



MAYOR & COUNCIL COMMUNICATION

DATE: 9/15/15
Regular Agenda
ITEM #19

AGENDA ITEM: Manning Avenue Redesign

SUBMITTED BY: Clark Schroeder

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: City Council / Staff

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation.....City Administrator
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: City Council

FISCAL IMPACT: Varies by design

SUMMARY AND ACTION REQUESTED:

As part of the overall Manning Avenue redesign which will cover the road from I-94 to 36, the council needs to give direction to Washington County in a couple different areas. One of these areas is what is now called County Road 14 and Manning Avenue. The County will be realigning County Road 14. The current condition is that cars come to a T stop at Manning avenue as they travel west on 14, they need to turn north and take a left at the stop light if they wish to continue westbound. Individuals wishing to travel south on Manning need to stop at a light and take a left turn to continue traveling south. These intersections have reached or will shortly reach capacity for clearing and will or are becoming less safe. As part of the new road that will be built to straighten out 14 the County will be turning back “old Highway 5” to the city. This road will service the Fields of St. Croix development and other individual residences. The County is looking for direction from the City Council on the design of the south-west end of Old Highway 5 and its connection with County Road 14. There are two options. Option “C” is to connect Old

5 with 14 at south west corner. Option “C2” is to dead end the road by putting in a cul-de-sac and building a new connecting road between 14 and old 5.

Option C would require no city right of way or construction costs. Option C2 according to Washington County:

The City would be responsible for all costs associated with roadway, utilities and right of way for the connection road between Old Hwy 5 and new CSAH 14. Preliminary estimates for the roadway (without sidewalks) and utilities would be approximately \$180,000 and \$75,000 respectively. Cost estimates for the right of way are very difficult to predict right now. We would have to anticipate the ultimate land use, whether the land will need to be condemned (all indications are that it would have to be), and any severance payments awarded for severing the land owners property. The right of way needed for the connection road is approximately 0.9 acres and the area of land to the west that is severed from the parcel is approximately 3.2 acres. While we cannot give a specific land value for this parcel – commercial land in this area can go for \$40,000 to well over \$100,000 per acre.

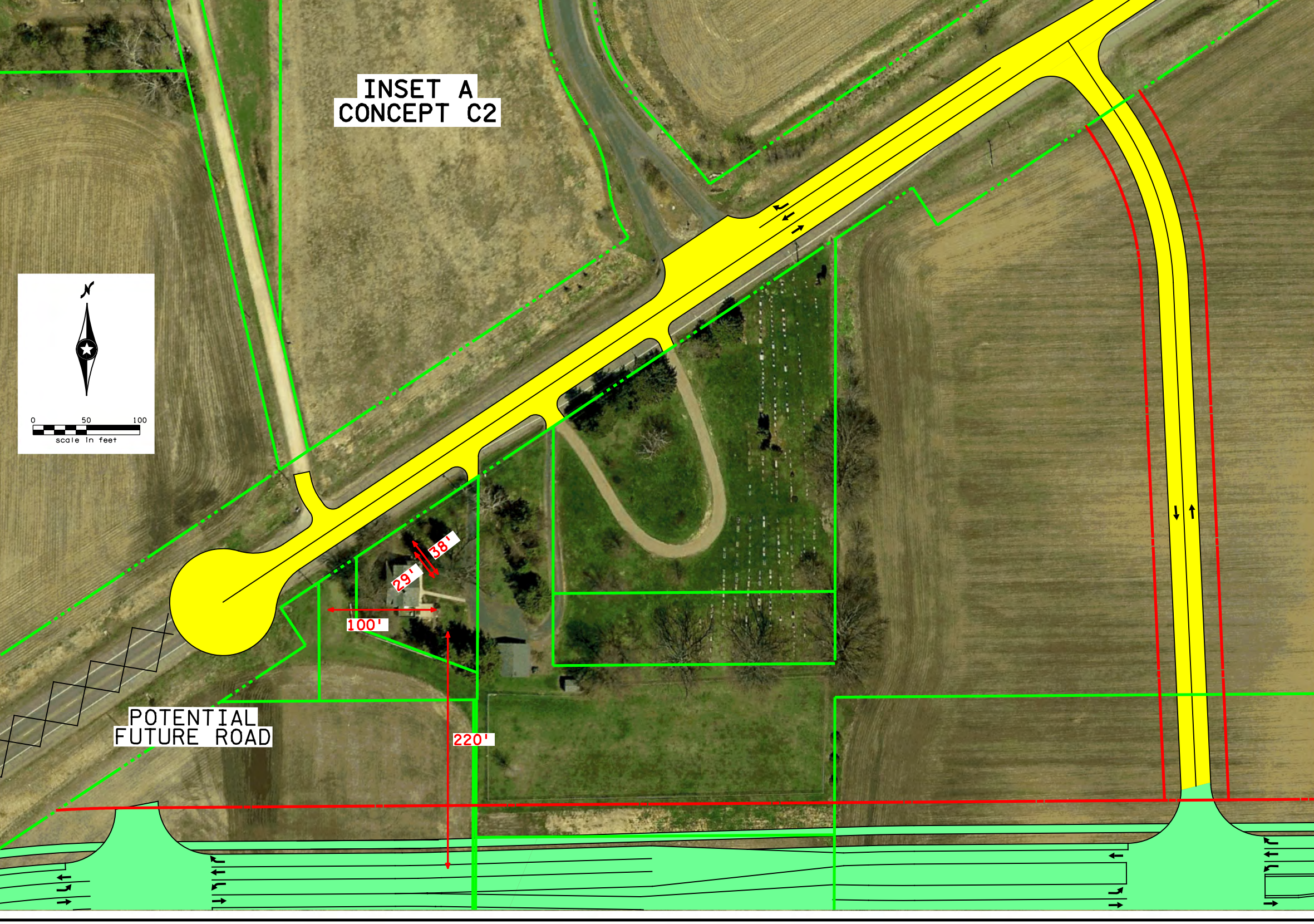
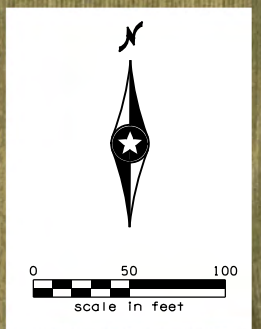
There are pluses and minuses for each option. The County will be making a presentation and answer any questions you have in order to help you give direction.

RECOMMENDATION

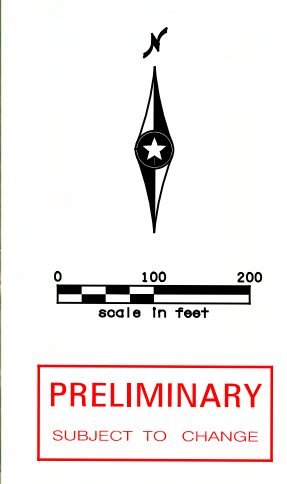
Lake Elmo Planning Commission recommends concept C of the attached plan. Recommendation is that the City Council should give Washington County Direction on the preferred option being C.

TH 5 REALIGNMENT - CONCEPT C

INSET A
CONCEPT C2



PROJECT TERMINI
4 - LANE SECTION
TO CONTINUE UNDER
ANOTHER PHASE



OLD TH 5

FAIRGROUNDS
ACCESS ROAD

WASHINGTON COUNTY
FAIRGROUNDS

MANNING AVENUE
(CSAH 15)

3/4 ACCESS

SEE INSET A

40TH STREET NORTH

CSAH 14

940'

