

## Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input type="checkbox"/> Plat – Preliminary Plat	<input type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Easement/ROW Vacation
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> Beekeeping License	<input type="checkbox"/> Private Kennel License

### Applicant Contact Information

*Please note: All official communication will be routed through this contact.*

Name:	Ron Touchette		
Street Address:	7078 East fish Lake Rd.		
City, State, ZIP:	Maple Grove MN 55311		
Home Phone:	612-685-0373	Work Phone:	
Email:	ron@rocksolidcos.com	Fax Number:	
Name of Business (if applicable):	Top Ten Center		
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

### Subject Property Information

*(Location of Application)*

Address	7125, 7127, 7129 Highway 10 NW, Ramsey MN
PIN	27-32-25-33-0020
Legal Description	See attached realist report
Zoning District	


Contact the Planning Division at 763-433-9824 or [planning@cityoframsey.com](mailto:planning@cityoframsey.com) to request a Zoning Verification

**Property Owner Information**  
*(If different than Applicant)*

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan  
See attached description and site plan.

***A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.***

Applicant Signature		Co-Applicant Signature	
Printed Name	Ron Touchette	Printed Name	
Title		Title	
Date	9-22-21	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name	Ron Touchette	Printed Name	
Title		Title	
Date	9-22-21	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

**Request for Conditional Use Permit**  
**City of Ramsey, MN**

Top Ten Center / Multi-Tenant live work commercial, auto repair and sales center.

My family has owned Top Ten Center for nearly three decades where we originally founded and operated Fleetwood Collision Center, Top Ten Auto Sales, Top 10 Racing and Fleetwood Services/Sparks Computerized Car Care Centers. Over the many years we eventually sold the individual businesses to other entrepreneurs and continued to provide a great place to operate the businesses that we had originally founded.

There have been changes from time to time in the operator of the businesses and we even, for a period in the troubled times, re-opened our auto body repair business of buying and re-building repairable autos, trucks, trailers, RV's and even watercraft when there were no renters to be had! TTC was also the original home of Discount 10 Liquors and then the home of MGM Liquors until the looming prospect of the pending taking of the property for the Highway 10 expansion caused MGM to pull the plug and cease operations! This left the liquor store portion of the property vacant and losing money for several years when the City identified the path of Hwy 10 as going right through the building!! This resulted in the loss of our neighbor Holiday gas station, (purchased by the City), and the absolute unrentable and unsalable circumstances of the property until the path of Hwy 10 was eventually directed away from the middle of our property.

Today the path of Highway 10 has been determined to site relatively within its current footprint and our property has been saved from taking allowing us to, for the first time in over 10 years, consider what the future holds and how we can maximize the opportunity and the best use of Top Ten Center permanently!

Recognizing that the expansion of Highway 10 to a freeway is both necessary and absolutely in the best interests of the community. We are glad that at long last there is a real plan and a real path forward for the highway. We now need to do the same and plan for the future of our long time family owned property!

Currently, and for the past many years, we have had an autobody repair shop as well as five pre-owned auto sales businesses operating at the property including our own company TTC; we also rent to the Hirschfield's Paint and wallpaper as well as the triplex house in front. We propose to reconfigure the 7127 middle building and add an additional four Pre-Owned auto sales dealership offices to make a total of nine dealerships for the property.

These dealerships would all have State Statute conforming opportunities for the nine Motor Vehicle Licensed Dealers. Consisting of separate MV Dealer offices each with a private entrance to be used for sales, administration, storage of records as well as parking for 5 vehicles, providing for the parking requirements of the owner, customer and showing inventory within the total of five spaces per Dealer. Customarily these primarily internet based of auction based Tenants on average use minimal inventory parking on a daily basis. Each and every Tenant Dealer is required to carry a \$50,000 performance bond, full business & liability insurance and is required to execute a formal written lease prior to

occupancy. We also run a tenant background check using a service to determine the credit worthiness as well as looking for any history of default or non-compliance with state laws and regulations. These entrepreneur small business owner Tenants are very committed and required to operate their businesses in a professional and consumer centric manner!

We are asking for the ability to park up to three deep in the rear line of the property abutting the railroad tracks and setback and in return giving up the two deep parking that we have currently have in the front of the property facing highway 10.

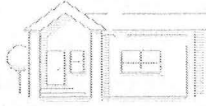
Thank you for considering our proposed upgrades to Top Ten Center and our family is very much looking forward to bringing this project forward in the City of Ramsey!

Sincerely

A handwritten signature in blue ink, appearing to read "Ron Touchette", with a long horizontal flourish extending to the right.

Ron Touchette & Family

7127 Highway 10 Nw, Ramsey, MN 55303-6043, Anoka County

	Beds	Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
	10,804	72,310	1980	COM-NEC

OWNER INFORMATION			
Owner Name	Touchette Lori L	Taxpayer Zip	55311
Owner Name 2	Touchette Ronald J	Taxpayer ZIP+4	2832
Taxpayer Address	7078 E Fish Lake Rd	Taxpayer Carrier Route	R006
Taxpayer City and State	Maple Grove, MN	Owner Occupied	No

LOCATION INFORMATION			
Municipality	Ramsey	Section #	27
Zip Code	55303	Township #	32
Carrier Route	C042	Range #	25
Census Tract	502.28	Quarter	SW
Lot	6	Quarter-Quarter	SW
School District Name	Anoka-Hennepin	Neighborhood Code	Ra-C/I-B83
School District	011		

TAX INFORMATION			
PID#	273225330020	Alternate PID	1721371
PID	27-32-25-33-0020	% Improved	40%
Legal Description	TH PT OF W 33 RODS OF SW1/4 OF SW1/4 OF SEC 27 TWP 32 RGE 2 5 DESC AS FOL: COM AT INTER W LINE OF SD 1/4 1/4 WITH SLY R/W LINE OF GREAT NORTHERNRAIL WAY, TH SELY ALG SD SLY R/W 297.57 FT TO ACT POB, TH CONT SELY ALG SD SLY R/W 261.50 FT +OR- TO INTER W E LINE OF SD W 33 RODS, TH S ALG SD E LINE 206.35 TH NWLY PRLL W R/W TO ELY LINE OF W 31 RODS TH SLY ALG SD E LINE TO NLY R/W LINE OF T H NO 10 TH NWLY ALG NLY R/W T H NO 10 TO A PT 299.65 FT SELY FROM W LINE OF SD 1/4 OF 1/4 AS MEAS ALG SD NLY R/W LI NE, TH N TO ACT POB, (INCL LOT 6, AUD SUB 31) EX RD SUBJ TO E ASE OF REC.		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Estimated Mkt. Value - Total	\$572,300	\$568,100	\$546,800
Estimated Mkt. Value - Land	\$341,600	\$341,600	\$325,200
Estimated Mkt. Value - Building	\$230,700	\$226,500	\$221,600
Taxable Mkt. Value - Total	\$572,300		\$546,800
Taxable Mkt. Value - Land	\$341,600		\$325,200
Taxable Mkt. Value - Building	\$230,700		\$221,600
Payable Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$16,962		
2019	\$16,822	-\$140	-0.83%
2020	\$17,000	\$178	1.06%

CHARACTERISTICS			
Lot Acres	1.66	Finished Sq Ft	10,804
Lot Sq Ft	72,310	Total Building Sq Ft	10,804
Land Use - County	3410	Bldg Frame Material	Masonry
Land Use - CoreLogic	Commercial (NEC)	Exterior	Concrete Block
# of Buildings	1	Construction	Masonry
Stories	1	Heat Type	Space
Year Built	1980	Ceiling Height	16
Effective Year Built	1980		

FEATURES	
Feature Type	

Office Adjustment - Industrial

Office Adjustment - Industrial

Asphalt

Building Description

Building Size

Neighborhood Shopping Ctr

7,040

**ESTIMATED VALUE**

Value As Of

09/16/2021

**LAST MARKET SALE & SALES HISTORY**

Owner Name

Touchette Lori L

Owner Name 2

Touchette Ronald J

**MORTGAGE HISTORY**

Mortgage Date

03/13/2018

Mortgage Amount

\$868,000

Mortgage Lender

Firefly Fcu

Borrower Name

Touchette Ronald J

Borrower Name 2

Touchette Lori L

Mortgage Type

Conventional

**PROPERTY MAP**



\*Lot Dimensions are Estimated