

**From:** [Ramsey Planning](#)  
**To:** ["hlavka@usfamily.net"](mailto:hlavka@usfamily.net)  
**Cc:** [Brian McCann](#)  
**Subject:** RE: Project 22-136: Tom Dehn Plat  
**Date:** Wednesday, September 28, 2022 9:50:21 AM  
**Attachments:** [image001.png](#)

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Dave,

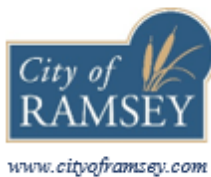
Thanks for reaching out. Your comments are helpful. We'll direct the applicant to look into this situation as he is refining the plans.

You originally received a public hearing notice that the Planning Commission would be hearing this proposal tomorrow night (9/29). Mr. Dehn didn't have all his plans together to meet this meeting, so it is being continued to next month's Planning Commission meeting (10/27). This is good since we can have your comments looked into more.

Brian McCann is the planner on the project (cc'd). Feel free to contact him with any other questions you may have.

Thanks,  
Todd

## *Todd A. Larson*



Todd A. Larson  
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*Our Mission: To work together to responsibly grow our community,  
and to provide quality, cost-effective and efficient government services*

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**From:** [hlavka@usfamily.net](mailto:hlavka@usfamily.net) <[hlavka@usfamily.net](mailto:hlavka@usfamily.net)>  
**Sent:** Tuesday, September 27, 2022 11:54 PM  
**To:** Ramsey Planning <[planning@cityoframsey.com](mailto:planning@cityoframsey.com)>  
**Subject:** Re: Project 22-136: Tom Dehn Plat

To Whom It May Concern;  
September 27, 2022

My name is Dave Hlavka and I reside at 8111 151<sup>st</sup> LN NW. Other than the

additional traffic on our roads, the 2 most involved homes in this plan would be our home and our neighbor at 8100 151<sup>st</sup> LN NW.

We are the homes that have Easements on our properties for the storm water drainage for the 50+ home area known as Whispering Pines Estates. I have seen the plot layout of my property and adjacent properties. These easements are in my back yard, front yard and side yard that extends beyond the end of the cul de sac into the 2 properties including that of 15060 Armstrong Blvd. There is a property document the City sent out that has this all layed out. The storm water run-off area was highlighted in light green.

I have lived here since 1992. The marshy area that would have the cul de sac extension go over it has been known as a storm water run-off/wetland area. A previous owner of 8100 151<sup>st</sup> told me he had spoken to the original owner of the home at 15060 Armstrong Blvd. They had inquired about building at the end of the cul de sac on the westside of their property initially. They were denied because it is the storm water run-off area for the entire Whispering Pines neighborhood. There used to be 4inches to 1foot of standing water. Now, since the Vegetation has grown, the water isn't a pond, it is an area that is marshy in the spring to summer months. The County of Anoka, every year, come and put pellets in the water for mosquito control. Thus, I believe, it is listed somewhere as a wetland area.

There are manmade berms in the wooded area to slow the water that comes downhill from the Armstrong Blvd area. This water winds around and also ends in the storm water run-off/wetland area. This is to prevent our 2 yards from being flooded during the rainy season, stormy weather and winter thaw. Both of our yards have our drain fields on the Eastside and we would like it if the water DID NOT back up into our yards and have problems. The cul de sac proposed would be built going uphill. That would add even more water run-off for the area that they are eliminating. You would be getting rid of all of the grown vegetation in the area so it will revert back to being a pond. Except, the area would now be a cul de sac. Therefore I expect that my yard would have about a foot of standing water in it after a snowy winter and a rainy spring. We would really like to avoid that!

I hope you will take all of my concerns under consideration and thouroughly investigate them before you approve any plan for this development. Below you will find questions we would like answers to.

Sincerely,

Dave Hlavka

## Questions

1. How are the new developers going to deal with the water run-off?
2. What is going to happen to the berms?
3. What has changed in the last 36 years that has made it acceptable to now build over the storm water drainage area for Whispering Pines Estates when it wasn't before?
4. Where would the new homes be built?
5. What is the minimum lot size for well and septic to be used?
6. How far would the cul de sac extend?
7. Who would be financially responsible if we develop well, septic, drain field or standing storm water issues because of this added development? The Developer and/or City of Ramsey?

**From:** [Dave Forsman](#)  
**To:** [Brian McCann](#)  
**Subject:** Project 22-136: Tom Dehn Plat  
**Date:** Tuesday, October 4, 2022 8:03:57 PM

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Hello. Dave Forsman @ 8100 151st LN NW, Ramsey MN 55303. I have a few concerns about this development next to my property.

1. How is this going to change the drainage in the area. Currently I do not have any issues on my side. I do not want any extra drainage going my way.
2. My neighbor showed me a plan for the area. I do not want a pond next to my property. Whos going to take care of the bugs and what if it overfills? My pole barn I work in is back in that direction.
3. I have grass in my back area by my woods. If the trees and vegetation go away is that going to cause my area to become a flood zone. I have been in this house for three years and have not had any issues so far.

This is just a few questions I have for now. Please look at that pond going across next to my property. There is no issues now and I do not want any issues in the future.

Could you please let me know when the rescheduled meeting will be I will be there with my concerns.

Thank you for your time

Dave Forsman.