

Derr, Lisa

From: Brady Kjos [brady.kjos@us.lawson.com]

Sent: Tuesday, January 10, 2012 1:23 PM

To: Derr, Lisa

Subject: Concerns regarding the Lakes of Radisson 49th Addition - Case: 11-0046

My name is Brady Kjos and I live in the Lakes of Radisson with my wife Abby and our two young children. We are opposed to the location of the proposed 49th Addition to the Lakes of Radisson. I have addressed the four main concerns we have with respect to this subdivision, along with additional detail explaining our position. We have further concerns as well, but these are the primary issues that seem to be shared among other residents I've had an opportunity to speak with about the proposed plan.

Wetland alteration:

The subdivision in question requires alteration of a wetland that was supposed to be left undisturbed under the Master Land Use Plan approved by the City of Blaine (see Wetland #2). The alteration of Wetland #2 required a special wetland mitigation permit and approval from the Coon Creek Watershed District. This fact alone should be sufficient grounds for greater scrutiny and a much broader resident notification plan. Since the alteration of this wetland was not approved as part of the original plan approved by the City, all residents of the Lakes of Radisson (if not the entire City of Blaine) deserve to be notified and provide their input regarding the planned modification to this critical habitat.

High number of vacant lots:

The number of vacant buildable lots in the Lakes of Radisson is considerable (in excess of 100+). Adding more lots to an oversaturated market makes little sense at this time. We want nothing more than to see the existing vacant lots built up. The last thing the Lakes of Radisson needs is more vacant lots. It seems inconceivable that the number of vacant lots currently available in this development has been taken into consideration for this proposal.

More suitable parcels for a new single-family subdivision:

There are far more appropriate parcels of vacant land in the Lakes of Radisson that should be considered for a new subdivision. There are several parcels of land on the North end of the development that we would love to see subdivided and developed as per the Master Land Use plan. What we absolutely do not want is the natural areas within our beautiful community to be subdivided into a housing development. Building houses in the middle of a natural environmental area runs counter to the stated goals of this community. Why are we considering a new subdivision on land that the community wants to see preserved, while large multi-acre parcels that should be developed lie vacant?

Destruction of the Natural Area/East Lake Park:

The natural area being considered for development is a considerable asset to the Lakes of Radisson community and the City of Blaine as a whole. The Lakes of Radisson Master Land Use plan on the City of Blaine website indicates that this part of the development is designated as park/natural open space. For those of us who are transplants from other cities, this particular open area was one of the primary reasons we chose to build in the Lakes of Radisson. We consider the natural area on the East end of the development to be one of the crown jewels of the Lakes of Radisson. The wetlands, uplands, and woodlands that adjoin East Lake Park and the trail system are a considerable asset to our community. Adding a housing subdivision right in the middle of this natural area runs contrary to the very essence of a community like the Lakes of Radisson that is supposed to exist in harmony with the natural surroundings.

In the final analysis, this subdivision will have an extremely high impact on the development with relatively little reward. While the builder and the 9 new homeowners will certainly benefit from this subdivision, it will dramatically change the landscape of the Lakes of Radisson development and will permanently alter the natural beauty and continuity of East Lake Park and the adjoining trails and Open

1/10/2012

Space. If the Planning Commission feels that this project must move forward immediately, we respectfully request additional time for consideration so that we may properly notify all residents of the Lakes of Radisson of the proposed subdivision and seek their input. While the law only requires formal notification of those residents living within 350 feet of the planned development, the approval of this subdivision will have considerable impact on the residents living in the Lakes of Radisson as well as the residents of the City of Blaine who utilize the trails and park system.

Sincerely,
Brady and Abby Kjos
3568 122ND CIR NE
Blaine MN, 55449
763-443-3778

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Derr, Lisa

From: Shannon Jackson [krause2008@yahoo.com]
Sent: Thursday, January 05, 2012 10:03 PM
To: Derr, Lisa
Subject: Case 11-0046

Hi,

My wife and I will not be able to attend the public hearing regarding the pending plat approval for the Lakes Parkway/South Lakes Boulevard.

With so many vacant lots in the Lakes Community, we are disappointed to hear that possibly new land will be excavated in an open space park reserve behind are home. The open space park reserve is what drew us to this community and thought nothing could be built in that area. Could this type of request happen again in the future?

We would like to request at the very least that a minimal amount of trees be removed for environmental purposes if this is approved.

Thanks!

Brandon and Shannon Krause
3355 120th Circle NE
Blaine, MN 55449

1/6/2012

Derr, Lisa

From: Scarrella, Rachel [RachelScarrella@edinarealty.com]

Sent: Tuesday, January 10, 2012 2:27 PM

To: Derr, Lisa

Subject: Opposition to the proposed Hans Hagen development site in the Lakes

We moved into the Lakes Development a year ago. I am a realtor, which allows me to see a wide range of homes and neighborhoods. One of the most appealing aspects of this development, which sealed the deal for us to move into it, was the wetland, wildlife, and undeveloped area many of which are right out our back door. What a shame it would be to build on it!

There are so many vacant lots already (which doesn't look great) why start building more, especially if it takes away some of the natural elements that this development offers.

One of the worst things we could do as a development and community is over develop our space.

Besides gaining property tax revenue, it does nothing else. I can't think of anything worse than taking this space, bulldozing it down, and throwing more homes onto it. It won't up the value of our area, it will negatively affect it since one of the main draws is the proportion of homes, wetland and parks.

Please hear us out and turn down the proposal to build. Hans Hagen can choose any number of lots that are already available in our development.

Thank you for your consideration.

Rachel Scarrella

3331 120th Circle NE

Blaine, MN 55449

651-246-3210

Derr, Lisa

From: Derr, Lisa
Sent: Tuesday, January 10, 2012 2:25 PM
To: Derr, Lisa
Subject: FW: Lakes subdivision proposal

From: Leighton, Tim
Sent: Tue 1/10/2012 10:45 AM
To: tryan@ci.blaine.mn.us; dswanson@ci.blaine.mn.us; dclark@ci.blaine.mn.us; kkolb@ci.blaine.mn.us; rherbst@ci.blaine.mn.us; carneson@ci.blaine.ci.mn.us
Subject: Lakes subdivision proposal

Dear Blaine City Council and Planning Commission,

As you continue to work diligently on behalf of the City of Blaine residents, before you is a subdivision proposal by Hans Hagen Homes on the East End of the The Lakes.

If you want the Lakes to continue to be a destination place for families, I urge, and expect, defeat of this proposal.

That East Lake Park, the wetlands and the trails that border it and accent it are one of the many magnets that attract families to the Lake Area.

The area has been called a "crown jewel" by many Lakes' residents, as well as Blaine residents that enjoy the trails and parks on a daily basis.

Who is being served by this subdivision? Certainly not the residents. Is the City of Blaine's motivation an anticipated revenue source from more property taxes? Adding a subdivision is counterproductive and altering the natural areas benefits nobody.

An abundance of homes sit empty in the Lakes and vacant lots are plentiful. Those numbers are certain to multiply in the wake of a poor, short-sighted decision.

There are many other inviting communities in the Twin Cities metro, but residents have chosen the Lakes in Blaine because of its beauty, charm and balance between urban living and taking in the natural wonders of our environmental resources.

Is the trade-off of homes now worth it for the potential of fiscal disaster later?

Thank you for your time and your service to the residents of Blaine.

Tim Leighton
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