

From: paul olson

Sent: Sunday, April 19, 2026 6:10 PM

To: Ramsey Planning <planning@cityoframsey.com>

Cc: Todd Larson <tlarson@ci.ramsey.mn.us>

Subject: Planning Commision Re: Strong Opposition to Sketch Plan – Project No. 26-106 (Thomas Allen Homes LLC, 17400 & 17650 Erkium Street NW – 15-lot subdivision)

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April 19, 2026?

Dear Planning Commissioners and Staff,

I am the owner of the 35-acre equestrian estate at 5750 177th Avenue NW, which directly adjoins the western boundary of the proposed 57-acre subdivision. My property includes a large single-family home (built 1999), multiple barns and outbuildings, pastures, and significant wooded areas. It was purchased as a premium rural estate and represents a substantial investment.

I strongly oppose approval of the Sketch Plan in its current form and request that the Planning Commission direct the applicant to significantly scale back the project, impose major protective conditions, or deny it outright and not proceed to Preliminary Plat.

My primary concerns, which are shared by other nearby property owners, are as follows:

1. Inconsistency with Rural Developing designation and zoning: The site is zoned Rural Residential (RR) and guided as Rural Developing in the Comprehensive Plan. This low-density, heavily wooded area

should not be converted into a platted 15-lot subdivision (average ~1 unit per 3.8 acres) that introduces public roads and urban-style development. Approval would set a harmful precedent for further westward expansion that changes the entire character of the Echo Ridge / Rum River area.

2. Incompatibility with the Scenic Rum River Protection Overlay District: The entire 17400 Erkium Street NW parcel lies within the Scenic River Protection Overlay. The proposal's 15 new homes, road infrastructure, and associated clearing (even with the 60% tree-retention limit) will fragment high-quality oak forests, impact wetlands and floodplain areas, and degrade the scenic viewshed, water quality, and natural character that the Overlay is specifically designed to protect. The DNR's "no major concerns" comment does not mean zero impact on the river corridor.

3. Serious Public Safety Risks from Single Entrance/Exit and Misuse of Grandfathered Easement: The entire 15-lot subdivision would depend on only one point of access — the southerly extension of Erkium Street NW, which relies on an existing road easement that was grandfathered for the few current properties already along it. As of 2023 the maximum length of a Cul-de-sac is 600 feet. The southerly extension exceeds several thousand feet putting potential new residents at risk and existing residents at an even further risk by adding new exposures. The applicant is also constructing a new east-west road ending in a "temporary" cul-de-sac to serve all 15 new homes. This single-access design creates unacceptable safety hazards for future residents: in the event of a fire, medical emergency, flooding (the site includes floodplain near the Rum River and Trott Brook), or wildfire in this heavily wooded area, emergency vehicles would have only one route in and out. This is inconsistent with modern fire safety standards and would significantly increase response times in a rural setting. The grandfathered easement was never intended to serve a new 15-home subdivision. Approving this would endanger lives and place unnecessary burdens on emergency services while directly impacting the rural character and safety of adjoining properties, including my equestrian estate at 5750 177th Ave NW.

4. Cumulative environmental and infrastructure burdens: Private wells and septic systems near the Rum River and Trott Brook raise long-term pollution risks. The requested variances (lot depth and cul-de-sac length) further demonstrate that the layout is not well-suited to the site's natural constraints.

5. Requested Variances Are Being Used Solely to Force 15 Lots: The applicant is requesting two variances expressly to make the 15-lot subdivision possible on this constrained, heavily wooded site. These include: (a) reducing the minimum lot depth from the required 200 feet to only 185 feet on two eastern lots (due to an existing easement), and (b) allowing the proposed east-west temporary cul-de-sac to exceed the City's 600-foot maximum length (over 1000ft proposed). Variances are meant to provide relief from unique hardships—not to let a developer push the zoning code limits in order to maximize lot count, density, and profit. The cul-de-sac length variance is especially problematic for me because it extends the new public road all the way to the western boundary of the site, directly abutting my eastern property line at 5750 177th Ave NW. This will bring traffic, noise, lights, and future connectivity right up to my equestrian estate. Approving these variances would reward a layout that does not fit the Rural Residential zoning, the Scenic Rum River Overlay standards, or the natural features of the property and goes against the city's 2040 Comprehensive Plan of preserving rural areas. I request that both variances be denied and that the project be scaled back to a layout that complies with all standards without special exceptions.

6. Direct and severe impact on my adjoining property: The proposal includes construction of a new east-west public road that extends all the way to the western boundary of the development site. The plan explicitly notes this road as a "temporary" cul-de-sac that is intended to connect in the future to 177th Avenue NW. This assumes the development of my property. This will place public traffic, noise, vehicle lights, and residential activity immediately next to my eastern property line. It will eliminate the existing wooded buffer that currently provides privacy and rural character. As an equestrian property, these changes will disrupt animal activities, increase dust and safety concerns, reduce wildlife habitat, and permanently alter the secluded enjoyment of my land.

I respectfully request that the Planning Commission not recommend proceeding to the Preliminary Plat stage. At a minimum, any approval must include the following conditions:

- Complete elimination (or substantial shortening) of the east-west road stub/extension toward 177th Avenue NW to protect my property and other western neighbors.

- Reduction in the number of lots, with significantly larger minimum sizes and mandatory conservation easements or open-space clustering.
- Enhanced tree-preservation requirements, wider vegetative buffers along the western boundary (adjacent to my estate) and riverfront lots, and stricter wetland protections.

Thank you for considering my comments as a directly affected neighboring property owner. I ask that this letter be included in the official record for the April 23, 2026 Planning Commission meeting. I am happy to discuss this further if needed.

Sincerely,

Paul and Stephanie Olson
5750 177th Avenue NW
Ramsey, MN 55303

From: Owen Olson

Sent: Wednesday, April 22, 2026 9:46 AM

To: Ramsey Planning <planning@cityoframsey.com>

Subject: Project No. 26-106

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..

To the Ramsey Planning Commission and City Council,

I'm writing about the proposed 15-lot subdivision (Project No. 26-106) at 17400 & 17650 Erkium Street NW. I live at the property right next to this site, which is about 35 acres and is an equestrian property.

I have some serious concerns about this project, mainly because of how close the proposed lots are to my property. From what I understand, some of the homes could be built really close to my fence line, around 20 feet. That just seems way too close, especially next to a property like mine. There's basically no real separation there, and it feels like it's setting things up for problems right away.

I'm also a first responder, and I have real safety concerns with the layout of this development. From what I've seen, it looks like there would only be one way in and one way out. With the added traffic from 15 new homes, that creates a risk, especially in emergencies where access and response time matter. That area isn't built to handle that kind of traffic flow, and having limited access could slow down emergency vehicles or create issues if something happens and people are trying to get in or out at the same time.

I'm also worried about drainage and runoff. With new roads, grading, and construction, the way water moves through the area is going to change. There are already wetlands and floodplain areas nearby, so I want to make sure this doesn't end up affecting my property or causing issues long term.

Overall, I don't think this layout fits the area very well. Even if it technically meets zoning requirements, putting homes this close to an existing property like mine without any kind of buffer doesn't make sense and doesn't match the rural feel of this part of Ramsey.

I'm asking the City to take another look at this plan and require some changes before moving forward. At a minimum, there should be a much bigger setback or buffer between the new homes and my property line, along with some kind of natural barrier like trees or a berm. I also think the drainage situation needs to be looked at more closely to make sure nearby properties aren't affected. I would also strongly encourage the City to reconsider the single access point and evaluate whether a second access or improved traffic plan is needed for safety.

I'm not against development in Ramsey, but this plan as it is right now is going to create unnecessary issues. I'd really appreciate you taking my concerns into consideration.

Sincerely,

Owen Olson

5750B 177th Ave nw

Ramsey, Minnesota 55303

Sent from my iPhone

From: Jolene DeJarlais

Sent: Tuesday, April 21, 2026 6:48 AM

To: Ramsey Planning <planning@cityoframsey.com>

Subject: 17400 & 17650

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I think that we have had enough new and dense development in Ramsey this is considered an agricultural area.it is unrealistic to put a road through to 47. The roads 47 & 7th avenue cannot handle the traffic as it is. I'm opposed to any variances. Concerned citizen of 5910 177 avenue Jolene DeJarlais.

From: Stephanie Tracht

Sent: Wednesday, April 22, 2026 2:06 PM

To: Ramsey Planning <planning@cityoframsey.com>

Subject: Opposition to proposed subdivision - Project 26-106

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Hello Ramsey Planning Commission,

My name is Stephanie Tracht, my husband is Colin. We reside at 5829 177th Ave NW. We moved to Ramsey in 2005, attracted in large part by the rural character of the area and especially in our immediate neighborhood. We are raising our two sons here. I work in downtown St. Paul. Colin has commuted all over the metro area. Our home and neighborhood is our oasis.

It has come to our attention, thanks to the efforts of a neighbor, there is a new proposal for a 15-lot subdivision at 17400 and 17650 Erkium Street NW (Project 26-106). After studying the proposal and sketch plan, we are very concerned. First, a variance is needed for the nearly 1000 ft cul-de-sac, but more concerning are comments indicating this cul-de-sac is temporary and it will connect to the west with 177th Ave NW - where we live. It also appears the planned connection point would cut through the middle of the beautiful and secluded 35 acre property at 5750 177th Ave NW?!

This will essentially turn our quiet rural road into a through street for not only the 15 new homes in the proposed development, but also for the Erkium Street neighborhood in general. This will increase traffic, noise, dust, wear and tear on the road, as well as increase safety concerns for children, pets, livestock and adults. I walk my leashed dogs

daily on the 177th Ave, one of our sons walks to/from his school bus stop at the corner of 177th and 47. There are no shoulders or sidewalks on 177th Ave.

Have traffic studies been done? There would be increased traffic at the intersection at 177th Ave and Co Rd 47. Within a half mile of this intersection are:

- 1) the notorious "S curve" on 47 where there have been multiple serious motor vehicle accidents in recent years.
- 2) the intersection of 47 and Green Valley Road just to the south - it's quite busy during morning and afternoon rush hours.
- 3) the intersection of 47 and Co Rd. 27 - also quite busy during rush hour.

Lastly, we are concerned how changing 177th Ave into a through street will lower the desirability and value of our property.

To be clear, we strongly oppose this project. We have watched countless Ramsey farms, fields, and open spaces be irreparably changed and developed into subdivisions, schools, businesses. We ask that the city abide by its bylaws and restrictions and deny the requested variances to help preserve the unique character and value of our existing neighborhood.

Sincerely,

Colin and Stephanie Tracht
5829 177th Ave NW
Ramsey MN 55303