3/2020
Victoria Smith	Minneapolis	MN	55429	US	4/3/2020
Tony Hansen	Ramsey	MN	55303	US	4/3/2020
Bob Cheney	Minneapolis	MN	55411	US	4/3/2020
William Rybak	Ramsey	MN	55303	US	4/3/2020
Lourdes Fuentes	Cochabamba			Bolivia	4/3/2020
Stacy Carlson	Elk River	MN	55330	US	4/3/2020
Carrie Gleason	Sedalia		80135	US	4/3/2020
Brett Reshetar	Andover	MN	55304	US	4/3/2020
Jena Meyer	St. Francis	MN	55070	US	4/3/2020
Seth Wilson	Anoka	MN	55303	US	4/3/2020
Jessica Otten	Anoka	MN	55303	US	4/3/2020

Karmella Thompson	New York Mills	MN	56567 US	4/3/2020
Leslie Clark	Ramsey	MN	55303 US	4/3/2020
Rodney Hanson	Anoka	MN	55303 US	4/3/2020
dan payne	Minneapolis	MN	55421 US	4/3/2020
Pat Williams	Ramsey	MN	55303 US	4/4/2020
Denice Gray	Ramsey	MN	55303 US	4/4/2020
Verna Goor	Minneapolis	MN	55406 US	4/4/2020
Rocio Jimenez	Anaheim		92805 US	4/4/2020
Gabriel Benitez	Ramsey	MN	55303 US	4/4/2020
Amanda Shreiner	Ramsey	MN	55303 US	4/4/2020
Amy F	Zimmerman	MN	55398 US	4/4/2020
Damon Boje	Minneapolis	MN	55449 US	4/4/2020
Kyle Swenson	Ramsey	MN	55303 US	4/4/2020
Reid Welker	Ramsey	MN	55303 US	4/4/2020
Nicole Murawski	Minneapolis	MN	55303 US	4/4/2020
Kody Mitchell	Ramsey	MN	55303 US	4/4/2020
Sarai Konerza Gorman	Ramsey	MN	55303 US	4/4/2020
Catherine Knapp	Anoka	MN	55303 US	4/4/2020
Matt Knapp	Ramsey	MN	55303 US	4/4/2020
JoDell Seaman	Anoka	MN	55303 US	4/4/2020
Katherine Johnson	Minneapolis	MN	55406 US	4/4/2020
Kali Gardner	Ramsey	MN	55303 US	4/4/2020
Christine Berndt	Ramsey	MN	55303 US	4/4/2020
Rebecca Johnson	Anoka	MN	55303 US	4/4/2020
Stan Johnson	Anoka	MN	55303 US	4/4/2020
Adrian Steinbach	Minneapolis	MN	55405 US	4/4/2020
Katie Steinbach	Saint Paul	MN	55112 US	4/4/2020
Joel Trutwin	Ramsey	MN	55303 US	4/4/2020
Ashley Swanson	Anoka	MN	55303 US	4/4/2020
Joshua Swanson	Ramsey	MN	55303 US	4/4/2020
Shawna Swartz	Ramsey	MN	55303 US	4/4/2020
Nicole Trutwin	Ramsey	MN	55303 US	4/4/2020
Eric Eckman	Minneapolis	MN	55406 US	4/4/2020
Lane Johnson	Ramsey	MN	55303 US	4/4/2020
tess g	Frisco		75034 US	4/4/2020
Ramon Bolanos	Burbank		91505 US	4/4/2020
Wambui Mwangi	Vienna		22180 US	4/4/2020
Talyia Gulley	Highland		92346 US	4/4/2020
Edgar Parra	Escondido		92026 US	4/4/2020
Cora Miller	Greensboro		27406 US	4/4/2020
Arshad Abilas	Brooklyn		11237 US	4/4/2020
Ann Colford	Minneapolis	MN	55429 US	4/4/2020
Kendal Payne	Minneapolis	MN	55303 US	4/5/2020
Mara Gross	Ramsey	MN	55303 US	4/5/2020
Bryan Wiltfang	Ramsey	MN	55303 US	4/5/2020
Amanda Hora	Anoka	MN	55303 US	4/5/2020
Melissa Langmade	Ramsey	MN	55304 US	4/5/2020

Desi Alexander	Anoka	MN	55303 US	4/5/2020
Matt Gibart	Ramsey	MN	55303 US	4/5/2020
Cindy Jackson	Minneapolis	MN	55432 US	4/5/2020
Kathryn Anderson	Anoka	MN	55303 US	4/5/2020
Linda Wubbena	Ramsey	MN	55303 US	4/5/2020
Michael Wubbena	Anoka	MN	55303 US	4/5/2020
David Gilbertson	Minneapolis	MN	55433 US	4/6/2020
Jennifer Moberg	Ramsey	MN	55303 US	4/6/2020
Janet Laurent	Ramsey	MN	55303 US	4/6/2020
Dan Langton		MN	US	4/7/2020
Audra Wander	Ramsey	MN	55303 US	4/7/2020
Joseph Boyd	Anoka	MN	55303 US	4/7/2020
Chris Brown	Ramsey	MN	55303 US	4/7/2020
Cody Lindahl	Ramsey	MN	55303 US	4/7/2020
Branden Ebert	Ramsey	MN	55303 US	4/7/2020
Ryan Pflager	Saint Paul	MN	55116 US	4/7/2020
Brady Doble	Ramsey	MN	55303 US	4/7/2020
Andrea Case	Chicago	IL	60647 US	4/7/2020
Randin McNamara	Anoka	MN	55303 US	4/7/2020
Greg Stellick	Anoka	MN	55303 US	4/7/2020
Sean Grady	Anoka	MN	55303 US	4/8/2020
Andy Dreier	Ramsey	MN	55303 US	4/8/2020
Jennifer Mann	Ramsey	MN	55303 US	4/8/2020
Christine Huberty	Minneapolis		55406 US	4/8/2020
Jan McDougle	Saint Paul	MN	55105 US	4/8/2020
Nick Berndt	Ramsey	MN	55303 US	4/8/2020
Aaron Backman	Ramsey	MN	55303 US	4/8/2020
Kathryn Waldera-DeRosa	Minneapolis	MN	55419 US	4/8/2020
Breana Weakly	Anoka	MN	55303 US	4/8/2020
Amy Hemsworth	Ramsey	MN	55303 US	4/8/2020
Brian Wetterlind	Anoka	MN	55303 US	4/8/2020
Tom Johnson	Andover	MN	55304 US	4/8/2020
Christine Walsh	Anoka	MN	55303 US	4/8/2020
Brandon Johnson	ramsey	MN	55303 US	4/8/2020
Scott Shoemaker	Anoka	MN	55303 US	4/8/2020
Jeff Nielsen	Andover	MN	55304 US	4/8/2020
Bryan Muller	Ransey	MN	55303 US	4/8/2020
Jacob Myslicki	Saint Paul	MN	55116 US	4/8/2020
Joy Chrest	Ramsey	MN	55303 US	4/8/2020
Michael Perry	Ramsey	MN	55303 US	4/8/2020
Lori Smith	Ramsey	MN	55303 US	4/8/2020
Brandon Bottita	Minneapolis	MN	55416 US	4/8/2020
Brittany Marcroft	Minneapolis	MN	55414 US	4/9/2020
Samantha Sodergren	Minneapolis	MN	55405 US	4/9/2020
Shredder Hawes	Anoka	MN	55303 US	4/9/2020
Robert Bouten	Saint Paul	MN	55104 US	4/9/2020
Shannon Bakken	Anoka	MN	55303 US	4/9/2020

Cory Anderson	Ramsey	MN	55303 US	4/9/2020
Amber Anderson	Ramsey	MN	55303 US	4/9/2020
Kris Johnson	Ramsey	MN	US	4/9/2020
Angela Bosshart	Anoka	MN	55303 US	4/9/2020
Joshua Fuhreck	Minneapolis	MN	55433 US	4/9/2020
Katy Jo Johnson	Anoka	MN	55303 US	4/9/2020
Ron Hustvedt	Anoka	MN	55303 US	4/9/2020
Kathleen Gilbert	Ramsey	MN	55303 US	4/9/2020
Laura Uecker	Ramsey	MN	55303 US	4/9/2020
Terri Hitchings	Ramsey	MN	55303 US	4/9/2020
Olivia Hoffman	Saint Paul	MN	55118 US	4/9/2020
Weston Johnson	Minneapolis		55414 US	4/9/2020
Randi Johnson	Andover	MN	55304 US	4/9/2020
Alan Mattson	Andover	MN	55304 US	4/9/2020
Tracie Block	Andover	MN	55304 US	4/9/2020
Peggy Johnson	Saint Paul	MN	55303 US	4/9/2020
Lindsey Didion	Ramsey	MN	55303 US	4/9/2020
Lori Casper	Anoka	MN	55303 US	4/9/2020
Jackie Botnen	Anoka	MN	55303 US	4/9/2020
Paul Lunseth	Ramsey	MN	55303 US	4/9/2020
James Barker	Zimmerman	MN	55398 US	4/9/2020
amber havelak	ramsey	MN	55303 US	4/9/2020
Nichole Belleavoine	Anoka	MN	55303 US	4/9/2020
Casey Freeman	Minneapolis	MN	55404 US	4/9/2020
Julie Hammel	Ramsey	MN	55303 US	4/9/2020
Greg Peterson	Saint Paul	MN	55109 US	4/9/2020
Cory Josephs	Ramsey	MN	55303 US	4/9/2020
Alice Johnson	Saint Paul	MN	55104 US	4/9/2020
Paul Johnson	Saint Paul	MN	55104 US	4/9/2020
Jill Morris	Minneapolis	MN	55411 US	4/9/2020
Sarah Morris	Minneapolis	MN	55419 US	4/9/2020
Ashley Olson	Anoka	MN	55303 US	4/9/2020
Kristina Olson	Anoka	MN	55303 US	4/9/2020
James Sullivan	Anoka	MN	55303 US	#####
Tricia Olson	Ramsey	MN	55303 US	#####
Mason Waldera	Minneapolis	MN	55430 US	#####
mike hunt hurtz	Anoka	MN	55303 US	#####
Austin Esposito	Minneapolis	MN	55423 US	#####
Trinity Gillen	Anoka	MN	55303 US	#####
Dan Shep	Minneapolis	MN	55449 US	#####
Kayla Hopkins	Minneapolis	MN	55412 US	#####
Trevor Larson	Andover	MN	55304 US	#####
Jeff Clough	Champlin	MN	55316 US	#####
Evan Cox	Minneapolis	MN	55449 US	#####
Joseph Opsal	Anoka	MN	55303 US	#####
Deborah Carlson	Ramsey	MN	55303 US	#####
Derek Lenz	Andover	MN	55304 US	#####

Zachary Boehmer	Minneapolis	MN	55449 US	#####
Logan Olson	Anoka	MN	55303 US	#####
Ben Uecker	Anoka	MN	55303 US	#####
Christine Finnamore	Anoka	MN	55303 US	#####
Richard Sonterre	Minneapolis	MN	55414 US	#####
Kendra DeRosa	Ramsey	MN	55303 US	#####
David Landborg	Ramsey	MN	55303 US	#####
Ianie donahue	Maple Grove	MN	55311 US	#####
Matt Miller	Minneapolis	MN	55303 US	#####
Andy Dardine	Saint Paul	MN	55105 US	#####
Joe Pederson	Anoka	MN	55303 US	#####
Joyce Adelman	Minneapolis	MN	55422 US	#####
Aiden Jouppi	Andover	MN	55304 US	#####
Donald Ness	Ramsey	MN	55303 US	#####
ian blaine	Minneapolis	MN	55433 US	#####
Brian Henderson	Ramsey	MN	55303 US	#####
Laura Zaworski	Minneapolis	MN	55434 US	#####
Michon Kieper	Ramsey	MN	55303 US	#####
Irene Alexander	Anoka	MN	55303 US	#####
Kaleb Arradondo	Minneapolis	MN	55414 US	#####
Theresa Heggem	Rogers	MN	55374 US	#####
Kathleen Berg	Saint Paul	MN	55122 US	#####
Amy Omtvedt Siems	Nowthen	MN	55330-7713 US	#####
Emily Lowry	Quinnesec	MI	49876 US	#####
Carla Biederman	Saint Paul	MN	55104 US	#####
Tristan Carlson	Anoka	MN	55303 US	#####
Peggy Chapman	Champlin	MN	55316 US	#####
Kathleen Rosenow	Ramsey	MN	55303 US	#####
Richard Borchert	Ramsey	MN	55303 US	#####
Nick Heinemann	Anoka	MN	55303 US	#####
Sarah Blanchard	Brooklyn Park	MN	55443 US	#####
Jodi Streetar	Ramsey	MN	55303 US	#####
charlie lindberg	Minneapolis	MN	55433 US	#####
Del Fredricks			US	#####
Chad Alexander	Minneapolis	MN	55412 US	#####
Wendy Penna	Ramsey	MN	55303 US	#####
Patti Gudmundson	Naperville	IL	60565 US	#####
Sheena Alexander	Woodbury	MN	55125 US	#####
Alena Hunter	Champlin	MN	55316 US	#####
Sheena Atchison	Ramsey	MN	55303 US	#####
Jill Winger	Andover	MN	55304 US	#####
Robert Knapp	Ramsey	MN	55303 US	#####
Brian Willie	Saint Francis	MN	55070 US	#####
Jean Kingren	Minneapolis	MN	55303 US	#####
Roman Montik	blaine	MN	55449 US	#####
Blake Smith			US	#####
Ashley Christensen	Saint Paul	MN	55116 US	#####

Marnie Zak	Anoka	MN	55303 US	#####
Rae Shaw	Minneapolis	MN	55433 US	#####
Lori Myhre	Minneapolis	MN	55303 US	#####
Janell McFarlane	Bemidji	MN	566001 US	#####
Andrea Spencer	Ramsey	MN	55303 US	#####
aliceter feind	anoka	MN	55303 US	#####
Linda Eidem	Anoka	MN	55303 US	#####
Tom Marks	Minneapolis	MN	55303 US	#####
McKenzie Eidem	Ramsey	MN	55303 US	#####
Douglas Pries	Saint Paul	MN	55104 US	#####
Judy Pries	Anoka	MN	55303 US	#####
STANLEY GLIDDEN	Andover	MN	55304 US	#####
John Lekkas	St Francis	MN	60651 US	#####
Mark Winger	Ramsey	MN	55303 US	#####
George Grabrick	Saint Paul	MN	55108 US	#####
Charles Giddings	Ramsey	MN	55303 US	#####
Cindi Heying	Ramsey	MN	55303 US	#####
Margaret Olson	Ramsey	MN	55303 US	#####
Erin Clements	Stillwater	MN	55082 US	#####
Ronald Brokhausen	Andover	MN	55304 US	#####
Kim Sandoz	Ramsey	MN	55303 US	#####
Chaz Gryz	Ramsey	MN	55303 US	#####
Michael Brandt	Ramsey	MN	55303 US	#####
Kelly Anderson	Ramsey	MN	55303 US	#####
David Richards	Ramsey	MN	55303 US	#####
Shan Herbst	Anoka	MN	55303 US	#####
Mark Garpetti	Ramsey	MN	55303 US	#####
Josh Nelson	Ramsey	MN	55303 US	#####
Chris Hagel	Ramsey	MN	55303 US	#####
Terry Perkins	Thurmont		21788 US	#####
Peter Myers	Zimmerman	MN	55398 US	#####
Kathy Hedden	Keansburg		7734 US	#####
Diana Rivas	Miami		33147 US	#####
Manuel Rodrigues	Atioch		37013 US	#####
Julia Widtfeldt	Nashua		3064 US	#####
Tamie Stanley	Honolulu		96818 US	#####
Ibrahim Ahmed	San Jose		95118 US	#####
Alyssa Lee	Booneville		41314 US	#####
Adam Muscovitz	Champlin	MN	55316 US	#####
Tammy Hinojosa	Grove City		43123 US	#####
Richard Endris	Bridgewater		8807 US	#####
Muhammad Jamal	Richardson		75082 US	#####
Richard Bertoncini	Providence		2908 US	#####
Pierre Faucher	West Chester		19382 US	#####
Kathryn Marko	Somerset		8873 US	#####
Ravi Nadagatti	Hoffman Estates		60194 US	#####
Gia Ehrhardt	Boon		7005 US	#####

Sarah Sakr	Westfield		7090 US	#####
Michael Kenny	Portage		49024 US	#####
kristina stark	Hillsboro		62049 US	#####
Erin Gravdal	Minneapolis	MN	55011 US	#####
Lizz Lange	Ramsey	MN	55303 US	#####
Jim and Mary Green	Ramsey	MN	55303 US	#####
Brooke Beaton	Minneapolis	MN	55410 US	#####
keith pechan	Ramsey	MN	55303 US	#####
Aubree Hunter	Anoka	MN	55303 US	#####
Dave Mihlbauer	Minneapolis		55486 US	#####
JB Bendtsen			US	#####
Cyndi Steinke			US	#####
Amber Pederson		IL	US	#####
Brad Olsson	Anoka	MN	55303 US	#####
Michelle Nelson	Anoka	MN	55303 US	#####
Janelle Craft	Ramsey	MN	55303 US	#####
Jerad Dixon	Chicago	IL	60624 US	#####
Jaimie McKinney			US	#####
Sonya Conroy	Anoka	MN	55303 US	#####
Jenny Madison	Anoka	MN	55303 US	#####
Allie Taylor	Minneapolis	MN	55303 US	#####
Alex Tivis	Minneapolis	MN	55416 US	#####
Jan Paulsen	Ramsey	MN	55303 US	#####
Meghan Zacharias-Buck	Ramsey	MN	55303 US	#####
Todd Walton			US	#####
Barb Hagel	Minneapolis	MN	55304 US	#####
David Graves	Anoka	MN	55303 US	#####
Nick Madison	Ramsey	MN	55303 US	#####
Katie Dreier	Anoka	MN	55303 US	#####
Jacqueline Lamb	Minneapolis	MN	55434 US	#####
Sandy Birosh	Minneapolis	MN	55418 US	#####
Tom French	Minneapolis	MN	55406 US	#####
Judy Claremboux	Stanchfield	MN	55080 US	#####
Tyler Eiffler	Minneapolis	MN	55432 US	#####
Danielle Duerr	Minneapolis	MN	55412 US	#####
Michele Kohner	Andover	MN	55304 US	#####
Dan Torgerson			US	#####
Sandra Beseth	Minneapolis	MN	55404 US	#####
Carrie Pramann	Ramsey	MN	55303 US	#####
Tara Koziol	Anoka	MN	55303 US	#####
Suzanne Richards	Anoka	MN	55303 US	#####
Justin Logeais	Minneapolis	MN	55406 US	#####
Tammy Dvorak	Saint Francis	MN	55070 US	#####
Lori Charleson	Anoka	MN	55303 US	#####
Christina Mariette	Minneapolis	MN	55433 US	#####
Cindy Albertson	Ottertail	MN	56571 US	#####
Marie Harter			US	#####

Kathryn Kloster	Ramsey	MN	55393 US	#####
Kristy Young holkestad	Minneapolis	MN	55416 US	#####
Courtney Bailey	Minneapolis	MN	55303 US	#####
DeNita Umland	Ramsey	MN	55303 US	#####
Briana Blackstad	Saint Paul	MN	55113 US	#####
Katie Hamilton	Minneapolis	MN	55432 US	#####
Alexis Leppo			US	#####
Eldin Music	Le Sueur	MN	56058 US	#####
Bobby Slate	Seymour	TX	76380 US	#####
Colin Wiegman	Anoka	MN	55303 US	#####
George Linnngren	Minneapolis	TX	55448 US	#####
Nicole Carnes	Anoka	MN	55303 US	#####
Paul Landberg	Saint Paul	MN	55130 US	#####
Trianna Driscoll	Minneapolis	MN	55423 US	#####
Raoul Anderson	Saint Paul	MN	55014 US	#####
Mike Lehmann	Elk River	MN	55330 US	#####
Pamela Graunke	Saint Paul	MN	55104 US	#####
Sharon Christian	Ramsey	MN	55303 US	5/1/2020
Josh Judisch	Anoka	MN	55303 US	5/1/2020
Abby DiPasquale	Minneapolis	MN	55427 US	5/1/2020
Cheri Ruffin	Minneapolis	MN	55443 US	5/1/2020
Brandy Satzinger	Ramsey	MN	55303 US	5/1/2020
Marlene Lee	Anoka	MN	55303 US	5/1/2020
Cynthia Kleven			US	5/1/2020
Zina Bureac	Minneapolis	MN	55408 US	5/1/2020
Nicole R	Andover	MN	55304 US	5/1/2020
Michelle Ihnot	Ramsey	MN	55303 US	5/1/2020
Shelley Vopava			US	5/1/2020
Jennifer Thoennes	Ramsey	MN	55303 US	5/1/2020
Tamara Bjornrud	Ramsey	MN	55303 US	5/1/2020
Deb Mokszycke			US	5/1/2020
Jeff Johnson	Ramsey	MN	55303 US	5/1/2020
Patricia Johnson	Andover	MN	55304 US	5/1/2020
capri mikula	Centerville	MN	55038 US	5/1/2020
Laureen Diederich	Andover	MN	55304 US	5/1/2020
Kollman Christina	Anoka	MN	55303 US	5/2/2020
Jesse Lang	Anoka	MN	55303 US	5/2/2020
Jessica Lingbeek			US	5/2/2020
Steve Hilary	Andover	MN	55304 US	5/2/2020
Derek Foley	Minneapolis	MN	55426 US	5/3/2020
Cindy Lindberg			US	5/4/2020
Amber Lueders	Andover	MN	55304 US	5/5/2020
Paul Sorteberg	Andover	MN	55304 US	5/5/2020
Robert Collier	Chicago	IL	60614 US	5/5/2020

Count: 372 Signatures

ORDINANCE #20-08

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA**

**AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND
SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE
CITY CODE OF RAMSEY, MINNESOTA.**

SECTION 1. AMENDMENT

The following legally described property is hereby rezoned from R-1 Detached Single Family Homes (MUSA) to R-1 Detached Villa and R-2 Detached Villa:

The Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25,
Excluding the Southern 329 Feet of Eastern 400 Feet thereof, Excluding Roads, Subject to
Easement of Record

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

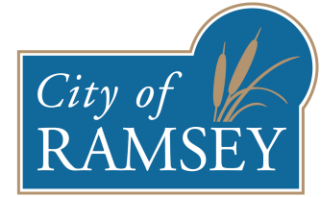
Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:



HUNT PROPERTY SKETCH PLAN

Applicant: Platinum Land, LLC

MN STATUTE 15.99 (60 DAY RULE)

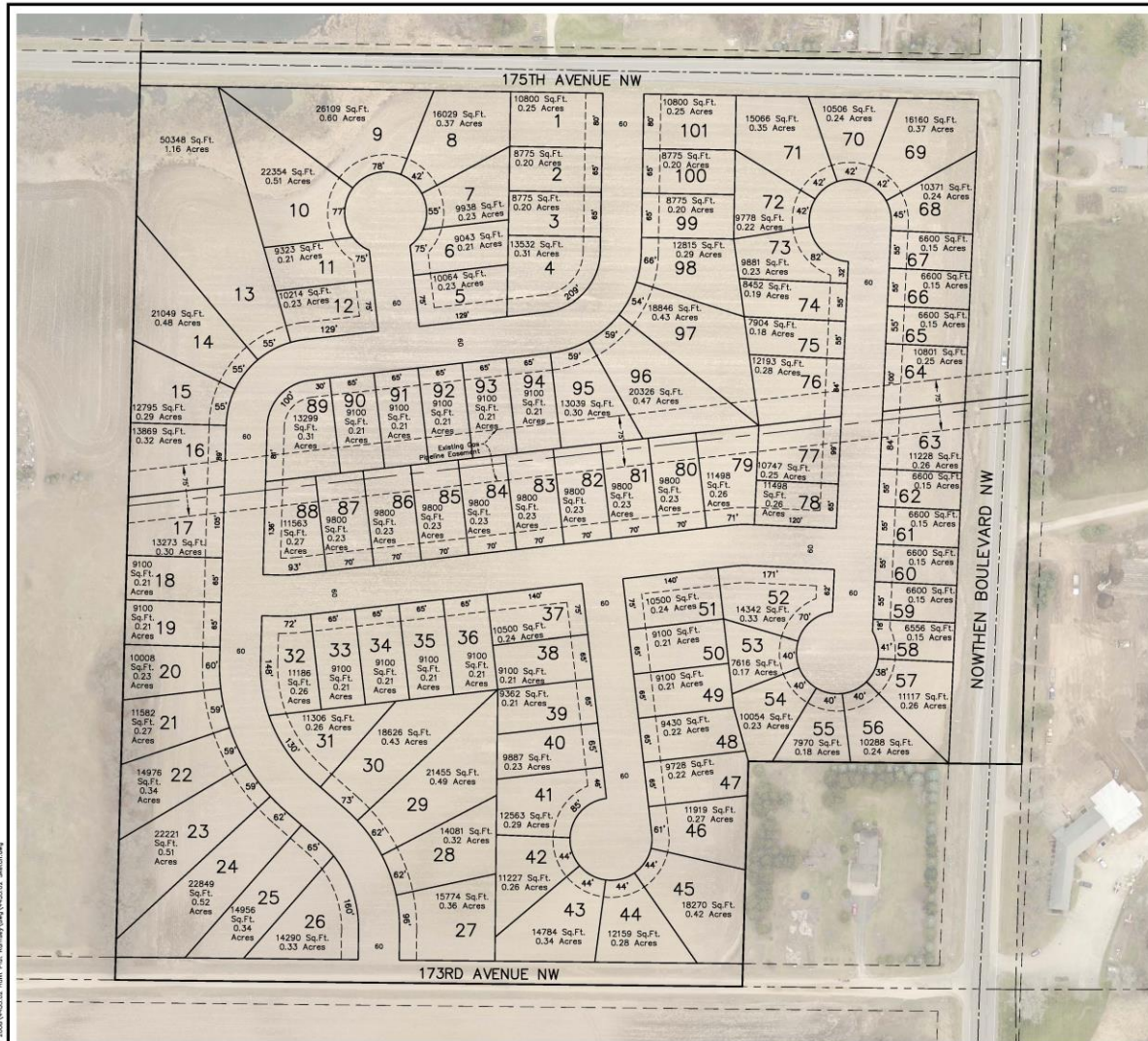
Submittal Date	March 13, 2020
60 Day Deadline	May 12, 2020
120 Day Administrative Extension	July 11, 2020

- Action within 60 Day or Automatic Approval
- Multiple Applications – not full project approval
- Developer can agree to additional extensions

COVID-19

- Public Comment during Stay at Home Order
 - Postponed cases
 - Hosted preparatory webinars
 - Placed videos online
 - Extended public comment periods
 - Did more focused outreach
 - Suggested alternative means to provide comment

SKETCH PLAN



Municipality:	City of Ramsey	Building Setbacks:	Front yard: 25 feet Side yard: 5 feet Rear yard: 25 feet
Existing Zoning:	R-1 MUSA	Lot Summary:	101 Single Family Residential Lots (27 - 50' Minimum Lot Width) (74 - 65' Minimum Lot Width)
Proposed Zoning:	R-2 Medium-Density Residential	Owner:	Ronald & Judith Hunt 17435 Nowthen Blvd NW Ramsey, MN 55303
Proposed Use:	Urban Residential	Subdivder:	Platinum Land LLC 10363 Thurston Dr NW Ramsey, MN 55303 James Hebebrand (763) 301-4550
Road Mileage:	0 LF or 0.00 Miles	Proposed Utilities:	Water: Municipal (Needs Extension) Sewer: Municipal (Needs Extension)
Street Lighting:	as required	Plot Area:	Total Area: 1,656,232 Sq.Ft. = 38.022 Acres Proposed RW: 495,727 Sq.Ft. = 10.462 Acres Park Area: 0 Sq.Ft. = 0.000 Acres
Design/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860		

Hunt Property



Apr 13, 2020 - 3:46pm - 2020\4455.02 - Subd. Plat. Ramsey\4455.02 - Subd Plat.dwg

DATE	REVISION	DESIGN BY
		BP/BAW
		RW/SMM
		BP/SMM



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.haa-inc.com

PLATINUM LAND, LLC

SKETCH PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET
 1
 OF
 1
 SHEETS

SUMMARY

Site Summary	
Site Acreage	38 acres
Proposed Lots	101 lots
Density	2.7 units/acre*
Existing Zoning	R-1 Residential (MUSA) District
Proposed Lot Sizes	55, 65 foot wide lots Difference from Trott Brook: No 75 foot wide lots
Proposed Zoning	<ul style="list-style-type: none">• R-1 Residential Detached Villa District; and• R-2 Residential Detached Villa District

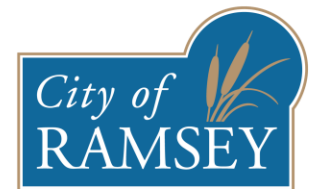
*Calculated by dividing the number of lots by the total buildable acreage, wetland and park space are excluded from the buildable acreage. Internal roads are included in buildable acreage.



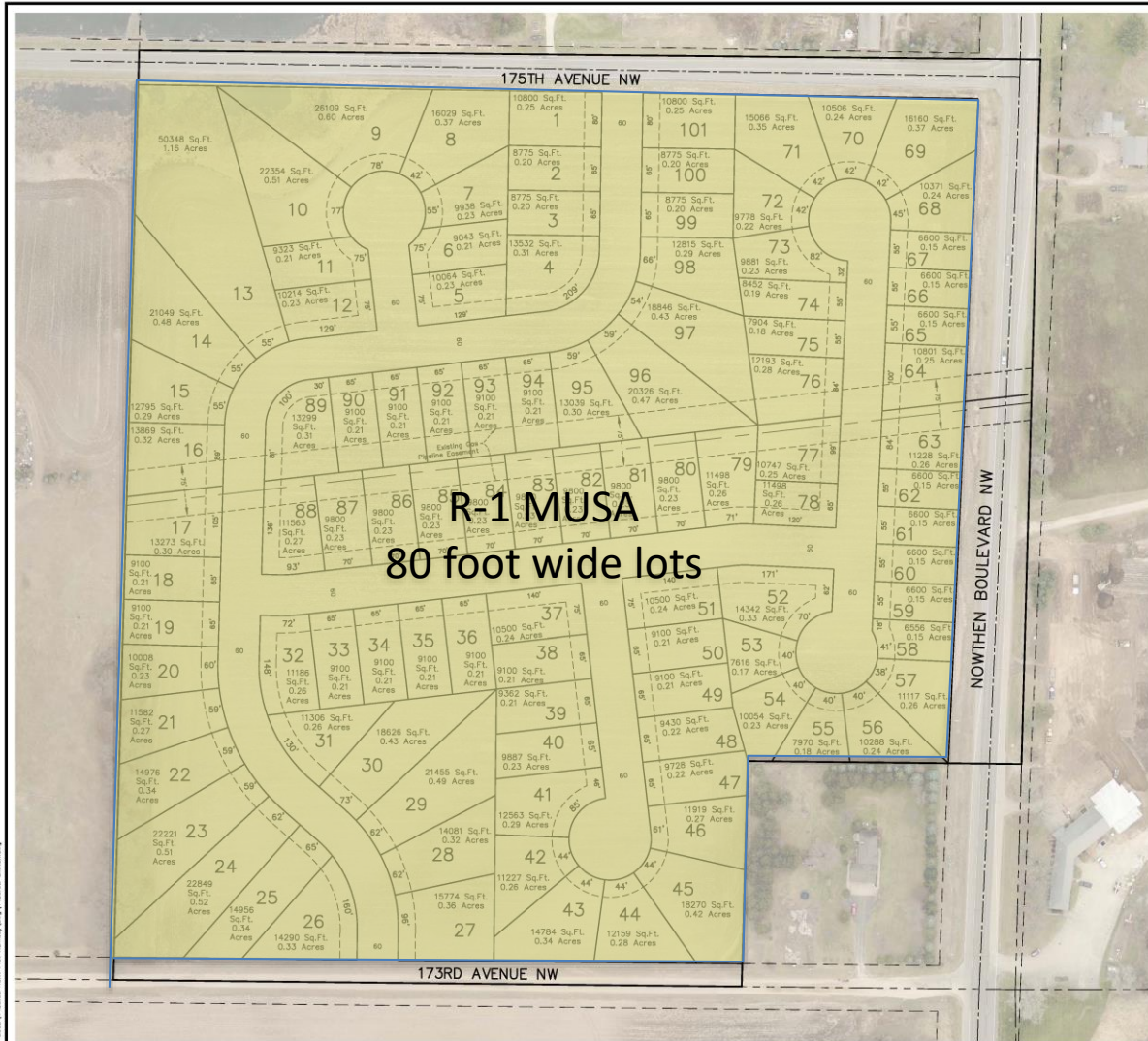
SUMMARY CONTINUED

- Current Zoning (80 Foot Wide Lots)
 - 85 lots at 80 foot wide (current zoning)
 - 101 lots at 55, 65, 75 lots (proposal)
 - Zoning Amendment would add 16 additional lots

*Note: this was drawn utilizing the same internal roads, a different configuration of lots and roads could result in a different number of 80 foot wide lots



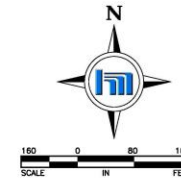
EXISTING ZONING



Municipality:	City of Ramsey	Building Setbacks:	Front yard: 25 feet Side yard: 5 feet Rear yard: 25 feet
Existing Zoning:	R-1 MUSA	Lot Summary:	121 Single Family Residential Lots (27 - 50' Minimum Lot Width) (74 - 65' Minimum Lot Width)
Proposed Zoning:	R-2 Medium-Density Residential	Owner:	Ronald & Judith Hunt 17455 Nowthen Blvd. NW Ramsey, MN 55303
Proposed Use:	Urban Residential	Subdivder:	Platinum Land LLC 13363 Radwin Dr. NW Ramsey, MN 55303 James Ebbesen (763) 301-4550
Road Mileage:	0 LF or 0.00 Miles	Proposed Utilities:	
Street Lighting:	as required	Sewer:	Municipal (Needs Extension)
Water:	Municipal (Needs Extension)	Plot Area:	Total Area: 1,656,232 Sq.Ft. = 38.022 Acres Proposed R/W: 455,727 Sq.Ft. = 10.462 Acres Park Area: 0 Sq.Ft. = 0.000 Acres
Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860		

Hunt Property

R-1 MUSA
80 foot wide lots



Apr 13, 2020 - 3:46pm - 2020\455.02 - 2020\455.02 - 2020\455.02 - 2020\455.02 - 2020\455.02 - 2020\455.02 - 2020\455.02 - 2020\455.02 - 2020\455.02 - 2020\455.02

DATE	REVISION

DESIGNED BY:
 BP/BAW
 DRAWN BY:
 RM/SMM
 CHECKED BY:
 BP/SMM



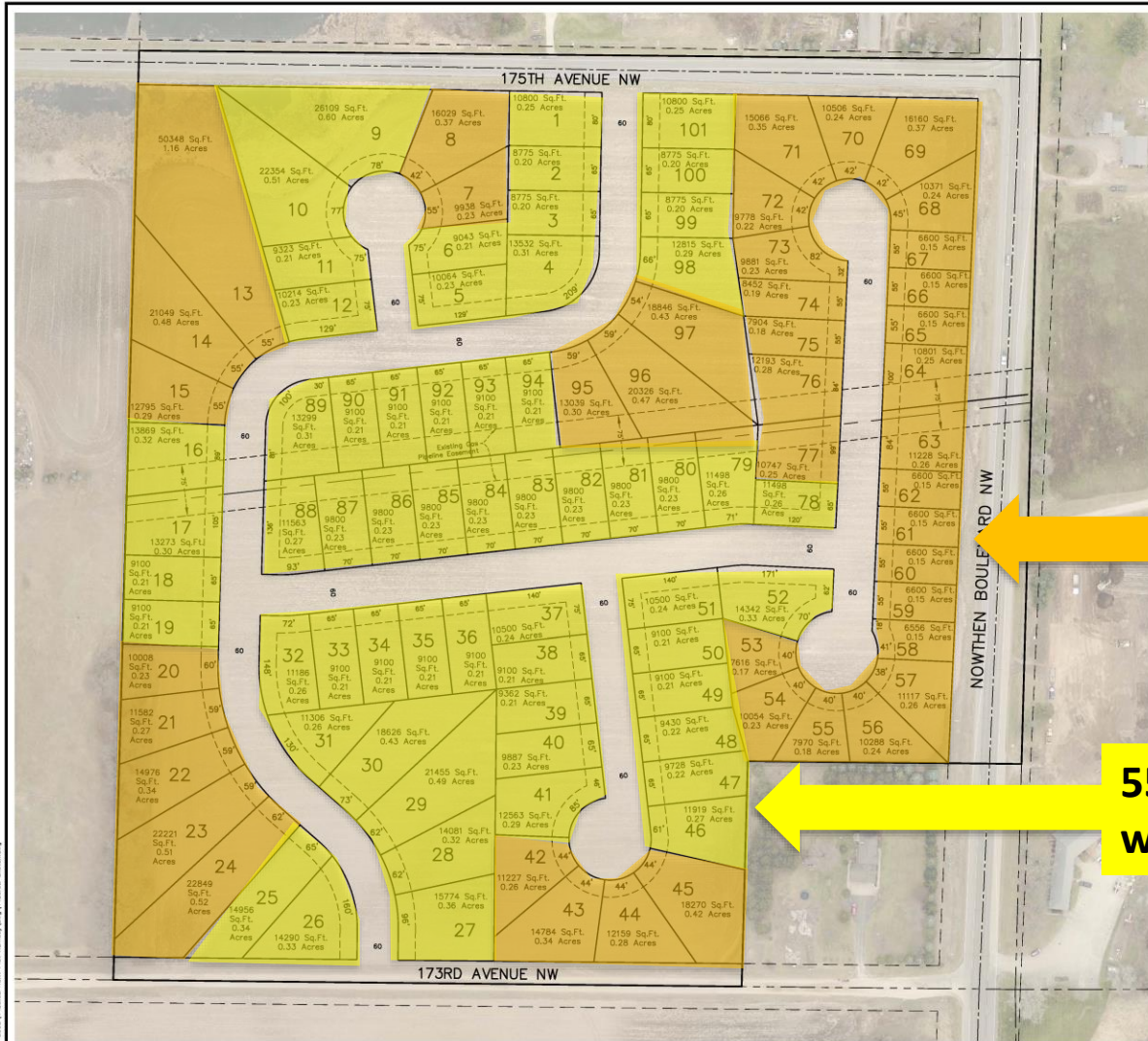
Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.haa-inc.com

PLATINUM LAND, LLC

SKETCH PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET
 1
 OF
 1
 SHEETS

EXISTING ZONING

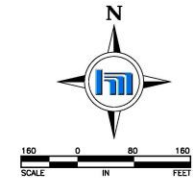


Municipality:	City of Ramsey	Building Setbacks:	Front yard: 25 feet Side yard: 5 feet Rear yard: 25 feet
Existing Zoning:	R-1 MUSA	Lot Summary:	121 Single Family Residential Lots (27 = 50' Minimum Lot Width) (74 = 65' Minimum Lot Width)
Proposed Zoning:	R-2 Medium-Density Residential	Owner:	Ronald & Judith Hunt 17435 Nowthen Blvd NW Ramsey, MN 55303
Proposed Use:	Urban Residential	Subdivder:	Platinum Land LLC 13363 Radwin Dr NW Ramsey, MN 55303 James Babcock (763) 301-4550
Road Mileage:	0 LF or 0.00 Miles	Sewer:	Municipal (Needs Extension)
Street Lighting:	as required	Water:	Municipal (Needs Extension)
Proposed Utilities:		Plot Area:	Total Area: 1,656,232 Sq.Ft. = 38.022 Acres Proposed ROW: 495,727 Sq.Ft. = 10.462 Acres Park Area: 0 Sq.Ft. = 0.000 Acres
		Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860

Hunt Property

65 foot wide lots

55 foot wide lots



Apr 13, 2020 - 3:46pm - 2020/4/13/02 - 2020/4/13/02 - 2020/4/13/02 - 2020/4/13/02 - 2020/4/13/02 - 2020/4/13/02 - 2020/4/13/02 - 2020/4/13/02 - 2020/4/13/02 - 2020/4/13/02

DATE	REVISION	DRAWN BY
		BP/BAW
		RW/SMM
		BP/SMM



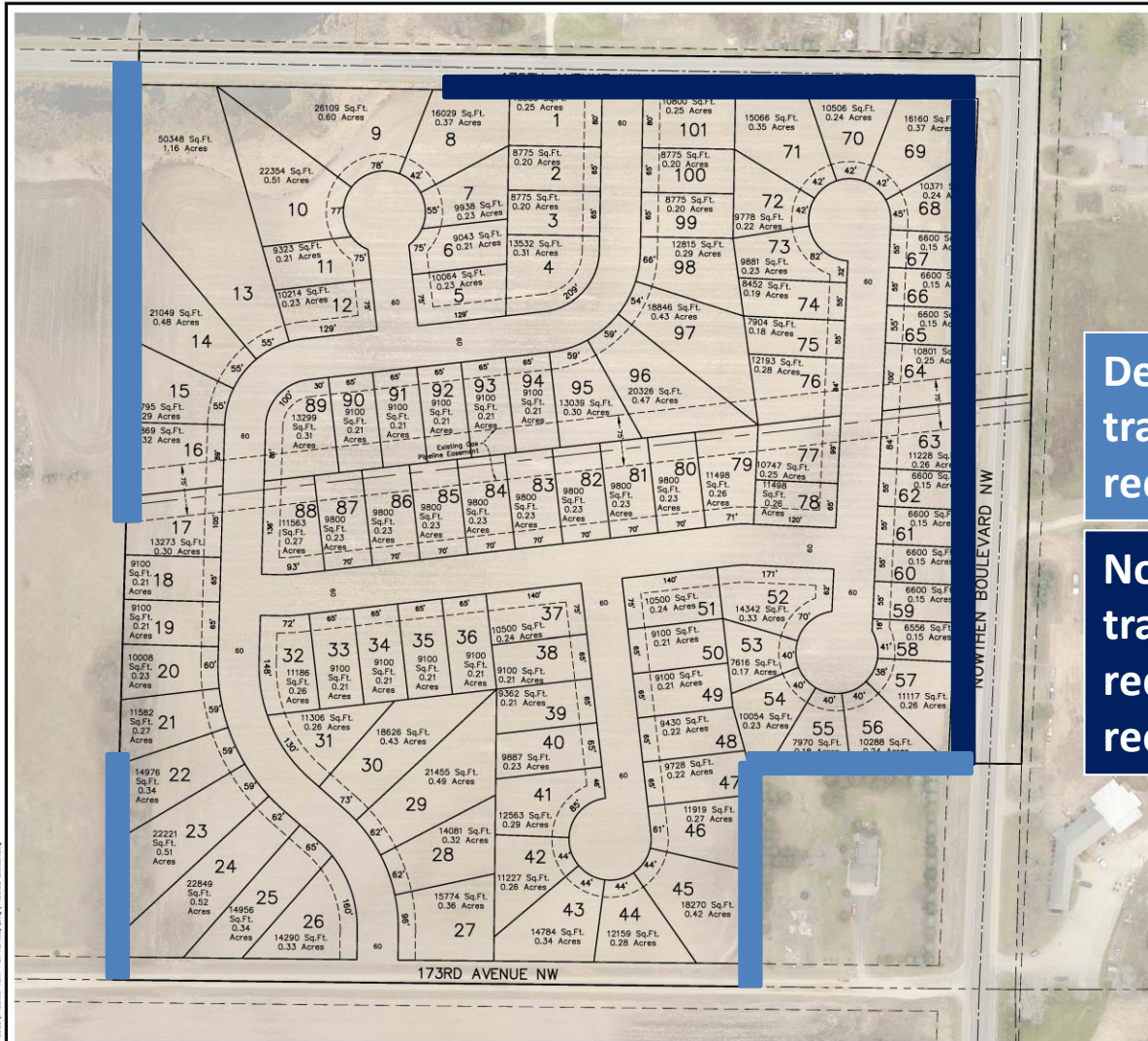
Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

PLATINUM LAND, LLC

SKETCH PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS
4455.02

EXISTING ZONING

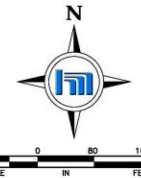


Municipality:	City of Ramsey	Building Setbacks:	Front yard: 25 feet Side yard: 5 feet Rear yard: 25 feet
Existing Zoning:	R-1 MUSA	Lot Summary:	121 Single Family Residential Lots (27 - 50' Minimum Lot Width) (74 - 65' Minimum Lot Width)
Proposed Zoning:	R-2 Medium-Density Residential	Owner:	Ronald & Judith Hunt 17435 Northwest Blvd. NW Ramsey, MN 55303
Proposed Use:	Urban Residential	Subdivder:	Platinum Land LLC 13363 Madison St. NW Ramsey, MN 55303 James Babcock (763) 301-4550
Road Mileage:	0 LF or 0.00 Miles	Sewer:	Municipal (Needs Extension)
Street Lighting:	as required	Water:	Municipal (Needs Extension)
Proposed Utilities:	as required	Plot Area:	Total Area: 1,656,232 Sq.Ft. = 38.022 Acres Proposed ROW: 455,727 Sq.Ft. = 10.462 Acres Park Area: 0 Sq.Ft. = 0.000 Acres
		Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860

Hunt Property

Density
transitioning
required

No density
transitioning
required but
recommended



Apr 13, 2020 - 3:46pm - 2020\4455.02.dwg - Plot - Ramsey\Map\4455.02 - Search.dwg

DATE	REVISION	DRAWN BY
		BP/BAW
		RM/SMM
		BP/SMM



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.haa-inc.com

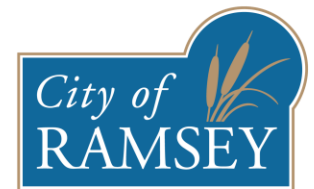
PLATINUM LAND, LLC

SKETCH PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET
 1
 OF
 1
 SHEETS

PUBLIC COMMENT SUMMARY

- Opposition of rezoning (21 letters)
- Layout of the development/density (20 letters)
- Preservation of rural character (16 letters)
- Transportation infrastructure problems (14 letters)
- Environmental degradation (10 letters)
- Safety hazards (10 letters)
- Decreasing property values (5 letters)
- Support of park/trail (4 letters)
- Noise pollution (4 letters)
- Business attraction (2 letters)
- Rental properties (1 letter)
- Setback regulations (1 letter)
- Petition of development (1 letter)
- Limited public input due to pandemic (1 letter)
- Higher demand on schools/institutions (1 letter)



PUBLIC COMMENT CONTINUED

- Update on Change.org Petition
 - Potential Citizen Survey with current info and request for addresses
- Individual resident comments
 - Staff sent letters to two adjacent properties offering to set up individual meetings, did not hear back (home to SE of site and directly SW of site)

FAQ

Why would the City allow more residential? We want to see more retail.

This area is guided for residential. The City has approximately 100 acres of undeveloped retail land. Retailers have responded that they are looking for additional population and traffic counts.

Is this high density residential?

No – the proposal is still for detached single-family homes, on smaller lots.

Does this proposal require a Comprehensive Plan Amendment?

No – despite the smaller lot sizes, the overall density is less than 3 units per acre.

Is the City or the Metropolitan Council driving this Application?

No – the City is responding to an official Application. The Applicant is responsible for the costs of processing the Application.

NEXT STEPS/POLICY QUESTIONS

- Is the Planning Commission supportive of the City initiating a Citizen Survey for the project?
- What is the Planning Commission's recommendation for this area?
 - All 80 foot wide lots? (Current Zoning)
 - 65 and 80 foot wide lots? (Compromise)
 - 55 and 65 foot wide lots? (Proposal)
 - Could 55 foot wide lots be relocated away from existing residential and clustered?

Regular Planning Commission

6. 5.

Meeting Date: 05/07/2020

Submitted For: Chloe McGuire Brigl, Community Development

By: Eric Maass, Community Development

Information

Title:

PUBLIC HEARING: Adopt Resolution #20-085 Revoking the Conditional Use Permit (CUP) for Truck Garant located at 6021 Highway 10 NW.

Purpose/Background:

The purpose of this case is to review the Conditional Use Permit (CUP) previously issued to Truck Garant for property located at 6021 Highway 10. The City previously issued a CUP to the business with a number of state conditions which the Permittee is in violation of. City Staff have attempted to work proactively with the Permittee over the past twelve months in an attempt to be business friendly and provide the Permittee with ample opportunity to come into compliance. Due to a lack of action on behalf of the Permittee to come into compliance voluntarily, City Staff issued an official notice of violation on March 24th, 2020 indicating the violations present at the property and indicating a need to be in compliance with those violations within 30 days. City Staff inspected the property on April 24th, 2020 and found the property to still be in violation and as a result City Staff have brought it forward to consider revocation of the CUP.

Notification:

Staff attempted to notify all property owners within 350 feet via standard U.S. mail of the Public Hearing and published the Notice of Public Hearing in the Anoka County UnionHerald.

Observations/Alternatives:

Observations

The existing CUP issued to Truck Garant was for the purposes of conducting a trucking business from the building in the rear of the property with that structure serving as a dispatch center. The following were conditions of approval:

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.
2. That no vehicle maintenance or fabrication services are provided to the general public.
3. That no construction material hauled by Truck Garant shall return to the **Subject Property** for storage for any duration of time.
4. That the Permittee shall provide grading and drainage plans to the City for review and approval prior to any surface parking expansion and/or sidewalk installation.
5. That any restriping or repaving of the parking lot will meet City requirements at the time of updating.
6. That the Subject Property shall have adequate parking for the use before being issued a Certificate of Occupancy.
7. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
8. That the Permittee shall comply with all state, local, and federal regulations.

The Permittee remains in violation of the following conditions:

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.
2. That the Permittee shall comply with all state, local, and federal regulations.

Staff also believes that there may be violations of #2: That no vehicle maintenance or fabrication services are provided to the general public, but does not have sufficient evidence at this time to state violations of this condition.

The Subject Property has significant issues, including inoperable vehicles, oil and other materials streaming into the nearby pond, unlicensed vehicles onsite, unsafe working conditions inside the building, etc.

Staff estimates they have spent approximately 50 - 75 hours attempting to bring the Subject Property into compliance and at least 25 with this current tenant (Truck Garant). There have been various Code Enforcement issues on the Subject Property since 2017.

Alternatives

Alternative 1: Recommend adoption on Resolution #20-085 approving the revocation of the Conditional Use Permit (CUP) issued to Truck Garant to operate from 6021 Highway 10 as a result of violating the stated conditions of approval as noted above. Staff supports this alternative.

Alternative 2: Recommend that City Staff continue to work with the Permittee to come into compliance with the conditions stated in the Conditional Use Permit (CUP). Staff is not unsupportive of this alternative however Staff has already spent considerable time working with the Permittee in an effort to gain compliance and is not confident that compliance will be achieved by devoting additional time to the situation

Funding Source:

This case is being handled as part of Staff's regular duties related to code enforcement.

Recommendation:

Staff recommends adoption of Resolution #20-085 approving the revocation of the Conditional Use Permit (CUP) previously issued to Truck Garant for the property located at 6021 Highway 10 NW.

Action:

Motion to recommend that the City Council adopt Resolution #20-085 approving the revocation of the Conditional Use Permit (CUP) previously issued to Truck Garant for the property located at 6021 Highway 10 NW.

Attachments

[Site Location Map](#)

[Resolution 18-211](#)

[Notice of CUP Violation](#)

[Second Notice of CUP Violation](#)

[April24th Inspection Photos](#)

[2018 and 2019 Inspection Photos](#)

[Resolution 20-085 Revoking CUP](#)

[Draft Planning Commission Presentation](#)

Form Review

Inbox

Tim Gladhill

Form Started By: Eric Maass

Final Approval Date: 04/30/2020

Reviewed By

Tim Gladhill

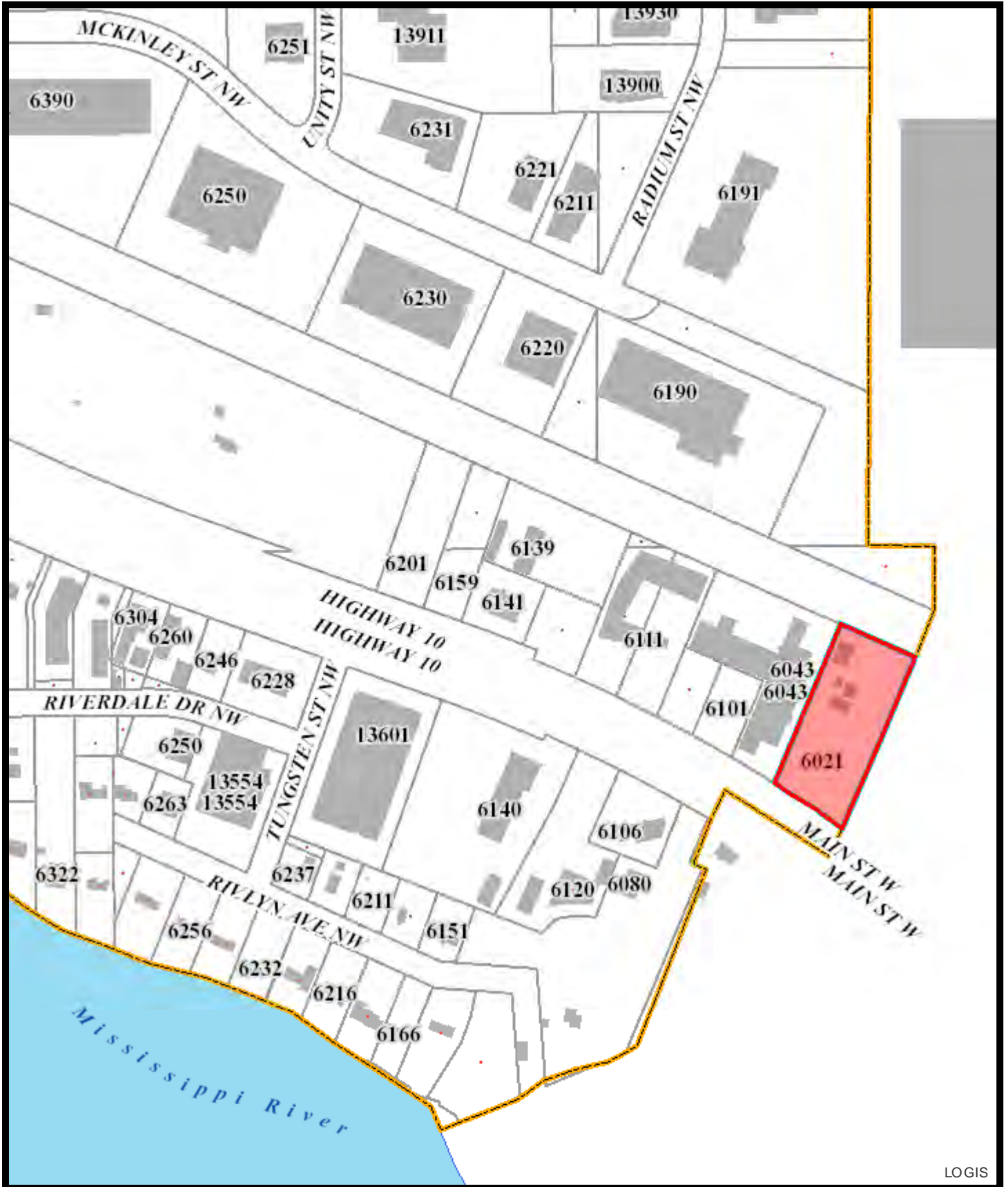
Date

04/30/2020 09:47 AM

Started On: 04/22/2020 02:36 PM

Site Location Map

6021 Highway #10



LOGIS



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #18-211

**A RESOLUTION APPROVING A REQUEST FROM ROMAN GADASKIN FOR A
CONDITIONAL USE PERMIT TO ALLOW A TRUCKING BUSINESS IN THE H-1
HIGHWAY 10 DISTRICT AT THE PROPERTY LOCATED AT 6021 HIGHWAY 10 NW
IN RAMSEY, MINNESOTA.**

RECITALS

1. Roman Gadaskin, hereinafter referred to as the “**Permittee**,” has properly applied for a Conditional Use Permit (“the **Permit**”) to allow a Trucking Company “Truck Garant” on the property generally known as 6021 Highway 10 NW and legally described as follows:

Auditors Subdivision NO 96, Lot 24, Anoka County, Minnesota

(“**Subject Property**”)

2. The City of Ramsey received an application for a Conditional Use in the H-1 Highway 10 District from the **Permittee** on September 20, 2018.
3. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) and a public hearing pursuant to the Ramsey City Code on November 1, 2018 and that said public hearings were properly advertised and that the minutes of said public hearings are hereby incorporated by reference.
4. That the **Subject Property** is approximately 2.05 acres in size and is located within the H-1 Highway 10 District.
5. That the **Permittee** has submitted a site plan that shows an existing structure that will be utilized for the purpose of vehicle storage and maintenance.
6. That the **Subject Property** is served by a public utilities and will continue to be serviced by public utilities.
7. That any grading and/or paving shall require plans prepared by the **Permittee** and submitted to the City for review and approval.

FINDINGS OF FACT

1. That a trucking company **will not** be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That a trucking company **will not** substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That a trucking company **will** be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and **will not** change the essential character of the area.
4. That a trucking company **will not** be hazardous to existing or future neighboring uses.
5. That a trucking company **will not** impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That a trucking company **will not** create excessive additional requirements at public cost for public facilities and services and **will not** be detrimental to the economic welfare of the community.
7. That a trucking company **will not** involve uses, activities and equipment that **will not** be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA as follows:

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.
2. That no vehicle maintenance or fabrication services are provided to the general public.
3. That no construction material hauled by Truck Garant shall return to the **Subject Property** for storage for any duration of time.
4. That the **Permittee** shall provide grading and drainage plans to the City for review and approval prior to any surface parking expansion and/or sidewalk installation.
5. That any restriping or repaving of the parking lot will meet City requirements at the time of updating.
6. That the **Subject Property** shall have adequate parking for the use before being issued a Certificate of Occupancy.
7. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
8. That the **Permittee** shall comply with all state, local, and federal regulations.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the ____th day of _____ 2018.

PERMITTEE

_____ hereby acknowledges receipt of this Permit and that it has reviewed the conditions of this Permit and has agreed that it will comply with the terms of this Permit.

By: _____

Its: _____

STATE OF MINNESOTA)

) SS.

COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of _____, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

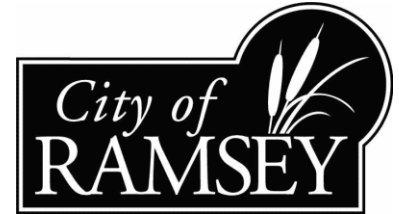
CITY OF RAMSEY

By: _____
Acting Mayor

By: _____
City Clerk

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



March 24, 2020

Nikolay Vladyka
11824 Winnetka Ave North
Champlin, Mn 55316

- **Notice of Conditional Use Permit Violations** -

RE: Conditional Use Permit Violations on Anoka County PID # 35-32-25-31-0012

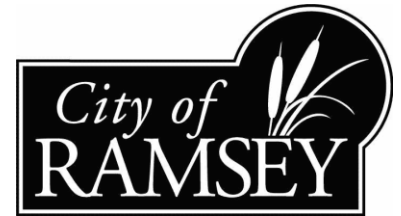
Dear Property Owner,

The City of Ramsey previously approved a Conditional Use Permit (CUP) for the property identified as 6021 Highway 10 NW for the purposes of allowing a trucking business in the H-1 Highway 10 District. The Conditional Use Permit (CUP) for Truck Garant was approved by Resolution #18-211 by the Ramsey City Council. That Resolution stated the following Findings of Fact and Conditions a number of which are currently being violated which are outlined in this letter.

City Staff request an in person inspection of the property the week of March 30th, 2020 including the interior of structures.

FINDINGS OF FACT

1. That a trucking company will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That a trucking company will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That a trucking company will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
4. That a trucking company will not be hazardous to existing or future neighboring uses.
5. That a trucking company will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That a trucking company will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That a trucking company will not involve uses, activities and equipment that will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.



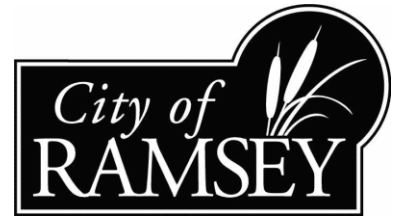
CONDITIONS OF APPROVAL

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.
2. That no vehicle maintenance or fabrication services are provided to the general public.
3. That no construction material hauled by Truck Garant shall return to the **Subject Property** for storage for any duration of time.
4. That the Permittee shall provide grading and drainage plans to the City for review and approval prior to any surface parking expansion and/or sidewalk installation.
5. That any restriping or repaving of the parking lot will meet City requirements at the time of updating.
6. That the Subject Property shall have adequate parking for the use before being issued a Certificate of Occupancy.
7. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
8. That the Permittee shall comply with all state, local, and federal regulations.

Based on City Staff inspection of the property Staff has identified the following violations of the Findings and Conditions of the approved Conditional Use Permit (CUP). You have thirty (30) days from the date of this letter to eliminate the following violations:

- **Removal of inoperable vehicles**





- **Removal of vehicle parts that are stored outdoors**

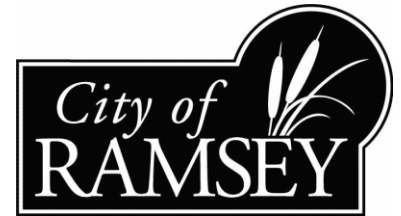


- **Removal of construction material**



STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



- **Removal of personal recreational vehicle storage**



- **Removal of Burning Barrel presenting danger to public welfare**



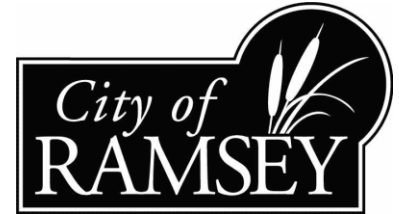
If the identified violations are not rectified within thirty (30) days from the date of this notice, City Staff will bring the Conditional Use Permit (CUP) for Truck Garant before the Ramsey Planning Commission and City Council for consideration of revocation.

You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date

City of Ramsey ♦ 7550 Sunwood Dr NW ♦ Ramsey, MN 55303
City Hall (763) 427-1410 ♦ Police Administration (763) 427-6812

**STATE OF MINNESOTA
COUNTY OF ANOKA**

**CITY OF RAMSEY
*Code Enforcement Unit***



you receive this notice and your request **MUST** identify with specificity the basis for your objection to the interpretation of the Code and the Notice of Violation for requesting the hearing. A \$250 filing fee must also accompany your hearing request. The Police Chief's name and address is as follows:

Jeff Katers, Chief of Police
Ramsey Police Department
7550 Sunwood Drive NW
Ramsey, MN 55303

If you fail to correct the violations and come into compliance with the City Code or request a hearing within the fourteen (14) day period, you may be subject to an administrative fine AND the City will come onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred. Those costs will be certified to the county auditor and will be collected along with current taxes the following year or in annual installments not exceeding ten as the City Council may determine. The assessments will remain a perpetual lien on the Property until paid in full.

You are further notified that any item removed from the Property by the City will be held for 15 days prior to disposal. Within said 15 days you may reclaim the items held by the City after paying all fees incurred by the City associated with the abatement. If you do not contact the City within 15 days to reclaim the items, all items will be disposed of and sold. Any abated items that are reclaimed and returned to the Property owner that are found to be in violation of the City Code's nuisance provisions shall be abated immediately by the City.

Please contact the Community Development Department at (763) 433-9824 should you have any questions on the information outlined above.

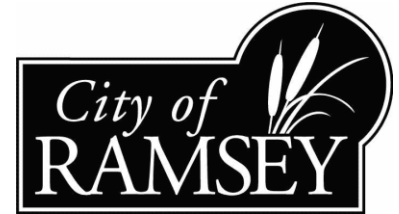
Sincerely,

Eric Maass
Community Development Department

CC: Roman Gadaskin, Property Owner

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



April 28, 2020

Nikolay Vladyka
11824 Winnetka Ave North
Champlin, Mn 55316

- **Second Notice of Conditional Use Permit Violations** -

RE: Conditional Use Permit Violations on Anoka County PID # 35-32-25-31-0012

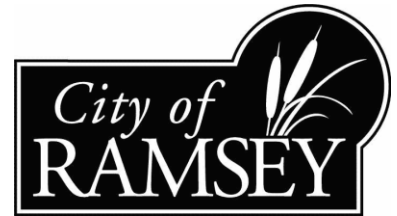
Mr Vladyka,

You were sent a notice on March 24, 2020 outlining a series of violations to your Conditional Use Permit (CUP) for property in the City of Ramsey. That violation notice indicated that all violations needed to be cleared within thirty (30) days from the date of the violation notice. Staff inspected the property on April 24th, 2020 following the thirty (30) days and found the property to still be in violation of the conditions of the Conditional Use Permit (CUP). City Staff will be bringing the case forward for consideration by the Planning Commission and City Council. Based on the current status of the property and failure to comply with the conditions of the Conditional Use Permit (CUP), City Staff will be recommending that the Conditional Use Permit (CUP) be revoked. The Planning Commission will hold a public hearing on May 7th 2020, regarding this matter and provide a recommendation to the City Council who has the sole authority and will take final action as to whether or not the Conditional Use Permit (CUP) will be revoked.

The City of Ramsey previously approved a Conditional Use Permit (CUP) for the property identified as 6021 Highway 10 NW for the purposes of allowing a trucking business in the H-1 Highway 10 District. The Conditional Use Permit (CUP) for Truck Garant was approved by Resolution #18-211 by the Ramsey City Council. That Resolution stated the following Findings of Fact and Conditions a number of which are currently being violated which are outlined in this letter.

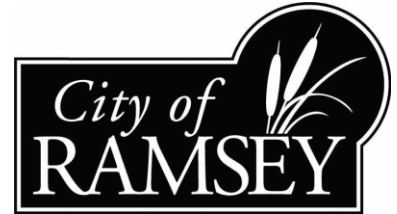
City Staff noted the following violations had not been complied with and were still present when the property was inspected on April 24th, 2020. Photos of those violations have been included with this notice.

- **Removal of inoperable vehicles**
- **Removal of vehicle parts that are stored outdoors**
- **Removal of Burning Barrel presenting danger to public welfare**



April 24, 2020 Site Inspection Photos



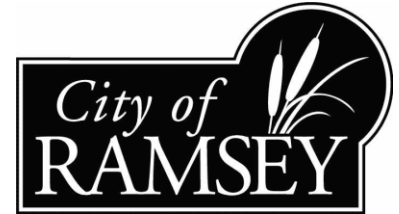


April 24, 2020 Site Inspection Photos



STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



FINDINGS OF FACT

1. That a trucking company will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That a trucking company will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That a trucking company will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
4. That a trucking company will not be hazardous to existing or future neighboring uses.
5. That a trucking company will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That a trucking company will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That a trucking company will not involve uses, activities and equipment that will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

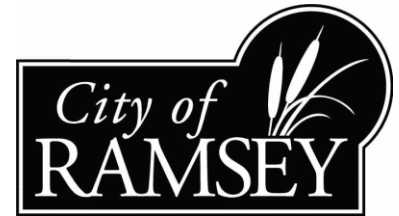
CONDITIONS OF APPROVAL

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.
2. That no vehicle maintenance or fabrication services are provided to the general public.
3. That no construction material hauled by Truck Garant shall return to the **Subject Property** for storage for any duration of time.
4. That the Permittee shall provide grading and drainage plans to the City for review and approval prior to any surface parking expansion and/or sidewalk installation.
5. That any restriping or repaving of the parking lot will meet City requirements at the time of updating.
6. That the Subject Property shall have adequate parking for the use before being issued a Certificate of Occupancy.
7. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
8. That the Permittee shall comply with all state, local, and federal regulations.

You are further notified that any item removed from the Property by the City will be held for 15 days prior to disposal. Within said 15 days you may reclaim the items held by the City after paying all fees incurred by the City associated with the abatement. If you do not contact the City within 15 days to reclaim the items, all items will be disposed of and sold. Any abated items that are reclaimed and returned to the Property owner that are found to be in violation of the City Code's nuisance provisions shall be abated immediately by the City.

**STATE OF MINNESOTA
COUNTY OF ANOKA**

CITY OF RAMSEY
Code Enforcement Unit



Please contact the Community Development Department at (763) 433-9824 should you have any questions on the information outlined above.

Sincerely,

Eric Maass
Community Development Department

CC: Roman Gadaskin, Property Owner

April 24, 2020 Site Inspection Photos

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.



April 24, 2020 Site Inspection Photos

2. That the Permittee shall comply with all state, local, and federal regulations. - Unlicensed or delinquent tabbed vehicles and burn barrel.



2018 and 2019 Inspection Photos



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #20-085

A RESOLUTION APPROVING THE REVOCATION OF A CONDITIONAL USE PERMIT THAT ALLOWED A TRUCKING BUSINESS IN THE H-1 HIGHWAY 10 DISTRICT AT THE PROPERTY LOCATED AT 6021 HIGHWAY 10 NW IN RAMSEY, MINNESOTA.

RECITALS

1. The City of Ramsey received an application for a Conditional Use in the H-1 Highway 10 District from the **Permittee** on September 20, 2018 to allow a Trucking Company “Truck Garant”, hereinafter referred to as the “**Permittee**,” on the property generally known as 6021 Highway 10 NW and legally described as follows:

That part of the Northeast Quarter of the Southwest Quarter, Section 35, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southwest Quarter, said corner having been set by the county surveyor of Anoka County, Minnesota, pursuant to district court order in Torrens case No. T-1186; thence on an assumed bearing of South along the east line of said Northeast Quarter of the Southwest Quarter, a distance of 299.78 feet to the intersection with the southerly right-of-way line of Burlington Northern Railroad Company (formerly Great Northern Railway); thence North 66 degrees 30 minutes West, along said southerly right-of-way line, a distance of 48.70 feet to the actual point of beginning of the tract of land to be hereby described; thence continuing North 66 degrees 30 minutes West along said southerly right-of-way line a distance of 199 feet to a judicial landmark set pursuant to Torrens case No. T-1476; thence South 23 degrees 02 minutes West a distance of 427.01 feet, more or less, to the intersection with the northerly right-of-way boundary line of trunk highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M6, filed as Anoka County recorder document No. 541043; thence southeasterly along said northerly right-of-way boundary line to the intersection with a line bearing South 23 degrees 02 minutes West from the actual point of beginning; thence North 23 degrees 02 minutes East a distance of 462.46 feet, more or less, to the actual point of beginning.

(Said tract is also known as Lot 24, AUDITOR'S SUBDIVISION No. 96).

(“Subject Property”)

2. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) and a public hearing pursuant to the Ramsey City Code on November 1, 2018 and that said public hearings were properly advertised and that the minutes of said public hearings are hereby incorporated by reference.
3. That the **Subject Property** is approximately 2.05 acres in size and is located within the H-1 Highway 10 District.
4. That the **Permittee** submitted a site plan that shows an existing structure that will be utilized for the purpose of vehicle storage and maintenance.
5. That the **Subject Property** is served by a public utilities and will continue to be serviced by public utilities.
6. That the **Permittee** was issued a Notice of Violation on March 24, 2020 outlining the conditions of approval that were currently being violated and indicated a requirement to rectify those violations within thirty (30) days from the date of the letter or the Conditional Use Permit may be revoked.
7. The City Staff inspected the **Subject Property** on April 24, 2020 following the thirty (30) day window for compliance and found that the **Permittee** had not come into compliance and that the **Subject Property** remained in violation of the stated conditions of the Conditional Use Permit.
8. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) and a public hearing pursuant to the Ramsey City Code on May 8, 2020 and that said public hearing was properly advertised and that the City Council considered and approved of the revocation of the Conditional Use Permit on May 12, 2020.

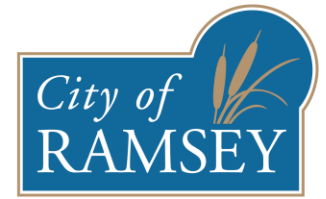
FINDINGS OF FACT

1. That the City of Ramsey issued a CUP to Truck Garant with the following conditions:
 - a) That no inoperable vehicles or vehicle parts shall be stored outdoors.
 - b) That no vehicle maintenance or fabrication services are provided to the general public.
 - c) That no construction material hauled by Truck Garant shall return to the **Subject Property** for storage for any duration of time.
 - d) That the **Permittee** shall provide grading and drainage plans to the **City** for review and approval prior to any surface parking expansion and/or sidewalk installation.

- e) That any restriping or repaving of the parking lot will meet **City** requirements at the time of updating.
 - f) That the **Subject Property** shall have adequate parking for the use before being issued a Certificate of Occupancy.
 - g) That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
 - h) That the **Permittee** shall comply with all state, local, and federal regulations.
2. That the City of Ramsey issued a Notice of Violation to the **Permittee** on March 24, 2020 outlining the conditions of approval that were currently being violated and indicated a requirement to rectify those violations within 30 days from the date of the letter or City Staff would bring the CUP before the City Planning Commission and City Council for consideration of CUP revocation. The following conditions being violated were listed as follows:
- a) Inoperable vehicles and vehicle parts stored outdoors.
 - b) Storage of construction material outdoors.
 - c) Violation of local regulations regarding the storage of personal recreation vehicles on the property, placement and use of a burning barrel on the property.
3. That City Staff conducted a site inspection on April 24th, 2020 following the thirty day window for compliance and found the property to still be in violation of the following conditions:
- a) Inoperable vehicles and vehicle parts stored outdoors.
 - b) Violation of local regulations regarding the placement and use of a burning barrel on the property.
4. That the City duly noticed and held a public hearing at the regularly scheduled Planning Commission meeting held on May 7th, 2020 regarding the possible revocation of the CUP issued to Truck Garant.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA as follows:

1. That the Conditional Use Permit (CUP) issued to Truck Garant for the purposes of operating a trucking business at the property generally known as 6021 Highway 10 NW is hereby revoked based on the stated Findings of Fact outlined above.



CONSIDER REVOCATION OF CONDITIONAL USE PERMIT AT 6021 HIGHWAY 10

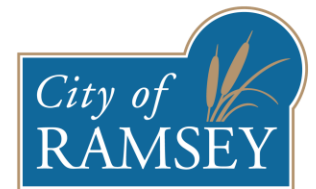
Case of Truck Garant

BACKGROUND

- The City previously issued a CUP to Truck Garant for the purposes of operating a trucking dispatch business from the property.
- City Staff have worked with the operator dating back to 2017 in trying to keep the property in compliance with the terms of the CUP. Repeated violations of inoperable/damaged vehicles and dumptrucks present on the property.

CURRENT ENFORCEMENT ACTION

- City Staff issued an official Notice of Violation on March 24th, 2020 outlining the specific violations of the Conditional Use Permit.
- The operator was given 30 days to come into compliance.
- Staff reinspected the property on April 24th, 2020 and found the property was still in violation of the Conditional Use Permit.



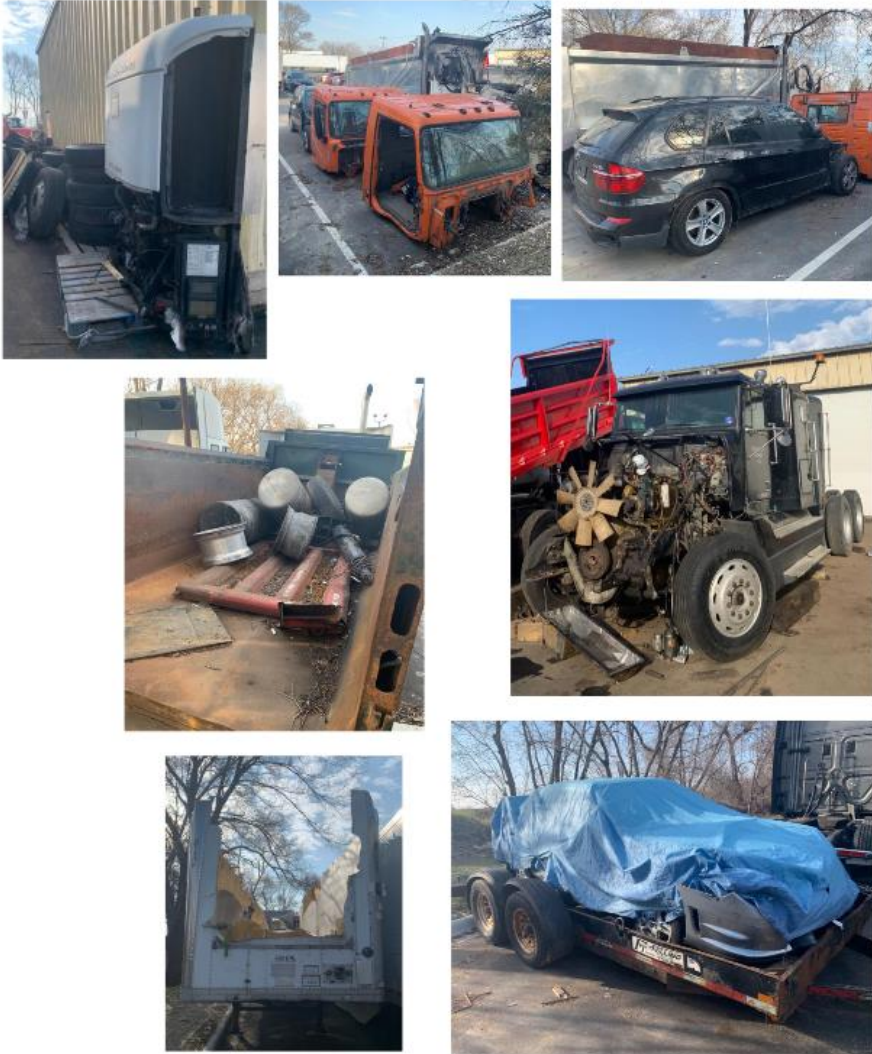
CURRENT VIOLATIONS

- No inoperable or damaged vehicles parked outdoors.
- No vehicle parts to be stored outdoors.
- Violation of local and state regulations for a fire barrel.
 - The Fire Department responded to a fire call at the property in mid April. Three dump trucks were damaged in the fire.

CURRENT VIOLATIONS

April 24, 2020 Site Inspection Photos

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.



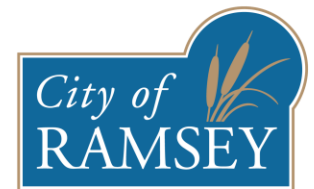
April 24, 2020 Site Inspection Photos

2. That the Permittee shall comply with all state, local, and federal regulations. - Unlicensed or delinquent tabbed vehicles and burn barrel.



STAFF RECOMMENDATION

- Staff recommends that the Planning Commission recommend that the City Council adopt Resolution #20-085 revoking the Conditional Use Permit for Truck Garant at 6021 US Highway 10.
- Next Steps:
 - Public Hearing
 - Operator Comment
 - Planning Commission discuss/action



Regular Planning Commission

8. 1.

Meeting Date: 05/07/2020

By: Tim Gladhill, Community Development

Information

Title:

Final Check for Citizen Input

Purpose/Background:

Due to the complexities of remote meetings, this space is reserved for any missed requests for Citizen Input that were missed at the beginning of this meeting.

Those interested in providing Citizen Input on any cases not on this agenda are encouraged to request to be added to the Speakers List by emailing us at meetings@cityofframsey.com or by leaving us a voicemail at 763-433-9819. Please leave your name, address, phone number and email (if available) as well as the topic you would like to discuss.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Form Started By: Tim Gladhill
Final Approval Date: 04/30/2020

Started On: 04/30/2020 04:09 PM