

February 24, 2022

City of Ramsey  
City Council  
Planning Commission Members

Dear Sirs and Madams,

This letter is in support of a “no” vote on the proposal to change the zoning from low density to zoning needed for building a PACT school for the parcel of land which was donated for the purpose of building a church on said land.

My concerns mostly revolve around the concept of community. What is the “look” the city is striving to present to its residents as well as outsiders? I would hope it is as a community that plans for the future as the aging/graying of America ensures the need for senior housing and senior community centers, provides free, safe indoor and outdoor physical activity and community recreation centers as the health of a community is intimately tied to the physical and mental health of its people; a community that serves all people from cradle to grave allocating its limited resources fairly and wisely; a community that looks forward well into this century being respectful of the past Ramsey, balancing preservation of the environment and developing open spaces for hiking/biking paths while cautiously and deliberately expanding commercial growth where and when it’s needed.

In my opinion this parcel of land is too small to adequately support a high school with it’s attendant need for new roads, sewer, and parking lots, as well as increased noise and traffic. Rather, this land could be used to better the community by serving a larger population, such as building a much-needed community recreation center or improving the park by providing safer playground equipment.

This proposal places the needs of outside persons over the real needs of Ramsey residents. Ramsey could use many things such as a public high school, community center(s), nature-inspired trails and parks that could be used by all, and more affordable housing to increase the tax base of the city.

I do not currently live in Ramsey, but I hope to retire there within a couple years because it is a beautiful and growing community of which I would like to be a part. I know that cities need to grow and develop, but it should be a thoughtful expansion based on data (eg. Environmental impact statements), the needs of many people over the wants of a few, future looking instead of in-the-moment decisions, and fiscally responsible. I hope that you will carefully consider my concerns and vote “no” on the proposal to change the zoning of this piece of land. If you have any questions or concerns, please feel free to contact me. Thank you for your time and service to the residents of Ramsey.

Sincerely,

Dr. Linda J. Bowers  
Professor

**From:** [Robert & Kelsie Buchanan](#)  
**To:** [Brian Hagen](#); [Brian Walker](#)  
**Subject:** PACT build  
**Date:** Thursday, February 24, 2022 2:28:16 PM

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To whom it may concern,

I wanted to state my SUPPORT for PACT secondary being built at the Central Park location. After researching multiple locations within Ramsey, this plat offered the most opportunity that PACT needs and deserves. Other locations looked at wouldn't work for various reasons, such as utility issues, space issues, cost per square foot, etc. This will be a great addition to Ramsey, and offer many benefits to our community. Looking forward to seeing this move forward!

Kelsie buchanan  
6738 153rd LN NW Ramsey, MN 55303

**From:** [Jessica Busch](#)  
**To:** [Brian Hagen](#); [Dan Specht](#); [Chris Riley](#); [Debra Musgrove](#); [Chelsee Howell](#); [Mark Kuzma](#); [Matt Woestehoff](#); [Ryan Heineman](#)  
**Subject:** PACT Charter Secondary school  
**Date:** Thursday, February 24, 2022 10:18:44 AM  
**Attachments:** [image001.png](#)

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Good morning,

I apologize for including so many but I wanted to make sure my voice was heard regarding some concerns mostly around the possible building of the new PACT Charter Secondary school.

My husband and I moved to Ramsey back in 2005 right after getting married. I had never heard of Ramsey before but my husband and I got all excited that we found an affordable house on a few acres. We never thought we would stay more than a couple of years, this was just going to be our starter home. Over the years we grew to absolutely love Ramsey! Ramsey was a perfect mix of that private rural feeling with wildlife in your backyard but close enough to conveniences in neighboring cities to have everything you needed.

The population since we moved here has exploded due to all the housing developments. I am very sad every time I see more and more housing developments. At one point in history I thought I remembered that Ramsey had a minimum 1 acre lot requirement. If Ramsey would consider keeping the lots larger such as 1 acre or more, I think existing residents would be more understanding of the growth. It would keep our more rural feel and really show a uniqueness that Ramsey used to have. If we keep the pace this is going, we are just like every other city in the end

My 4 kids attend PACT Charter School and we absolutely love it. To be honest, if Ramsey keeps building homes, PACT is the one thing keeping me here in Ramsey. If it wasn't for this school, we would have moved out farther to a more undevelopment city where we could have more land and housing developments weren't going up on every corner. PACT is a fantastic school, giving families a choice. Parents should not be stuck with sending their kids to whatever school district they are in. We need schools that create competition amongst each other so they are forced to always try hard to be the best in education. That is what is great about charter schools. They raise the bar on education standards when done right. PACT has been a great member of this community and has put a lot of time and effort into selecting the best place for their secondary school expansion. If you really listen to the residents, they are concerned about traffic and more housing developments. The current zoning for the proposed land PACT wants to build on is going to add a ton of houses which also creates more traffic and upset residents (if not used for the school). The underlining theme here is they don't want anything built. I think adding a school and the future church are a great alternative use for the land that will serve our community well. I believe this sale will give the church the funds they need to build as well. Also, most schools do appear to be in residential neighborhoods so I don't think this should be an issue. No one wants their kids going to school in a busy commercial/retail area with heavier traffic. PACT kids have great character and this is held to a high standard in the school. This is not a large high school, its actually 6-12 grade and I do not believe it will have a big negative impact. I believe this will be a great opportunity for Ramsey Residents to have choice school in their neighborhood they can open enroll in. I also believe this will create more reasons for people to want to live in Ramsey and probably increase home values even

more. PACT has a large waiting list and this allows them to serve many more families.

I hope the city will consider voting yes to rezone this land so PACT can build this school.

Thank you for your time

**Jessica Busch**

[REDACTED]

Phone: 763.225.9744

[REDACTED]

[REDACTED]

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**From:** [Beth Charles](#)  
**To:** [Brian Hagen](#)  
**Subject:** Pact Charter School  
**Date:** Thursday, February 24, 2022 11:28:00 AM

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I just wanted to write in as I can't attend the meeting tonight to show my support for Pact. I believe that having choice of school is great. And that it provides amazing connections for the community. As a future parent, I want my children to be in a growing school that people are trying to get into. I think this growth is huge and would be great for Ramsey as a community!

Beth Charles  
14400 Quicksilver St. NW  
Ramsey, MN 55303

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Beth Charles

[REDACTED]

p: [612.625.7007](tel:612.625.7007) | e: [REDACTED]

**From:** [Danielle Holder](#)  
**To:** [Brian McCann](#)  
**Cc:** [Ramsey Planning](#)  
**Subject:** RE-zoning of the property located at Variolite and 161st Avenue please forward to the planning commission  
**Date:** Wednesday, February 23, 2022 4:10:14 PM

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To whom it may concern:

I am writing in opposition to the proposed rezoning at the corner of 161st Avenue and Variolite. There needs to be a significant amount of study into the impact of this rezoning to the community and the safety of that type of use. This request should be denied until this study has been done.

This area is not typical of this type of use. It is non typical for school use because it is not safe for the users. Even though the applicant seems willing to accept the unsafe traffic conditions this presents to the people who need to get to and from the building every day, is the City of Ramsey and its taxpayers willing to accept playing catchup with the safety improvements in this intersection. No improvements suitable for this area are likely to make this area safe. Are we willing to accept a few crashes as the inevitable on this intersection or as the traffic drives though the residential road the parcel is accessed from.

Do we have an idea what the cost is to the taxpayers that would not be needed but for this use? The current improvements planned for 161st avenue and variolite were not designed with this increased traffic in mind. When we are reacting to the safety concerns this traffic brings are we going to be assessing the applicant for those costs or all of the taxpayers of the City of Ramsey.

Typically zoning is intended for reasonable transition from one type of area to another. It is meant to protect areas from non consistent use that disrupts the quiet enjoyment for at least the zoned use of their land. This is a completely different use and no other area rezoned to allow for school has such a striking difference. None of our schools are built in areas where there isn't direct access to a main road and do not exit onto a rural residential street. This is not consistent. Is it right that we should change how we transition zoning because we want this school?

A school may be good for Ramsey but we need to consider is this a safe area for these students, staff and teachers to get in and out of the school. Is it safe for these residents, the adjoining neighborhoods. When considering the rezoning, I would urge you to determine the merits of this location and not the merits of a school in the community. Putting a school in an unsafe location means that we value a school above safety for that school.

I am urging this commission to deny this application pending a full safety study on the effects of this traffic on Variolite and 161st Ave, a residential road and the roads in the adjoining

residential neighborhoods. I would also request that if this is moved forward that the commission look to ways to minimize the impact on the surround neighborhood as far as the size of this school and request to build a full stadium which would not be consistent with surrounding use.

Thank you

Danielle Holder

If needed, please request my additional contact info under separate cover as I do not wish it to be made public.

**From:** [Danielle Miller](#)  
**To:** [Brian Hagen](#); [Brian Walker](#)  
**Subject:** PACT Charter School Expansion  
**Date:** Thursday, February 24, 2022 3:35:37 PM

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Hello, my name is Danielle Miller and my husband and I just moved to Ramsey this fall and have 2 children at PACT charter school. We specifically moved here because our kids got into PACT and because we heard PACT would be expanding soon, which is a high value for us, as we'd prefer if they attended a slightly larger middle school/high school. We are very excited about the proposed secondary building location as it is close to our home.

We believe PACT is a huge draw for the Ramsey area and will continue to grow interest in the community and area, which is a great thing for anyone who owns property here.

We will be very disappointed if the small amount of opposition ends up preventing PACT from completing its current growth plan. Ramsey needs a full and robust secondary school with decent class offerings, and that can only happen with its current growth plan.

Thank you,  
Danielle Miller  
Ramsey resident

**From:** [Bridget Gessner](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Proposed Pact High School  
**Date:** Wednesday, February 23, 2022 1:52:09 PM

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To Whom it May Concern,

I am writing about the idea of Pact High School being built on the corner of 161st & Variolite.

I have numerous concerns, traffic, roads, noise and taxes.

We live across from Central Park and cannot imagine any more traffic and noise than what already exists along this route. This side of town seems to be what is left of 2 acre lots and the bit of rural area that is left. Is there a better place closer to the COR that would be more suitable?

Thanks

The Gessners

**From:** [Jake9856](#)  
**To:** [Chris Anderson](#)  
**Subject:** School adjacent to Central Park  
**Date:** Tuesday, February 22, 2022 12:29:35 PM

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Chris Anderson  
Senior Planner  
City of Ramsey

I am writing to voice my opposition to approval of a high school adjacent to Central Park. This is a rural area of Ramsey and a high school would have a detrimental effect on the character of the area. A high school would bring activity and traffic to the area during the day and the evening .The activity would be year round and would affect the peace and quiet of this rural area. Please forward my opinion to the planning commission.

Karen Jacob  
8451 166th Circle NW  
Ramsey, MN 55303

**From:** [Jill Kusler](#)  
**To:** [Brian Walker](#); [Brian Hagen](#)  
**Subject:** PACT Charter School expansion  
**Date:** Thursday, February 24, 2022 12:34:18 PM

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Hello,

I am writing to you as I understand there is a meeting regarding the expansion of PACT Charter school coming up.

I grew up in the city of Ramsey and currently reside in Oak Grove with my husband and two daughters. Our daughters both attend PACT Charter school. Our oldest is in 11th grade and youngest is in 8th grade. We would love for the school to be able to expand for multiple reasons. More room for additional classes to expand their curriculum. Also more room to allow other children to attend the school. We were fortunate to get accepted to the school when my oldest was just starting Kindergarten. I know many families on the wait list who would love to get in. I feel the expansion would be beneficial to the city of Ramsey and it's residents.

Sincerely,

Jill Kusler

**From:** [Melissa Livgard](#)  
**To:** [Brian Hagen](#); [Chris Anderson](#); [Brian McCann](#); [Nicole Laubach](#); [Colleen Lasher](#)  
**Subject:** PACT Charter School Concerns  
**Date:** Thursday, February 24, 2022 3:34:45 PM

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I am writing this to express that I do not want PACT charter school to build off 161st. I live on the other side of Armstrong in the neighborhood by the Armstrong Kennels. Living in this area we are already impacted by sports at Central, traffic when people go up north during the summer and for two weekends we are severely impacted by the Game Fair. I feel that an addition of a school would only exacerbate this and for nine months during the year. Some people on the Ramsey Facebook page were saying how much Ramsey needs a high school, this is not a public school and will not impact Anoka High School's enrollment. This is a charter school that students must apply for and be chosen by a lottery system, Ramsey residents do not get preferential enrollment. There was a court case, Look vs. PACT in 2008 where the courts determined that residents do not get preferential enrollment. For all we know none of the student at this proposed school could be from Ramsey.

I ask the planning commission how they are going to address the impact to traffic and safety. I see cars multiple times a week pass me on the shoulder when I am turning west on 161st. I am concerned that the increase in traffic will be a safety concern not only for pedestrians in the area but motorists. I have had close calls crossing Armstrong in the current crosswalk, and if this school is built crossing the street would be like playing chicken with the extra vehicles.

I have lived in Ramsey for many years and I like the rural atmosphere in the area of Central Park. I ask how the neighbors, whose house backs up to Central, feel about their view changing from trees and neighbors to looking at a high school football field and back of a school building. I would guess that they never guessed that that land would be sold and a school and football field would be built. This is a residential area and should stay that way.

I am not against PACT being built in Ramsey, not just next to Central Park.

I would also like to know if the members of the Planning Commission plan to share their affiliation to PACT: do you plan on your kids to attend PACT, do your children go there, are your children alumni, are you alumni? I am also disappointed that I first learned of this on the Ramsey Facebook Community Page, it feels that letter to residents within a mile be sent out prior. Dan Specht stated that the land has a contingent or pending sale, unfortunately this feels like this is a done deal with no opportunity for the residents in the area to have any input.

Thank you from a concerned resident of Ramsey,  
Melissa Livgard

To whom it may concern,

I am writing in opposition to the proposed rezoning of the property located at the intersection of 161<sup>st</sup> Ave and Variolite Street adjacent to Central Park. There are a number of reasons why the rezoning of this parcel should not be allowed. Among them traffic and safety, inconsistency of zoning for this use and environmental concerns. I would like you to also consider disruption of use that will be inflicted upon the adjoining and nearby residents.

I have looked to the 2 other schools in the City of Ramsey to see what similar areas zoned for this use look like. I was unable to get complete statistics on the other schools in short notice. My estimates are closest estimates based on calls to the district, the schools and internet resources. I have attached arial layouts from the 2 already constructed schools and the proposed PACT school.

Both Brookside and Ramsey have access point only along County Highway 5 also known as Nowthen Blvd. Both schools have access which allow safe access in and out for busses. PACT has 2 access point along a residential street. This access is contemplated for busses to enter and exit the parcel within feet of a residential driveway. A potential for a secondary access thru an adjoining parcel is not guaranteed. Even if the access is obtained thru the adjoining parcel to Variolite, that road is also not designed to handle this volume of traffic. In addition, there is nothing to stop any traffic from the school from turning back onto the residential road of 161<sup>st</sup> Ave NW. Both Brookside and Ramsey have access direct to County Highway 5, a County Highway designed for this type of use. PACT currently has residential street and possible a larger street neither designed for or likely to provide reasonable sightlines for the incoming and exiting traffic. PACT will need to have traffic from the school proceed through a number of smaller roads before coming to a collector street.

The residential street of 161<sup>st</sup> Ave NW cannot handle the increased traffic unless it is expanded significantly. A cost that would not be necessary but for the rezoning of this parcel. Currently the roads that may become secondary roads for PACT traffic, Xenolith St and 159<sup>th</sup> Avenue are likely to see increased volume of traffic and safety concerns if this parcel is rezoned. Will the city be adding sidewalks to these roads so that those residents can be safe on their street? Will the cost for this improvement be borne by the taxpayers or the applicant? It is unlikely these roads would need improvement of this type but for increased traffic. The current schools in the city have been located on roads designed for this this type of traffic and the greatest possible safety they still face challenges. This parcel does not have the benefit of direct access to a collector street thereby pushing the burden of the traffic and the lack of safe road conditions onto the local residents and the cost of redesigning these roads to the taxpayers. A traffic study needs to look at this as well.

Another difference that should be pointed out is that since PACT will be a high school there needs to be considerations for students driving to the school. This is an additional traffic source not seen in elementary schools that should be receiving students via bussing and walking. PACT services statewide students not just local students so traffic from parent drop off may be increased based on lack of availability of bussing. This means additional traffic in the form of individual cars. The resulting traffic will come in the form of twice a day traffic at the beginning and end of the day as well as sporadic traffic all day five days a week. It will also include special events and sporting events consisting of spectators and visitors these event tend to be larger more frequent and generate

In addition to the traffic from the proposed school and possible church information from the agenda contemplates expansion of the park use that will also increase traffic. No study has yet looked at the current expanding traffic from Central Park let alone expanding traffic from the park a new school and a church. The proposed church will also have traffic impacts both on Sundays and possible for daily mass as is advertised on their current website. What happens if all of the uses on the residential street of 161<sup>st</sup>

Ave begin having events scheduled at the same time? Once this property is rezoned can the school increase the size or volume of traffic? The current anticipated amount of traffic may increase over time and with evolving use. This traffic impact from all of the proposed uses needs to be studied and the application should be denied until such study can be done, including looking at safe sightlines on Variolite and the capacity of 161<sup>st</sup> Avenue.

Brookside is built on nearly 35 acres and is 135,000 square feet. Ramsey Elementary is built on 52 acres, Ramsey Elementary is similar to Brookside I was unable to get an estimate. PACT Charter school will be built on 18 acres (51% of the size of Brookside's land) 115,000 estimated square feet (85% of the size of Brookside), but they proposed future enlargement. This mean there will be no buffer form the school on the proposed parcel. PACT has residential properties both north and south of the improvements with insufficient buffer. Because there is no buffer within the parcel the adjoining neighborhoods will also be affected. The parcel sketch shows near complete coverage of the parcel with improvements and expansions.

Both Ramsey and Brookside have a playground and possible gym use during the day outside. PACT will have a stadium built up to residential backyards. Since they are not prohibited from using flood lights they are a possibility at some point similar to the ones in central park. Bringing noise and light pollution to both the adjacent backyard and nearby houses in the neighborhood to the North.

A comparison to the safety concerns for the rezoning and building of brookside should be looked at prior to the rezoning of this parcel. This is a similar sized yet not similarly situated school. The commission should be looking into the challenges that these schools face even in their more advantageous locations before concluding that the proposed area can handle this type of rezoning. This zoning is not consistent with the uses currently in Ramsey and not consistent with the development of the surrounding area.

I would also like to address environmental concerns regarding the proposed rezoning. The current sketch plan shows near complete coverage of the 18 acres with improvements. Since this proposed development will remove a significant amount of natural drainage on the parcel where is the accumulated water will have nowhere to go. Brookside has a large drainage pond located by its paved areas. If the school is constructed as proposed there will be nowhere to build a stormwater retention pond. I would talk about where are they going to put the snow from the parking lot but that is a concern, they will face. The melting of that snow however is our problem along with salting of the parking lots. Without natural drainage this would require a large easement on adjoining land to handle the runoff. I have heard that we will have storm sewer coming to the area. However, the taxpayers should not be paying for the storm sewer construction and maintenance for runoff solely caused by rezoning and building of this school on a parcel of land not sufficient to handle this runoff. In addition, if they were to use adjoining public lands for drainage the cost to maintain the drainage and the loss of use to the residents of Ramsey should be compensated. The school is used for education statewide the costs should not be borne exclusively by the taxpayers of this city for the limited number of students that attend from this city.

I am requesting the city consider the effects of the lack of space to create drainage and the contamination cause by the additional salts that will go into the storm sewer instead of some filtering by natural drainage. I don't know if the City of Ramsey has any standards for this but a consultation with the Minnesota Pollution Control Agency would be a good step to see what we should be considering in terms of required drainage. This parcel does not have sufficient space to accommodate large scale natural drainage.

I am urging the committee to recommend that this rezoning application be denied pending study of these issues. If this rezoning is approved, I would request significant limits be placed on the size of the building on this property. It should also be looked at if the traffic for daily use and increased Sunday use

at the church site would create an additional burden to the roads. Some things to consider are add larger buffer area, smaller building, access only through Variolite and safety study as to the traffic effects on Variolite and 161<sup>st</sup> avenue as well as surrounding roads. The stadium in the backyards should not be allowed to have lighting that close to the residential dwelling and have limitation on the hours and number of times per year that they can host large events. Requiring some flagging whenever a large volume of traffic is anticipated such as arrival times and dismissal times for the school and the church with the cost borne by the party that causes it to be necessary. Also, it should be verified that the sound intrusion to the adjoining property owners will have sufficient buffers if a stadium is built so as not to form a nuisance from any PA or crowd or ancillary devices the crowd brings. The residents of this community have a right to enjoy their property free from excessive intrusion into their daily life even if the city rezones. As a resident across from the large events in the park, I can also speak to the disruption this puts on normal use of my property and ability to sleep when the floodlights are on until 10p.m. and throughout the night when they forget to turn them off. Not to mention the shouting air horns and sirens. The traffic also poses a danger entering and exiting my driveway when a large number of vehicles are arriving for an event at Central Park. These events already pose a traffic issue on the road. Even if the road is upgraded it will not change the number of vehicles traveling on the road and therefore will not make it safer. This rezoning will just increase traffic.

The residents of this neighborhood have to bear the disruption of expansion of central park and its accompanying traffic swarms during events held at the park and noise and light pollution from the park. The city is considering rezoning a parcel that is zoned residential for a school to be built. The residents of this neighborhood will then be subject to additional days per year of traffic swarms on the residential street and additional noise, light and environmental pollution. The school being proposed would be built on a parcel that is too small to provide any buffer to the residential properties and there is no mitigation that would be sufficient to handle the traffic if the school was built at this size when compared to other similar schools in the area while accounting for scale.

The effects of this project and sufficient controls on the scope have not been studied sufficiently to safeguard the rights of the public and adjoining property owners and the safety of the existing residents. The adjoining owners are now going to suffer significantly more negative effects than other similarly situated residents where properties have been rezoned for this purpose.

We as a community may want to have a school built but first we need to know if this location can sustain that development without a significant outlay of public resources to keep up with the safety challenges this location brings. This rezoning is not appropriate until it can be shown that the upgrades can keep up with the proposed use, that the city has funds to keep up with the upgrades. It should also be estimated how much the infrastructure upgrades for this use will cost the taxpayers and whether they can be completed by the time the building is opened. I am urging the Planning Commission to recommend denying this permit pending additional study. I am further urging those of you with a connection to PACT to separate your desire for an expansion to PACT focus on the appropriateness of this rezoning application and remove yourself from voting on this application. This isn't a case about whether a school is a good thing but whether this is the right thing for the City of Ramsey and its residents to rezone this parcel.

Sincerely

Jeffrey Lubarski  
7826 161<sup>st</sup> Avenue NW  
Ramsey MN 55303

# Anoka County Parcel Viewer



**Parcel Information:**    Approx. Acres: 52.94  
23-32-25-43-0003    Commissioner: MATT LOOK  
15000 NOWTHEN BLVD NW  
RAMSEY  
MN 55303  
Plat:

**Owner Information:**



# Anoka County Parcel Viewer

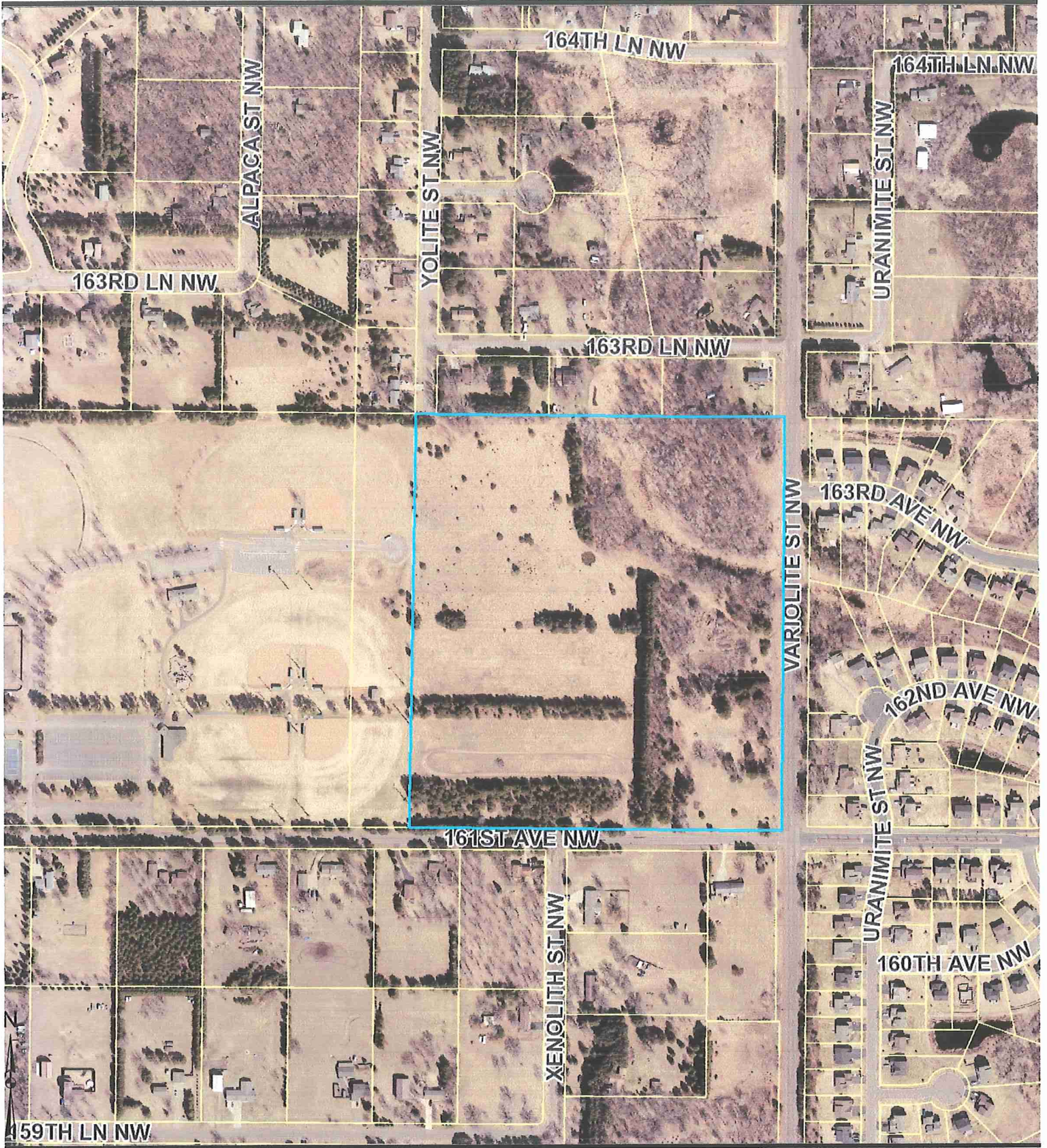


**Parcel Information:**    Approx. Acres: 34.16  
10-32-25-13-0009    Commissioner: MATT LOOK  
17003 NOWTHEN BLVD NW  
RAMSEY  
MN 55303  
Plat: ANOKA HENNEPIN 2ND ADDITION

**Owner Information:**



# Anoka County Parcel Viewer



**Parcel Information:**

16-32-25-24-0002  
 7633 161ST AVE NW  
 RAMSEY  
 MN 55303  
 Plat:

Approx. Acres: 33.18  
 Commissioner: MATT LOOK

**Owner Information:**

**From:** [Michalena Holder](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Opposition to re zoning at 161stAve and Variolite.  
**Date:** Thursday, February 24, 2022 3:08:02 PM

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I am writing this email in opposition to the re-zoning of the land located at 161st avenue and Variolite. I believe that this area is an inappropriate location for this school and I would not feel safe for my child to go to or from this building. The traffic conditions in this area are not conducive to school type traffic. I feel that the council should only be considering areas where the infrastructure is already deemed safe for this type of traffic in order to keep our taxes from going up. Please deny this application unless there is sufficient study to determine the safety of the students, staff and public and also the tax impact of the infrastructure needed for this rezoning.

Sincerely  
Michalena Holder

From: Donna Mattson  
To: Ramsey Planning Commission  
Subject: Pact Charter High School  
Date: February 24, 2022

To whom it may concern,

I'm addressing the public notice we received. I have major concerns in regards to the proposed large Charter School being planned to be located across the street from our home.

We are very much opposed to this School Plan being approved for location at 7633 161st Ave NW Ramsey MN 55303.

My family has lived in our home for 40 years on this beautiful tree lined street. With the Park across the street we know the pros of enjoying the park and the cons of the traffic and noise it provides. These cons would only be greatly increased with out any pros for our family and most of the families on our street.

I have gone on the Ramsey City website and read through the attachments on the Planning Commission site. I have grave concerns that the road, water and sewer are not addressed to the extent that it will impact us and our neighborhood financially. How and where would the school connect. I would hope the intent is not to run this down our street. This is a cost that should be openly shown to be incurred by the School and not the tens of thousands of dollars that would be forced on us and our neighbors to bare for water and sewer we are zoned not to have and do not want or need. Also no detailed plan is shown for road improvements to access the school off of 161st Ave. How would that even work without widening the road and impacting our yards and tree lined street.

Again we are very much against this school plan and hope you take serious consideration of the negative impact this will cause to our neighborhood and the people who live here. As a tax payer of 40 years in this city I would expect only your best from you.

Due to personal reasons we will not be able to attend. I ask that this letter be read and my issues be addressed.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Mattson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Donna and Winston Mattson  
7808 161st Ave NW  
Ramsey MN 55303  
612-210-4167

**From:** [Matt Woestehoff](#)  
**To:** [Brian Hagen](#); [Kurt Ulrich](#)  
**Subject:** Fwd: Rezoning Amendment for proposed new school facility  
**Date:** Thursday, February 24, 2022 11:43:01 AM

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FYI, this was received and I did not see you on the email and wanted to get it on record.

Thanks,  
Matt

Matt Woestehoff  
Council Member, Ward Two | City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
P: 763-576-4366  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)  
[cityoframsey.com](http://cityoframsey.com)

Begin forwarded message:

**From:** ashley pflager <[ashleypflager@gmail.com](mailto:ashleypflager@gmail.com)>  
**Subject:** Rezoning Amendment for proposed new school facility  
**Date:** February 24, 2022 at 11:30:07 AM CST  
**To:** [chowell@cityoframsey.com](mailto:chowell@cityoframsey.com), [mkuzma@cityoframsey.com](mailto:mkuzma@cityoframsey.com),  
[criley@cityoframsey.com](mailto:criley@cityoframsey.com), [rheineman@cityoframsey.com](mailto:rheineman@cityoframsey.com),  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)

To Whom it may concern,

I am writing to you about the proposal for rezoning the land adjacent to Central Park. It is my understanding that there will be a hearing on Thursday February 24<sup>th</sup> for residents of Ramsey to discuss the rezoning of this land. Unfortunately, I am unable to attend in person or via the virtual meeting, so I am hoping this letter finds itself in the appropriate hands regarding concerns for the development of this land parcel.

As a resident of Ramsey for more than twenty years, I have seen the progress and change of this beautiful city. When my husband and I first moved to Ramsey we were in love with the "country feel." Beautiful parks, majestic forests, and an extensive trail system. Sadly, we have watched the horizon of Ramsey change. Land developers have snatched up the land and built houses on top of one another. I understand with growth there also comes development. I also have noticed that Ramsey seems to have lost focus on what this City used to be known for, large land lots, nature parks and trails, quiet neighborhoods. Rezoning residential land for other purposes is the exact opposite of what Ramsey strives to be. Ramsey needs more homes to increase land value and have the money to improve the whole of our town, a community center, better parks and trails, more public schools. With such a beautiful landscape, Ramsey should be proud of how much natural and untouched earth we have. We are unlike any other suburb of the metro area in that we still have undeveloped land, and many of our residents were drawn to this area because of this.

We live a few houses away from Central Park and in the twenty years we have lived here there has been no upgrade to the playground equipment. Central Park is a major hub for local city sport tournaments in the summer months as well as practice facility for spring and fall sports for the Anoka/Hennepin area sports teams. There are wonderful soccer and football fields, baseball fields with new dugouts, and new tennis courts. Central Park has the potential to bring revenue to the city with a Parks and Recreation program, employment opportunities for our young youth, and summer camp programs for the residents of Ramsey. It would be wonderful as a local resident to see the Park expand with an upgraded playground or splash pad. The nearby Lennar homes neighborhood house hundreds of young families that could utilize this expansion. Unfortunately, these residents will not have equal opportunity to utilize the PACT school seeing as it is a lottery system and proximity does not warrant priority. One single charter school will not improve the class sizes of our local public schools. Once single school will not benefit the whole city of Ramsey.

Regarding the zoning issue of the proposed PACT Charter High School. It is my understanding that the proposed location for the new school is insufficient in many ways. There is not enough current land for future expansion possibilities. There must be contiguous acreage whenever possible and land for expansion of the campus. The land currently proposed for this school is 18 acres and the requirements for a k-12 or small high school would require 30-40 acres. In addition to the under sizing of the land is the issue of traffic. The proposed location for this school is not on an arterial roadway. The land was initially zoned for residential purposes. The adjacent roads are insufficient to handle the increased traffic from not only new developments north on Variolite Street, but also sports such as baseball, soccer, and football, that use Central Park in Spring, Summer, and Fall. Not to mention that the cost to residents for the reconstruction of 161<sup>st</sup> street with sidewalks and city sewer/water doesn't benefit all of Ramsey, just those on that road. Putting money into the Park would benefit the greater good.

We live 5 houses away from the proposed building site, yet we are not in the Anoka/Hennepin school district. PACT schools would provide transportation only within Anoka/Hennepin school district boundaries. Why put a school at the very edge of the district boundaries? We already have bus traffic from Anoka/Hennepin schools as well as Elk River schools. I watch the buses follow one another through the neighborhood. It seems futile to add a third bussing route to these neighborhoods. It would make more sense for PACT to build more centrally located to either their elementary school or more central within the transportation limits.

Has there been a traffic study to account for increase travel from the new construction of the new neighborhood north on Variolite? As well as church traffic, high school traffic, football game traffic, bus routes from three districts, and fall/spring sports utilizing Central Park?

Have there been studies done for drainage?

A PACT Charter expansion is a wonderful idea and would be a fine addition to the City

of Ramsey. The proposed location for the high school is not ideal and it would behoove the City to entertain other areas for a proposed location. There are many areas of Ramsey that can accommodate the expansion for PACT that would not require rezoning land that is already zoned residential. The residents of the surrounding neighborhoods are not in favor of the proposal. We would rather see Ramsey expand the parks system and use that land for bike trails or walking trails. Update the playground. Create a parks and recreation program within the city that can not only create jobs for our youth, but also create revenue for the city. Keep Ramsey pristine in nature. The loyal Ramsey residents don't want to see the landscape of our beautiful town get replaced with buildings and box houses.

Finally, upon doing a bit of research, it appears that several members of the city council have affiliations with PACT. I would hope these members would recuse themselves from voting on this matter as it is a conflict of interest.

Thank you for your time,

Ashley Pflager

Ramsey resident

**From:** [ashley pflager](#)  
**To:** [Chris Anderson](#); [Debra Musgrove](#); [Dan Specht](#); [Nicole Laubach](#); [Brian McCann](#)  
**Subject:** Zoning amendment and proposed new school  
**Date:** Thursday, February 24, 2022 11:41:00 AM

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To Whom it may concern,

I am writing to you about the proposal for rezoning the land adjacent to Central Park. It is my understanding that there will be a hearing on Thursday February 24<sup>th</sup> for residents of Ramsey to discuss the rezoning of this land. Unfortunately, I am unable to attend in person or via the virtual meeting, so I am hoping this letter finds itself in the appropriate hands regarding concerns for the development of this land parcel.

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Have there been studies done for drainage?

A PACT Charter expansion is a wonderful idea and would be a fine addition to the City of Ramsey. The proposed location for the high school is not ideal and it would behoove the City to entertain other areas for a proposed location. There are many areas of Ramsey that can accommodate the expansion for PACT that would not require rezoning land that is already zoned residential. The residents of the surrounding neighborhoods are not in favor of the proposal. We would rather see Ramsey expand the parks system and use that land for bike trails or walking trails. Update the playground. Create a parks and recreation program within the city that can not only create jobs for our youth, but also create revenue for the city. Keep Ramsey pristine in nature. The loyal Ramsey residents don't want to see the landscape of our beautiful town get replaced with buildings and box houses.

Finally, upon doing a bit of research, it appears that several members of the city council have affiliations with PACT. I would hope these members would recuse themselves from voting on this matter as it is a conflict of interest.

Thank you for your time,

Ashley Pflager

Ramsey resident

**From:** [Alison Pust](#)  
**To:** [Brian Hagen](#); [Brian Walker](#)  
**Subject:** PACT Charter School  
**Date:** Thursday, February 24, 2022 3:17:24 PM

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Hello!

I'm a Ramsey resident (6051 145th LN NW). My husband and I have 4 children. We moved to Ramsey last year specifically because of our desire to send our children to a charter school. As a resident, and mother to school age children, I fully support the new secondary school building. I believe it will add tremendous value to the city of Ramsey and its families.

Alison Pust

**From:** [Matt Woestehoff](#)  
**To:** [Brian Hagen](#); [Kurt Ulrich](#)  
**Subject:** Fwd: New PACT high school project  
**Date:** Thursday, February 24, 2022 11:44:24 AM

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Please see below as well-

Matt

Matt Woestehoff  
Council Member, Ward Two | City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
P: 763-576-4366  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)  
cityoframsey.com

Begin forwarded message:

**From:** Rob Miller <[robmillermn@msn.com](mailto:robmillermn@msn.com)>  
**Subject:** New PACT high school project  
**Date:** February 24, 2022 at 11:43:41 AM CST  
**To:** "[mkuzma@cityoframsey.com](mailto:mkuzma@cityoframsey.com)" <[mkuzma@cityoframsey.com](mailto:mkuzma@cityoframsey.com)>, "[criley@cityoframsey.com](mailto:criley@cityoframsey.com)" <[criley@cityoframsey.com](mailto:criley@cityoframsey.com)>, "[chowell@cityoframsey.com](mailto:chowell@cityoframsey.com)" <[chowell@cityoframsey.com](mailto:chowell@cityoframsey.com)>, "[rheineman@cityoframsey.com](mailto:rheineman@cityoframsey.com)" <[rheineman@cityoframsey.com](mailto:rheineman@cityoframsey.com)>, "[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)" <[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)>, "[dspecht@cityoframsey.com](mailto:dspecht@cityoframsey.com)" <[dspecht@cityoframsey.com](mailto:dspecht@cityoframsey.com)>, "[dmusgrove@cityoframsey.com](mailto:dmusgrove@cityoframsey.com)" <[dmusgrove@cityoframsey.com](mailto:dmusgrove@cityoframsey.com)>

Dear City Council,

We are writing to inform you of our support for this project. We live in the Woodlands and we will be impacted by this project.

There has been a lot of social media discussion around the use of the land, the traffic, and the safety of this project if it were to move forward.

The use of the land in question although it does not conform to the current zoning should be amended to allow for it. It is very obvious that the desire of the original owner was to have it as a community asset. A church or school is the same asset in my definition. This use helps both projects. I believe the church needs the funds to move forward and the school can facilitate that. Both are advocates for community use.

Traffic, We drive on Varolite several times a day and never see much traffic nor do we see high speeds. We also walk along this road and 161st in front of the

proposed project area. Again we feel very safe as pedestrians in this area.

Safety, We believe there isn't a project that will take into account safety and security of the area more than a school. Schools are meant to be in neighborhoods surrounded by residents, not industrial parks. We believe that planning and engineering staff will be confident and concise in their planning and recommendations that will allow for all safety concerns to be addressed. We also believe that 161st will have to be improved for this project and is long overdue for this. This is the exactly the kind of project that can spur those improvements.

We do not have children attending this school so we are speaking from a position of support for the greater community as a whole. It is our vision that the council sees this project as being overwhelming beneficial to the community as a whole. It is our hope that the answer to those who say "not in my back yard" will be then where? Where do you put a school that benefits all and abuts a park? Where is a better use than in a neighborhood close to residents who could use it? The answer surely can't be a commercial or industrial area.

Respectfully,

Kim and Rob Miller  
15831 Peridot st NW  
Ramsey, MN 55303

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**From:** [Brian Ratajczak](#)  
**To:** [Brian McCann](#)  
**Cc:** [Ramsey Planning](#)  
**Subject:** Pact Charter High School  
**Date:** Thursday, February 17, 2022 5:30:57 PM

---

To whom it may concern,

I will not be able to make the public hearing on this topic so I am writing you my concerns.

We received a notice of a rather large high school being planned in our residential neighborhood directly across the street from our house.

This is one of the last things that we would ever want to see across our street.

The main reason we chose to live in the area where we are is because of the larger lots, residential neighborhood and quiet streets.

I have no idea how a large high school would fit into this neighborhood without impacting everything that we appreciate about this area.

There would need to be logistical changes that I am sure we would see in our taxes – all for a school that my kids cannot even go to.

We are very much against such a large school being built in this neighborhood.

We appreciate your consideration

Brian and Karyn Ratajczak

If you like – please feel free to contact me direct – 612-419-9046

Thank you

[REDACTED]

**Brian Ratajczak** [REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Brenda Sorgdrager](#)  
**To:** [Brian Hagen](#); [Brian Walker](#)  
**Subject:** PACT expansion  
**Date:** Thursday, February 24, 2022 1:59:20 PM

---

Hello,

I just wanted to reach out as a Ramsey resident to voice my opinion. I believe the expansion of PACT will be a good long-term investment for our community.

Thank you,

Brenda Sorgdrager

[763-221-2387](tel:763-221-2387)

Every action in our lives touches on some chord that will vibrate in eternity.

~Edwin Hubbel Chapin

**From:** [Sarah Sullivan](#)  
**To:** [Brian Walker](#); [Brian Hagen](#)  
**Subject:** PACT Secondary School  
**Date:** Thursday, February 24, 2022 2:43:56 PM

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I am unable to attend a meeting tonight when PACT Secondary school will be brought up.

I am a Ramsey Resident and also a PACT mom with a current K, 2nd grader and future sibling as well. Prior to even attending PACT I had planned on my kids attending Spectrum for secondary due to some reviews from other parents I knew. The word of the street was elementary is amazing but secondary is really lacking and Spectrum would give them more opportunities.

Now fast forward and our family is loving PACT, my kids are thriving and I really don't want to pull them out when they get to secondary. This expansion would give PACT kids more opportunities, expanded curriculum choices, with still keeping their standards of excellence, yet stay close to their current location (convenient when having multiple kids in different grades).

Please consider approving the expansion of PACT secondary. We love the new future location and possibilities.

Sarah Groebner  
9431 176th Ave Ramsey

**From:** [Alyssa Vaughn](#)  
**To:** [Ramsey Planning](#); [Nicole Laubach](#); [Chris Anderson](#); [Brian McCann](#); [Brian Hagen](#)  
**Subject:** PACT Charter School  
**Date:** Monday, February 21, 2022 1:36:59 PM

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Hello,

Forgive me if this email ends up in the wrong spot, I could not find a definitive contact on the city website. I am not able to attend the meeting on Thursday but I still wanted my opinion heard as I have seen many negative comments on the Ramsey community page on Facebook and often times negative comments can outweigh the positive. I was ecstatic when I received an email from PACT charter about their expansion and the opportunity for so many more kids to be able to attend. As I'm sure you are aware they have a long wait list of kids wanting to attend the school but are unable to accept everyone. I know MANY families who have tried for years to get their kids into PACT but have been unsuccessful. This is the perfect opportunity for them to be able to reach more students, improve what they are able to offer students AND for Ramsey to finally have an option for high school. I desperately want to get my kids into PACT and am currently waiting to see if my oldest will be accepted into Kindergarten or if they will run out of space before we get an offer. I have watched Ramsey build an obscene amount of housing in the past 3 years, packing people into the city like sardines but I have not seen anything of value added. I am sympathetic to those who are in opposition to the PACT campus, however I feel that many people in Ramsey are not in favor of change even if it is for the better. Most all of the negative comments are understandably from those who live in the neighborhood. I understand that they are concerned about traffic in their neighborhood, however this is something that can and has happened in many cities. There are many schools that are built in neighborhoods and while I get this is not ideal for those who live there I would like to think that the city will take into consideration their concerns and work with PACT and the neighbors to come up with a solution to the increased traffic that will make this option a safe one to move forward with. I hope PACT will be able to move forward with their new campus so that Ramsey can invest in the future of the children who live here. Thank you for your time.

Sincerely,

*Alyssa Vaughn*



**(651) 287-1100**



**From:** [Scott Wiyninger](#)  
**To:** [Brian Hagen](#)  
**Subject:** PACT School Expansion Plans  
**Date:** Thursday, February 24, 2022 11:49:49 AM

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Hello Brian,

My wife and I (and our four children) moved to Ramsey in October because we wanted to be close to our kid's school, PACT. We understand that there is some resident concern about the location the school is proposing for the new secondary school. While this is understandable, we believe that PACT has demonstrated itself to be a respectful and community-focused school. One of the core values taught throughout the year is the concept of being a good citizen and that continues to be demonstrated by students, teachers, and parents.

We ask that you approve the planning process for PACT to move forward with the location they've chosen and begin to expand the school (and our community) as quickly as possible.

Thank you!

--

Scott Wiyninger  
763.300.1735  
[scott@wiyninger.us](mailto:scott@wiyninger.us)

**From:** [Kurt Ulrich](#)  
**To:** [Brian Hagen](#)  
**Subject:** FW: PACT proposed building site  
**Date:** Tuesday, March 1, 2022 8:26:27 AM

---

Brian,

Please respond and record the comments below.

Thanks,

Kurt

-----Original Message-----

From: Bev Kleckner <hellothere999@icloud.com>  
Sent: Monday, February 28, 2022 7:40 PM  
To: Ryan Heineman <RHeineman@ci.ramsey.mn.us>; Mark Kuzma <mkuzma@ci.ramsey.mn.us>; Chelsee Howell <CHowell@ci.ramsey.mn.us>; Debra Musgrove <DMusgrove@ci.ramsey.mn.us>; Dan Specht <dspecht@ci.ramsey.mn.us>; Chris Riley <criley@ci.ramsey.mn.us>; Matt Woestehoff <MWoestehoff@ci.ramsey.mn.us>; Kurt Ulrich <kulrich@ci.ramsey.mn.us>  
Subject: Re: PACT proposed building site

Sent from my iPhone

> On Feb 28, 2022, at 3:34 PM, Bev Kleckner <hellothere999@icloud.com> wrote:  
>  
> I OPPOSE the building of PACT charter school in the proposed location.  
>  
> If they are going to spend 25 million on a school for 600 students then build it in a location that would allow expansion in the future. Not to mention this is not the right location for a school. With the 100's and 100's of houses being built in Ramsey right now, it would be better if the City purchased the land and expand Central Park to accommodate the rapid growth of families and the land would benefit the entire community not just 600 students who may not even live in Ramsey.  
>  
> Where is the infrastructure for our large City parks as the City continues to grow?  
>  
> Taking prime park space and cramming a school on 18 acres is not the right decision.  
>  
> Do the right thing for the City of Ramsey.  
>  
> Concerned Ramsey resident,  
>  
>

**From:** [Matt Woestehoff](#)  
**To:** [Brian Hagen](#); [Kurt Ulrich](#)  
**Subject:** Fwd: Consider Request for Sketch Plan, Zoning Amendment, and Comprehensive Plan Amendment Related to a Proposed Second School Campus for PACT Charter School on the Property Located at 7633 161st Ave NW (Project No. 22-107); Case of PACT Charter School  
**Date:** Sunday, February 27, 2022 5:29:32 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hi Brian-

I chatted with this resident and they gave permission to enter their email into the public record for the upcoming case. Can you make sure his comments are added?

Thanks!  
Matt

Matt Woestehoff  
Council Member, Ward Two | City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
P: 763-576-4366  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)  
cityoframsey.com

Begin forwarded message:

**From:** <[sam.maeder@gmail.com](mailto:sam.maeder@gmail.com)>  
**Subject:** Consider Request for Sketch Plan, Zoning Amendment, and Comprehensive Plan Amendment Related to a Proposed Second School Campus for PACT Charter School on the Property Located at 7633 161st Ave NW (Project No. 22-107); Case of PACT Charter School  
**Date:** February 27, 2022 at 12:26:53 PM CST  
**To:** <[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)>

Good afternoon, Councilman!

I am writing based on the result of the decision for the recommendation to approve the zoning change for the agenda item noted in the subject. As a resident of your ward, and a resident in the vicinity of the proposed school, I request that you consider what the residents in that area are asking for. Which seems to quite loudly be that the school look at another plot in Ramsey than the once considered that wouldn't need to be rezoned.

As a resident who went to the public hearing, there was a lot of requests from people in the neighborhood to reconsider because of the affect it would have on them. Whether it's from traffic, noise, or lighting concerns, it seemed largely dismissed by those who have an interest in this project. As my council member for my ward I write you for two things.

1. To urge council members who have bias to abstain from voting as there is clear bias

for them.

2. To vote against the rezoning for this plan. The location is not the right location, and several people in the community have voiced concerns.

The only people that seem to be for this are those with children in Pact, and those who have interest in the school being built.

Additionally, arguments regarding “safety” of the students of Pact seem to be grossly fabricated. The COR has plenty of land much closer to the current Pact school that would provide safety, being much closer to emergency services. And would reduce the risk of motor vehicle accidents for teens driving younger family members to the Elementary school before going to school. Having them drive another couple miles on high-speed busy roadways does not seem like there is actual consideration for student safety being considered.

I hope this message finds you well, and that you take the concerns of the residents of your ward seriously when making a decision on this matter.



**Samuel Maeder**

| mobile: [612-346-7211](tel:612-346-7211)

| email: [sam.maeder@gmail.com](mailto:sam.maeder@gmail.com)



16410 Quartz St NW  
Ramsey, MN 55303

I am writing to you today, as a concerned community member of Ramsey. I have lived in the Sweet Bay Ridge development since 2009. When we decided to build our home, we looked for land in various cities across Anoka County and fell in love with the peaceful, rural wooded area in Ramsey. We were excited with Central Park close by for our children to play and for us to take walks. I have enjoyed watching the deer come to my backyard to visit through the years. I have felt for the most part, this neighborhood is safe, but we have had a few incidents of vandalization and speeders on Variolite through the years. We voiced our concerns about the safety of our children crossing Variolite, due to speeding and a slight hill between 161<sup>st</sup> & 163<sup>rd</sup>, which makes it difficult to see an approaching car or pedestrian. The city conducted a traffic study. Just recently, the road was repaved to make it narrower and to include a crosswalk with flashers.

I recently heard about the possibility of rezoning, 7633 161<sup>st</sup> Avenue, to make it a lot for public/institutional and no longer residential. When we bought our land to build, we were very aware of the future home of St. Katharine Drexel and were okay with having a church close to our home. My family built our home, knowing this quiet, residential, wooded area was zoned for a church and homes. We never thought an area by a city park would become a location for a business. We already have had concerns about the speeding down Variolite, and the view obstruction of the hill and now you are adding more traffic to our area. According to the plan, the traffic pattern will be going down Variolite, 161<sup>st</sup> and 163<sup>rd</sup>. I wanted to make you aware that 161<sup>st</sup> and 163<sup>rd</sup> are both entrances/exits to our development. I am wondering how we will get out of our development for work/school during the high peak school hours when both roads will be used. Will you be using taxpayer money to tear up our newly paved road to add a stoplight, turn lanes, and other accommodations for buses and traffic volume? Has the money you put forth in repaving Variolite, now gone to waste? How will buses make a left-hand turn onto 161<sup>st</sup> if traffic is coming down Variolite after dropping off kids? How will 2 large residential developments exit in the morning when we only have one road, Variolite to drive down. I also believe another new development, off Variolite, with approximately 150 homes, may also be exiting onto Variolite.

I also want to address the increase in noise and lighting that will occur when the stadium is placed in a middle of a residential area. Because this land is located on higher ground than Sweet Bay Ridge, we currently have the noise of Central Park when they have sporting events on the weekends and weeknights. Now by adding a stadium, we will not only have the increase of noise and traffic for the park, but should you decide to vote yes, it will be adding even more noise, lights, and traffic to our residential neighborhood. We may never get a break and will lose the rural feel of Ramsey. I am in no way opposed to PACT charter school expanding and building, but I do not feel this small residential neighborhood is equipped for increase traffic & noise. I drive around the COR and off Hwy 10 to see many signs for sale on empty lots. The COR is off Hwy 10 and roads are already constructed for high volume. I understand by voting yes to have this lot rezoned, you are helping a church who desperately wants to build and a school in the same situation. I would like for you to consider how this will affect the environment of Ramsey. I feel it would be beneficial to look over the last traffic study that was conducted and consider the ultimate cost of repairing roads, sewer, etc. before you vote. I am asking for you to please listen to the concerned residents in this area who will be affected of your decision on a daily basis. Thank you for your time.

Rebecca Marcoux

**From:** [Amanda Patrow](#)  
**To:** [Chris Anderson](#)  
**Subject:** Proposed PACT charter school  
**Date:** Tuesday, March 1, 2022 2:15:57 PM

---

Good afternoon, my name is Amanda Patrow. I live on 163rd Ave and Varolite in the sweet bay neighborhood. I have a lot of the same concerns as some of the other residents that live in this area about, building a school and stadium. The biggest things that will affect me is the traffic and the noise. The stadium is going to be loud for a lot of the residents in the area, I'm guessing the will have some sort of intercom systems for announcing and the lights shining through the neighborhood. We can already hear some noise from Central Park when the fans are cheering but other than that we don't hear any announcing. We are worried with the new stadium is is going to cause lots of noise to our quiet neighborhood.

Second, I pick up my son from school everyday. He has cerebral palsy, he is in a wheelchair, non verbal and tube fed. He attends Ramsey Elementary for there center base program. I leave my house about 3:30everyday to pick him up at 3:45. I exit 163rd Ave onto Varolite. I am really concerned about what traffic I will be running into at that time. Sure, I could drive through the neighborhood and exit on 161st but will be the same problem trying to enter Varolite, same thing with 159th. Every exit and enter road into our neighborhood connections to Varolite. We have no other choice! I don't want my son sitting at school wondering and waiting for me because I got stuck in traffic on Varolite and then again on alpine! I really hope that you will take me and my neighborhood into consideration when you make your choice about this school. We strongly feel that there is a better location for a school and it is not in a residential neighborhood.

Thanks,  
Amanda Patrow

**From:** [charlie7751](#)  
**To:** [Chris Anderson](#)  
**Subject:** Opposed  
**Date:** Monday, February 28, 2022 2:16:25 PM

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We are Opposed to the rezoning. We moved to Ramsey 30+ Years ago. It is no longer country living. We are opposed to the Pact School bringing in more traffic the location is all wrong. This is a residential Area.

We live on 166th and Alpaca are property has be run into multitude times since Alpaca has been put Threw. As a Ramsey resident do you believe this will increase our quality of life or take away.

Charles and Judith Canesi

**From:** [Danielle Holder](#)  
**To:** [Chris Anderson](#)  
**Subject:** Opposition to the rezoning located at 7633 161st Ave NW  
**Date:** Monday, February 28, 2022 11:57:01 AM

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Hello Chris,  
Thank you for agreeing to forward this to the EPB

To whom it may concern, I am writing in opposition to the proposed rezoning. Re-zonng in this area is likely to cause environmental hardships to the neighboring residents. I suspect even beyond.

My first concern is that this plan indicates a large amount of impervious surfaces. Once the lot is covered it will create a large amount of runoff that will need to be dealt with. Since the site is small and unlikely to accommodate a stormwater retention area that water will either flood adjoining neighboring properties and roads. Flooding and ground saturation are seasonal nuisance problems now but likely to worsen as the area is covered by buildings.

All or nearly all the residential properties adjoining this construction are serviced by Well and Septic, we are concerned for possible contamination of our soils and waters. These wells are fairly shallow and could become contaminated should flooding occur by organic matter, salt, pesticides and herbicide and vehicle fluids like gas or oil. The number of cars parking on the requested land will be greater than likely a housing development as the property is zoned now. Also different is that the runoff from one big development is likely to collect in one area. This is also true for housing that is on a well and septic are generally less likely to spray chemicals on whatever green area they have left.

I am also asking you to consider the noise and light pollution that the neighborhood would experience should the stadium and field be developed. It is unlikely that any mitigating factors can be implemented to control the noise and light from a stadium. Also at issue would be the surface pollution, natural grass would require large amounts of spraying to be kept up, artificial turf may break down contaminating soils.

There is insufficient reason to believe that this development can be built and safeguard the environment as well. There is no amount of design changes that can make this reasonable. We zone for this very reason so we have some natural areas to act as filters for our pollution. Once this project gets moved forward even for study we are no longer being proactive on our environment we are being reactive to a problem. Please recommend the City Council vote no on moving forward.

Thank you,  
Danielle Holder  
7826 161st Ave NW  
Ramsey MN 55303

**From:** [Donna Mattson](#)  
**To:** [Chris Anderson](#)  
**Subject:** Corrected email / PACT School  
**Date:** Monday, February 28, 2022 3:12:57 PM

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Chris Anderson, ( I corrected this email to say storm sewer not water)

I'm writing in regards to 7633 161st Ave NW proposed PACT Charter School planned for our residential neighborhood.

I live right across the street and I'm opposed to this school being built at this location due to the negative impact it will have on our properties. The site plan shows building the lot to maximum to the point of over building. The storm sewer will harm our wells and septic systems. The city should not be forcing us into a situation where we would need city water and sewer which we don't need for want. I have owned and lived here since they built this neighborhood 40 years ago. All the wells were installed at 80 feet and this would negatively impact them and our sewers. Also I don't want our tree lined street destroyed by the road work the School would require. Trees are the only site and sound buffer we have from Central Park.

Please do not approve #5 Policy Board Business # 1 on the EPB Agenda for Monday, February 28, 2022.

Sincerely,

Donna Mattson  
7808 161st Ave NW  
Ramsey MN 55303

**From:** [Matt Woestehoff](#)  
**To:** [Chris Anderson](#)  
**Cc:** [Brian Hagen](#)  
**Subject:** Fwd: AGAINST the PACT project rezoning  
**Date:** Monday, February 28, 2022 5:31:33 PM  
**Attachments:** [image002.png](#)

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Chris,

Please see the below to be added to the summation of the EPB case if possible as part of the public comments.

Thanks!  
Matt

Matt Woestehoff  
Council Member, Ward Two | City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
P: 763-576-4366  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)  
[cityoframsey.com](http://cityoframsey.com)

Begin forwarded message:

**From:** Jason Patrow [REDACTED]  
**Subject:** AGAINST the PACT project rezoning  
**Date:** February 28, 2022 at 5:20:44 PM CST  
**To:** "[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)" <[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)>

Matt,

For a number of reasons myself and all of my neighbors are against the rezoning of the property the PACT is proposing for their new school location just west of Variolite and north of 161<sup>st</sup> Ave. NW.

For the meeting tonight (2/28/2022) our environmental concerns are as follows:

- The lack of space for a retention pond for containing all of the runoff from the site.
- The very bright lights that will be shining through our neighborhood.
- The noise pollution from load speakers.
- The damage done to the ecosystem of the wetlands.
- The water level in the spring time behind some of our homes gets very high already and any added water to the system could push it into our homes.
- The added runoff from having to widen the roads do to the added traffic.

- The added noise and air pollution from the added traffic.
- Harm and displacement of the wildlife in the area.
- Has a study been done by the Army Corp of Engineers on the impact to the federal flood plain and wetlands.
- Has it been reviewed by a Hydrologist for any impacts to the wetlands, private wells and septic system functions.

There are probably more concerns that will come up with time but we found out about this in short notice.

Thanks,

JASON PATROW

[REDACTED]

[REDACTED]

[REDACTED]

This email is intended to be a privileged or confidential communication. If you have received it by mistake then distributing or copying it is prohibited and you are required to delete it and notify the sender. Email sent to or from sender may be retained by sender.

**From:** [ashley pflager](#)  
**To:** [Chris Anderson](#)  
**Subject:** re: EAP meeting tonight  
**Date:** Monday, February 28, 2022 5:18:34 PM

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Dear Madam and Sirs,

I am writing a letter of concern regarding the proposed PACT High School and Stadium. I was made aware of an EAP meeting this evening February 28, 2022. I am unable to attend with such short notice, so hopefully this letter will find its way into the appropriate hands.

This meeting is regarding the environmental concerns related to the proposed rezoning of the land adjacent to Central Park in Ramsey. This land was intended for the use of single family homes. The land is adjacent to swamp land and the neighborhood to the north is downhill from the proposed building site. The homes to the north have private wells. There is great concern for runoff from the proposed building site, not only during construction but as well as future use of chemicals to treat the grounds. It can impact drinking water as well as the protected wetlands. Can the water table support the demands of a high school and irrigation system as well as an additional 300 homes ½ mile north? There are hundreds of mature trees on that property as well as young white spruce trees that are going to be bulldozed. Hundreds of butterflies and other pollinators inhabit that land. The school cannot possibly replace the maturity of a forest of that caliber in our lifetime, no matter what they propose.

I can write a thousand reasons why putting a high school and football stadium in a residential neighborhood has dire consequences to the land and our environment, but quite frankly I don't think anyone will even read this letter. There are so many dirty politics involved in this deal and I feel like the residents are wasting their time and energy to fight a losing battle. Every single one of the City Council members have direct involvement with either the church or the school. There has been no mention of any of the city council members recusing themselves from the hearing on March 8, 2022. As far as we all know, this deal is done and the only reason the city of Ramsey is holding these public meetings and hearings is of legal formality.

The residents will continue to show up to meetings. We will continue to write letters. We will go above the city council and go to the county, and then the state. The city should represent the residents of Ramsey. We are the taxpayers, and we should have a voice. There is no benefit to either the students of PACT or the residents nearby the proposed building site. There is simply not enough land, no matter how much of a deal the church is giving to the school. You cannot shoehorn this project legally. All involved will be exposed.

Good day,

Resident of Ramsey since 2000

**From:** [Jason Patrow](#)  
**To:** [Brian Hagen](#); [Ryan Heineman](#); [Matt Woestehoff](#); [Mark Kuzma](#); [Chelsee Howell](#); [Debra Musgrove](#); [Dan Specht](#); [Chris Riley](#); [Chris Anderson](#)  
**Cc:** [ramseyrezoningwatch@gmail.com](mailto:ramseyrezoningwatch@gmail.com)  
**Subject:** PACT School Proposal (Project No. 22-107)  
**Date:** Wednesday, March 2, 2022 3:19:42 PM

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City Board Members,

Good afternoon, my name is Jason Patrow. My family and I live off of Variolite and 163Ave.

We are extremely concerned about the impacts of bringing a school into our neighborhood. We live in a quiet area with not a lot of traffic, it is very peaceful.

We understand that it's important for PACT to expand and that they would benefit greatly from another school. The problem is, the location that they want to build it on. It's currently zoned for residential and the roads are not equipped to handle the amount of traffic that a school would bring especially with buses existing off of Variolite.

Below is a list of concerns we have:

- The amount of traffic twice a day even with road improvements would cripple our neighborhood. The only way in or out of our neighborhood is on Variolite. It would dramatically interfere with the response time of emergency vehicles to our neighborhood during those time should the need ever arise.
- The current site plan for the school doesn't allow for enough space for the 12 buses they require which could put the safety of the student at risk.
- There is not nearly enough room for the student drop off and pickup which will push traffic back out onto Variolite or 161<sup>st</sup> causing even more traffic problems.
- The proposed entrance and exit road to the north for pickup and drop off would be a blind spot for traffic do to the hill and its location. This will cause many accidents and possible death in that location. Those of us that live here know how bad it already is at the intersection of 161<sup>st</sup> & Variolite.
- The lack of space for a retention pond for containing all of the runoff from the site. If an underground vault system was to be used there is no storm sewers to carry it away after it was treated. From personal experience and dealing with this type of system, I know the cost associated with it. Our company just proposed installing one for capturing the contents of a tanker truck and the cost was reaching \$175,000. The system here would need to be much larger.
- The very bright lights that will be shining through our neighborhood.
- The noise pollution from load speakers.
- The roof top HVAC units for these types of facilities run all night long and are very load.
- The damage done to the ecosystem of the wetlands.
- The water level in the spring time behind some of our homes gets very high already and any added water to the system could push it into our homes.
- The added runoff from having to widen the roads do to the added traffic.

- The added noise and air pollution from the added traffic.
- Harm and displacement of the wildlife in the area.
- Has a study been done by the Army Corp of Engineers on the impact to the federal flood plain and wetlands.
- Has it been reviewed by a Hydrologist for any impacts to the wetlands, private wells and septic system functions.
- There should be a comprehensive traffic study that includes the future development to the north, PACT school & church with the consideration of all of the events that happen at central park.
- Why is the school not following the recommendations from Minnesota's "**Guide For Planning School Construction Projects**" document. This proposal clearly does not fit many of the guidelines laid out for student and public safety and site selection.
- How is it going to affect our already struggling water system?

Driving around Ramsey, we see lots of signs for land for sale in areas that could handle a school that's not in a neighborhood setting. There are lots that are specifically equipped to handle this type of facility which may cost more for the property but eliminates all of the very expensive infrastructure cost. In the end, it would be much more cost effective, safer for the students and public and shorten their construction schedule.

As for the church, I'm certain with the right approach, we could help them find a developer that would be willing to give them a fair price for the land to build some single family homes and build on our community.

Thank you for taking the time to listen to us but please consider a different location.

Sincerely,  
Jason Patrow

**From:** [Matt Woestehoff](#)  
**To:** [Brian Hagen](#)  
**Cc:** [Kurt Ulrich](#)  
**Subject:** Fwd: Proposed PCHS development  
**Date:** Thursday, March 3, 2022 10:22:46 AM

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See below -

Matt Woestehoff  
Council Member, Ward Two | City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
P: 763-576-4366  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)  
cityoframsey.com

Begin forwarded message:

**From:** Lucas <[laho2018@gmail.com](mailto:laho2018@gmail.com)>  
**Subject:** Proposed PCHS development  
**Date:** March 3, 2022 at 10:18:03 AM CST  
**To:** [mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)

Good afternoon to you, my fellow Ramsey residents and delegates of the citizens. First off I want to say, This is the first time I've written correspondence to any government entity so that is telling of my dedication and interest in the following topic.

I have lived in Ramsey since my 1988 conception. I have seen Ramsey change in ways I never expected or imagined but I have vowed to make Ramsey home for my own Family. Until recently, when that has been under threat by my own backyard being ripped and torn up for development of a school. The main thing I love about this city is the balance between urban and rural. We enjoy the clean streams, ponds and rivers here along with the plethora of wildlife within the community but many in our city council and city hall want to erase that in hopes of putting a few dollars into the city pockets, adding a pretty title on a resume or luring more people here when we cannot even support the current population. The proposed development of the new pact charter HS sits approximately 1300' from my door and but just behind this site is a large wetland and woodland which is at immense risk of being contaminated and destroyed. The roads and paths in this area do not support the increased vehicle and foot traffic that follow and The new woodlands neighborhood across the street, full of young families and children are at risk with increased teen drivers coming and going. I cannot stress enough that this proposed location would be horrible for this community and I question the integrity and reasoning of anyone supporting this cause. stand with your fellow residents and neighbors, we voted you in for this exact scenario so I beg you, don't let me or this community down. It's easy to vote for something happening in someone else's yard but think of it as your own. I want to continue calling this city home but I also stand by my word and conviction which means I will be leaving this city if this

project comes to fruition and I can assure you, I'm not the only one. It's time to stop pissing on the feet of the lifelong Ramsey residents to appease a new crowd. Stop changing this city for the worst when the best part of it is before your very eyes. I pray you have the courage and strength to do what's right for the city and it's people.

With respect and love,  
Lucas and Kayla Aho and family

**From:** [Matt Woestehoff](#)  
**To:** [Brian Hagen](#)  
**Cc:** [Kurt Ulrich](#)  
**Subject:** Fwd: Pact Charter School  
**Date:** Wednesday, March 2, 2022 7:33:16 PM

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Hi Brian-

Another one for you.

Best,  
Matt

Matt Woestehoff  
Council Member, Ward Two | City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
P: 763-576-4366  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)  
cityoframsey.com

Begin forwarded message:

**From:** Tom Johnson <[tomer4511@gmail.com](mailto:tomer4511@gmail.com)>  
**Subject:** Pact Charter School  
**Date:** March 2, 2022 at 7:32:16 PM CST  
**To:** [rheineman@cityoframsey.com](mailto:rheineman@cityoframsey.com), [mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com),  
[mkuzma@cityoframsey.com](mailto:mkuzma@cityoframsey.com), [chowell@cityoframsey.com](mailto:chowell@cityoframsey.com),  
[dmusgrove@cityoframsey.com](mailto:dmusgrove@cityoframsey.com), [dspecht@cityoframsey.com](mailto:dspecht@cityoframsey.com),  
[criley@cityoframsey.com](mailto:criley@cityoframsey.com)

To whom it may concern,

I am writing this email in regards to the proposed pact charter school, and the effects it will have on the residents living nearby. I have lived in the sweetbay ridge neighborhood since spring of 2015. Living in ramsey has been nothing short of paradise, but hearing of the proposal of the school was a real shock to all of us. Our neighborhood has always been a peaceful place, almost like being up north, very quiet, lots of nature and wildlife, and relaxing, after working in the cities during the week for work. This will all change with the building of a new school. Wildlife will be pushed further north, trees cut down the "up north" feel with diminish. The first issue is the traffic, every household in our neighborhood has kids or grandkids, which all like to play outside, rides bikes etc, with a new school being built with traffic twice a day, 5 days a week, it will no longer safe for children to ride on the path along variolite or go to central park. As many of you know variolite was deteriorating for quite some time dodging potholes and going 5 miles per hour to avoid damage to cars. Now we finally got our new road, that was not constucted to sustain the amount of traffic a school would bring. Also we all know that right after the school is built the church with the money

from the sale of the land will then build the parish they have been dreaming about for several years. With the traffic of school days and weekends with the church, it just is not a very feasible site to construct. Another concern that many have is the sound and lights of the stadium, bringing up my earlier note the "quiet up north feel" will be lost. I have a good friend that lives a few blocks from coon rapids high school and on friday nights even being blocks away the noise is almost unbearable. Another question is what was been proposed as far a containing water runoff? at the meeting on monday, they had said that there is really not enough room for a retention pond, so the options are either let it flow into the wetland raising the water level in the neighboring backyards potentially flooding basements and ruining backyards. Another option that I was told was underground tanks which come with a hefty price tag. Now with that being said The state of MN recommends a minimum of 30 plus acres for a high school wouldnt it make more sense for the school to look at other plots of land with more space for expansion and not in an area so densely populated. We all know there is plenty of land for sale in ramsey much larger and able to accomodate for a school. Dont get me wrong I think the idea of a school is a nice addition to ramsey but I think the city, pact and katherine drexal need to all think about how it will effect neighboring communities. Now i know that a few of you have ties to pact or katherine drexal, but i ask you to please look past that and think about "us" as residents of ramsey. The school will happen with time just not on the land that was proposed. I know you have probably received a pile of emails regarding this issue, and think its the same song and dance, but its all of us as a community coming together and trying to keep ramsey and our neighborhoods the place it was when we all decided to land here and call this it our homes. I look forward to seeing you all on tuesday the 8th and again please look beyond the big picture and think about the residents and how it will affect us and the wildlife

thank you

Tom Johnson  
resident of sweetbay ridge