

From: [Logan Keehr](#)
To: [Chris Anderson](#)
Cc: [Brandon Ulvenes](#)
Subject: RE: Emerald Estates Sketch Plan
Date: Wednesday, October 9, 2024 8:42:45 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

Hi Chris,

We have reviewed the proposed residential development on CR 64 (181st Avenue). It is a County standard to consolidate access onto County Roads so this proposal is extremely undesirable from a County perspective. Adding 13 driveways this close together onto a 55mph road can create safety hazards that wouldn't arise if these were to come off a City Street instead. We believe a T-shaped cul-de-sac could capture the western 9ish lots with small wetland impacts. Additionally, these parcels are located on a vertical curve where site distance cannot be met for every proposed driveway. This creates potential hazards for vehicles turning into and out of their driveways. Adding this many access points this close together will create many conflict points along this stretch with turning vehicles being at risk of rear end crashes. We have also received many complaints regarding passing vehicles creating a hazard for vehicles turning out of driveways. They are not expecting vehicles to be traveling in both lanes in the same direction and almost turn onto the County Road potentially causing a crash.

With all of these concerns noted above, we would like to see this proposed development redone to significantly reduce the number of access points being added to the County Road.

Let me know if you have any questions.

Logan Keehr, PE

Traffic Engineer II

Anoka County Transportation Division
Highway-Transit-Fleet-Surveyor-GIS
1440 Bunker Lake Boulevard NW
Andover, MN 55304
www.anokacountymn.gov

-
Office: 763-324-3100
Direct: 763-324-3183
Fax: 763-324-3020

Our passion is your safe way home!

*Anoka County employee emails have changed recently! We are using the protected .gov classification so our residents know when they are working with a government member. We hope this change will aid in serving our residents safely and securely. Please update the contact information you have to my new email: Logan.Keehr@anokacountymn.gov

From: Brandon Ulvenes <Brandon.Ulvenes@anokacountymn.gov>
Sent: Tuesday, September 17, 2024 2:28 PM
To: Logan Keehr <Logan.Keehr@anokacountymn.gov>
Subject: FW: Emerald Estates Sketch Plan

From: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Sent: Tuesday, September 17, 2024 2:15 PM
To: Brandon Ulvenes <Brandon.Ulvenes@anokacountymn.gov>
Cc: Todd Larson <tlarson@ci.ramsey.mn.us>
Subject: Emerald Estates Sketch Plan

EXTERNAL EMAIL ALERT: This message originated from outside the Anoka County email system. **Use Caution** when clicking hyperlinks, downloading pictures or opening attachments.

Good afternoon Brandon,

The City of Ramsey has received a Land Use Application for a proposed residential development on 181st Avenue (aka County Road 64). The proposed subdivision will result in 13 2.5+ acre lots, each having a driveway onto 181st Avenue. This is scheduled to go to our Planning Commission for review on October 24, 2024. Please provide any comments on the proposed subdivision no later than October 11, 2024 so that, if necessary, we can include any review comments from Anoka County in our case for the Planning Commission. Thanks!

Sincerely,



Chris Anderson
Senior Planner
763-433-9817 | Office
CAnderson@cityoframsey.com
www.cityoframsey.com
7550 Sunwood Dr. NW | Ramsey, MN 55303

Click [here](#) to report this email as spam, a phishing email or other suspicious activity.

NOTICE: Unless restricted by law, email correspondence to and from Anoka County government offices may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.