

Thomas Paschke

From: support@civicplus.com
Sent: Friday, February 27, 2009 11:59 AM
To: Thomas Paschke
Subject: Online Form Submittal: Contact Thomas Paschke

The following form was submitted via your website: **Contact Thomas Paschke**

Name:: Gary L Stenson

Address:: 2179 Ferris Lane

City:: Roseville

State: : MN

Zip:: 55113

Home Phone Number:: [REDACTED]

Daytime Phone Number:: [REDACTED]

Email Address: [REDACTED]

Please Share Your Comment, Question or Concern: As a follow up to our phone conversation I am contacting you to express my opposition to changing the NE corner of Cleveland and Co Rd B from low density to high density. On three sides of the site there are single family or townhomes. Only on the North is high density and that is appropriate up against a major transportation corridor like hwy 36. The proposed project would provide an afternoon shadow over my home and neighboring units.

Additional Information:

Form submitted on: 2/27/2009 11:59:24 AM

Submitted from IP Address: [REDACTED]

Form Address: <http://www.ci.roseville.mn.us/forms.asp?FID=99>

Thomas Paschke

From: Marietta E Booth
Sent: Sunday, January 25, 2009 5:08 PM
To: Thomas Paschke
Subject: Land Use Plan Amendment 2025 County Road B

Hello,

I am writing about my concern for the request for approval of a comprehensive land use plan amendment and general concept planned unit development to allow the construction of a 77-unit, 4-story Active Senior Living Community at 2025 County Road B.

This land is now zoned residential. I believe this would need to change so that a 77-unit building could be constructed. I think this should stay zoned as residential. Having a 77-unit building with 1, 2, and 3 bedroom units will have more than 77 people living in them not counting the various workers and visitors. This seems to be quite a dense population for this area. The vehicle traffic will increase at this intersection as well as pedestrian traffic.

My other concern is will the developer be able to find buyers for the living space? Will he have commitments before he proceeds to excavate?

Will this be a boondoggle like other projects that have started but were left high and dry because financing or buyers was not forthcoming?

Perhaps this land could be promoted for a four-plex or duplex. Maybe it should be used as "Victory" gardens where the "farmers" pay the city to till the soil.

I hope the Planning Commission will think long and hard before granting any variance.

Marietta Booth

[REDACTED]
Roseville, MN 55113

Thomas Paschke

From: Norgard, Sandy L [REDACTED]
Sent: Monday, January 26, 2009 11:41 AM
To: Thomas Paschke
Subject: Art Mueller Senior Living Proposal - Roseville
Importance: High

Dear Mr. Paschke,

I live in the Ferriswood Condominium Association at Ferris Lane and County Road B. I understand that Mr. Art Mueller wants to build a 4-story, 77-unit senior living complex at the corner of County Rd B and Cleveland.

I want you to know that I am strongly against the idea since the building would obviously have a big impact on me with it being clearly visible from my home.

Respectfully Yours,
Sandy Norgard

[REDACTED]
[REDACTED]

01/26/2009

Thomas Paschke

From: [REDACTED]
Sent: Sunday, March 01, 2009 11:45 AM
To: Thomas Paschke
Cc: [REDACTED]
Subject: 2025 County Road B

Dear Sir:

I have been informed of the proposed multi-family building at 2023 County Road B. I am concerned that any excavation in that area may disturb the underground water flow and will impact the Midland Grove Condos.

As you may know, last year the Midland Grove Condo Association spent hundreds of thousands of dollars correcting water issues in the underground garages. Any digging near there may change the flow of the water underground and may perhaps direct it into the condo area, thus undoing what was done last year.

I am requesting that the City of Roseville require the developer to do an environmental impact assessment that specifically address the potential water issues and consult with the environmental firm, Barr Engineering, that handled the water project at Midland Grove Condos.

Please enter my concerns into the minutes at the hearing on March 4, 2009.

Ruth Marston
Owner,
[REDACTED]

Thomas Paschke

From: Wright, Paula C [REDACTED]
Sent: Monday, March 02, 2009 4:59 PM
To: Thomas Paschke
Subject: Rezoning on West Cty Rd B
Importance: High

Dear Mr. Paschke:

When I wrote you the other day, I forgot a couple of VERY IMPORTANT things:

1. that one of the "other" plans pending for our neighborhood with regard to the 55-unit development is that it will also cause **possible traffic jams on our road as well as a possible back up as traffic turns from the Cleveland Exit from the freeway onto Cty Rd B**. My goodness, it happens NOW and we don't have 55 extra people using this road plus employees that need to work there! I think you better take into consideration just HOW MUCH traffic comes from 35W and turns left onto Cty Rd B. It's a healthy number! When I come home from work at night, it backs way up!
2. AND, the people that currently live at 1995 West Cty B will have their home **and** residence re-zoned as "mid-density". We knew the people that grew up in that home. That's a residence and should not be changed.

Neither Mr. Wright nor I are in favor of either of the above.

Thank you for your consideration.

Paula Wright

Paula C. Wright
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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03/03/2009

LAND USE TWO

FEBRUARY 28,,2009

TO THOMAS PASCHKE, CITY PLANNER

FROM:

ROBERT J. OLSEN

ROSEVILLE, MINNESOTA

55113-3876

THE SUBJECT IS THE MODIFIED PROPOSED LAND USE AMENDMENT FOR
2025 COUNTY ROAD B.

MR. PASCHKE – THE MODIFIED PROPOSAL DOES ABSOLUTELY NOTHING
TO IMPROVE THE SITUATION IF SUCH A FACILITY IS CONSTRUCTED AT
THE SITE ON COUNTY ROAD B. IT IS TOTALLY OUT OF SYNC WITH THE
NEIGHBORHOOD AND DOES NOT BELONG AT THAT LOCATION. ALL OF
THE PROBLEMS THAT WERE COVERED IN MY FAX OF FEBRUARY 2, 2009
REMAIN AND THE PROJECT SHOULD BE TURNED DOWN. I AM ENCLOSING
A COPY OF THAT FAX AND REQUEST THAT A COPY OF THESE FAXES BE
GIVEN TO EACH MEMBER OF THE PLANNING COMMISSION, PREFERABLY
BEFORE THE MARCH 4TH MEETING. THANK YOU.

LAND USE

FEBRUARY 2, 2009

TO THOMAS PASCHKE, CITY PLANNER

FROM:

ROBERT J. OLSEN

ROSEVILLE, MINNESOTA

55113-3876

SUBJECT IS THE PROPOSED LAND USE AMENDMENT FOR 2025 COUNTY ROAD B.

THE CONSTRUCTION AND OPERATION OF A FOUR-STORY, 77 UNIT, ACTIVE SENIOR LIVING COMMUNITY PROPOSED FOR OUR NEIGHBORHOOD IS TOTALLY INAPPROPRIATE. ROSEVILLE HAS BEEN A TREMENDOUS PLACE TO LIVE AND RAISE FAMILIES AND ONE OF THE REASONS IS THE CAREFUL MANAGEMENT OF THE LAND USE PLANS. THE HEIGHT OF THE PROPOSED BUILDING DOES NOT BLEND IN WITH THE HOMES ADJACENT TO THE SITE AND THE INCREASED TRAFFIC WILL DO NOTHING BUT REDUCE THE VALUES OF THE EXISTING RESIDENCES. THE MANAGEMENT OF FUTURE OPERATIONS CAN HARDLY BE COMPATIBLE WITH THE NEEDS AND WISHES OF THE EXISTING NEIGHBORHOOD.

ART MUELLER IS A FRIENDLY AND PERSONABLE PERSON WHO WOULD MAKE A GREAT NEIGHBOR AND FRIEND. HOWEVER, ART WAS THE DEVELOPER OF THE CONDOMINIUM ASSOCIATION IN WHICH WE LIVE AND THE VARIOUS PROBLEMS WITH THAT DEVELOPMENT DO NOT BODE WELL FOR THE PROPOSED ACTIVE SENIOR LIVING BUILDING. ART'S SUPERVISION OF THE CONSTRUCTION LEFT SO MANY LOOSE ENDS THAT THE HOMEOWNERS OF THE FERRISWOOD CONDOMINIUM ASSOCIATION HAVE SPENT A LOT OF MONEY CORRECTING THOSE PROBLEMS AND IT APPEARS MORE IS YET TO COME. THE DRAINAGE SYSTEM INSTALLATION HAS LEFT SEVERAL VERY WET LOWER LEVELS WHICH HAVE REQUIRED SEVERAL ADDITIONAL INSTALLATIONS TO UNDUE THE EXISTING UNITS AND REPLACE THEM TOGETHER WITH THE REPAIR OF THOSE WATER CREATED PROBLEMS. WE HAVE HAD EXHAUST SYSTEMS VENTED INTO ATTICS THAT REQUIRED EXTENSIONS THROUGH THE ROOF TO SOLVE THE MOISTURE ACCUMULATION PROBLEMS. ART IS NOT A PROFESSIONAL DEVELOPER AND WE WOULD SHUDDER AT THE PROBLEMS THAT ARE LIKELY TO ARISE WITH THE PROPOSED STRUCTURE.

TO THIS DAY, WE HAVE PROBLEMS THAT HAVE ARISEN FROM THE INCOMPLETE PAPERWORK THAT SHOULD HAVE BEEN DELIVERED AT THE

TIME OF THE CONSTRUCTION OF THE FERRISWOOD CONDOMINIUM UNITS. THE SPECIFIC LOCATION OF THE SEWERS DOES NOT HAVE A MAP THAT CAN PERMIT ANY ACTIVITIES THAT FUTURE NEEDS MIGHT REQUIRE. THE RETAINING WALL ON THE WEST SIDE OF FERRIS LANE WAS NEVER BUILT OR LOCATED AS DESIGNED. AS MUCH AS WE LIKE ART, PERSONALLY, WE WOULD NOT WANT HIM TO BUILD ANYTHING ELSE FOR US.

WITH THE HIGH QUALITY RETIREMENT HOMES AND ASSOCIATIONS THAT ARE AVAILABLE AND PROFESSIONALLY CONSTRUCTED AND MANAGED, WHY WOULD ROSEVILLE WANT TO ADD AN ORPHAN TO THE MIX? PLEASE LET THE PRESBYTERIAN HOMES AND SIMILAR ORGANIZATIONS DO THEIR THING AND PREVENT SUCH BLIPS IN OUR ROSEVILLE COMMUNITY LAND MANAGEMENT AS IS BEING PROPOSED BY ART MUELLER.

A handwritten signature in black ink, appearing to read "Robert J. Mueller". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Mueller".

Thomas Paschke

From: DIANE LEAN [REDACTED]
Sent: Wednesday, March 04, 2009 9:08 AM
To: Thomas Paschke
Subject: 2025 County Road B

My name is Diane Lean and I have lived, with my husband, at 2250 Midland Grove Rd., #308 since April of 2007. One of the reasons we loved this property when we purchased it was because when you turned into Midland Grove Rd., your only purpose was to come to Midland Grove Condos. The landscaping is beautiful and there is so much property that is not covered by the buildings. We face north, looking at 36 and 35E, but with the trees between we don't notice that much.

If Mr. Mueller builds the complex that he intends, it will change the property values at Midland Grove. People won't buy here if it is too congested. The easement property is just that, so it shouldn't count in the size of the property being sold because it can't be used for anything. The rest of the property is too small for what Mr. Mueller has in mind for it.

Thank you,

Diane Lean