

UNIFORM STREET NAMING AND PROPERTY NUMBERING SYSTEM

FOR

WASHINGTON COUNTY, MINNESOTA

MANUAL OF PROCEDURES AND APPLICATION

by the

WASHINGTON COUNTY PLANNING ADVISORY COMMISSION

Adopted and Recommended
by the
Washington County Planning
Advisory Commission
May, 1967

PREFACE

This manual of procedures and application is intended for use in reassigning street names and numbers throughout the County. It is also intended for use in assigning new street names and numbers as new developments take place.

This manual is the culmination of many years of work by many persons and governmental agencies. Major contributions were made by the following:

The Cottage Grove Town Board
Cottage Grove Planning Commission
South Washington County Planning Commission
Metropolitan Planning Commission
Midwest Planning and Research, Inc.
Dakota County Officials
Washington County Officials
U.S. Post Office
Washington County Planning Advisory Commission

Over five years of work has gone into the preparation of the uniform street naming and numbering system. The system is designed such that it can be utilized by all communities in Washington County.

This uniform street naming and numbering system is similar to that recently adopted by Dakota County.

The system for Washington County is not mandatory. Each City, Township, and Village may or may not utilize the system depending upon local desires. It is strongly urged, however, that each community use the system in order to attain the desired goal of uniformity throughout the County.

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INTRODUCTION

Throughout the Twin Cities Metropolitan Area, communities are growing and adding to their street systems. One irritation of urban life is the waste of time and patience resulting from unsystematic and haphazard housing numbering and street naming. Street names which give no clue to the section of the community and property numbers which are seemingly not related to blocks, cross streets, or other features slow down the governmental, social, and business life of a community.

In many parts of the metropolitan area, duplicated or confusing street names lessen the efficiency of everyday life. For example, mail intended for delivery to a person in Cottage Grove may be sent to an identical address in Saint Paul by mistake, due to duplication of addresses. Delivery trucks, home visitors, emergency vehicles, and others may have difficulty in finding addresses when there is lack of a uniform street naming and numbering system.

The problems arising from inadequate street naming and house numbering grow more complicated as time passes and the County grows. Finally a complete reorganization is necessary; the more built-up the community, the more difficult the reorganization. While there are some difficulties in changing the street naming and numbering system of a community, the long-range benefits far outweigh the temporary inconvenience. Some communities, such as North Saint Paul, for example, have found that the difficulties and temporary inconvenience during the change-over are not as severe as might be imagined.

The primary reasons for implementing a uniform street naming and numbering system in Washington County are:

1. Make the change now while it is relatively easy; such a change will be much more difficult in the future;
2. Reduce difficulty in emergency vehicle access to property;
3. Reduce loss of mail, incorrect deliveries, loss of time, and wrongly addressed mail;
4. Improve "image" of community and reduce unfavorable impression left by present system;
5. Reduce "searching" for addresses by moving vehicles;
6. Improve delivery truck service;
7. Improve maintenance of legal documents; and
8. Eliminate duplicate addresses.

PART I: STREET NAMING SYSTEM

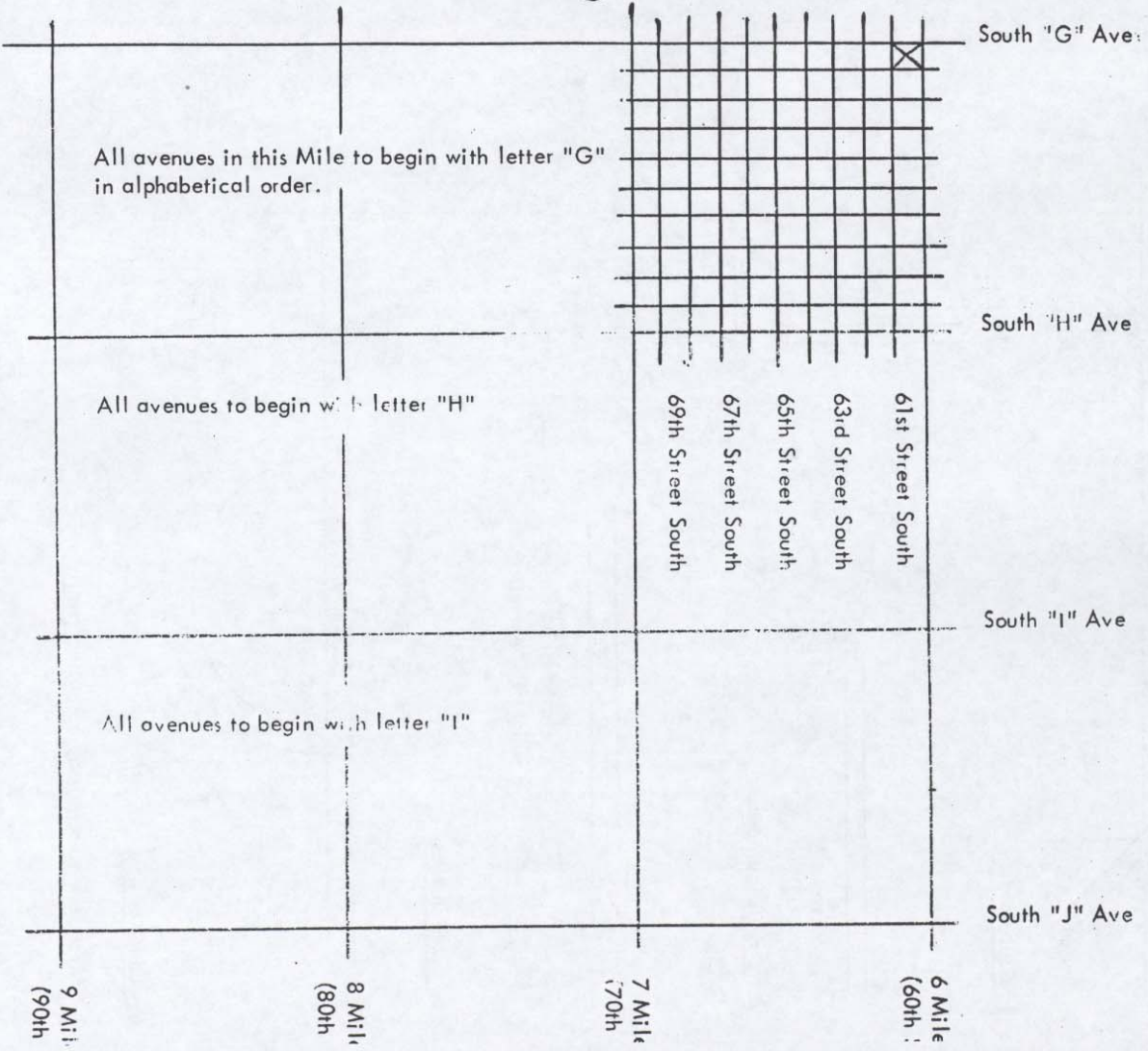
The basic street naming system is as shown on map, Street Naming and Property Numbering Washington County. The main features are:

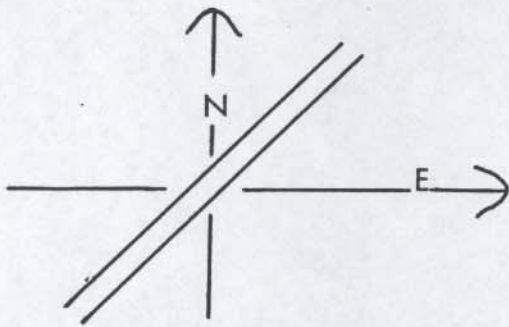
1. The point of origin is the State Capitol Building (same point utilized by Dakota County) and Highway No. 12. This permits easy adaptation to additional areas in Washington County and relationship to Dakota and Ramsey Counties.
2. A basic grid pattern has been established with one-mile intervals for easier identification. North-south streets are labelled as avenues with Avenue A at the State Capitol; then eastward, Avenues B, C, D, and so on at one-mile intervals with Avenue T being about two miles east of the Saint Croix River. Main east-west streets are indicated as follows: One-Mile Street South is one mile south of Highway No. 12; Six-Mile Street South is the northern boundary of Cottage Grove with Twelve-Mile Street South being at the southern boundary.

Most persons will know where they are in relation to the State Capitol with relative ease; for example, the intersection of Avenue M and Six-Mile Street South is 12 miles east of the Capitol and 6 miles south of Highway No. 12 (Hudson Road); this location would be the extreme northeast corner of Cottage Grove.

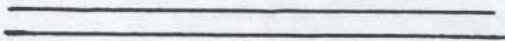
3. Streets between "Mile" streets are assigned a number for each mile; avenues between One-Mile Avenues are assigned alphabet categories for each mile. It is thus possible to determine your approximate location within each mile grid bounded by main streets and avenues.
4. Streets not running east-west or north-south have been assigned special names as follows:
 - a. Streets running NE to SW are called Boulevards.
 - b. Streets running NW to SE are called Roads.
 - c. Meandering streets, cul-de-sacs, and other miscellaneous streets are named in accordance with the enclosed chart (Miscellaneous Street Name Designations).
5. Existing Street Names In some instances, it will be possible and even desirable to retain the existing street names, especially if they have some historic significance. For example, Military Road could still be called by that name as it runs from northwest to southeast.

SUBDIVISION OF MILES

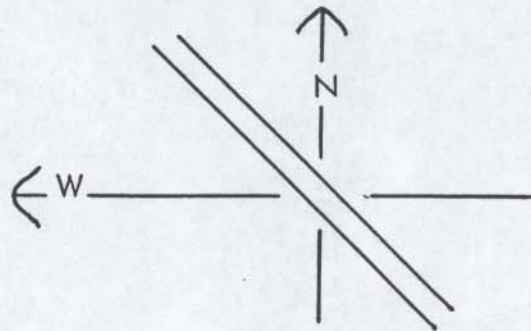




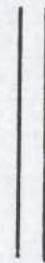
1. Boulevards



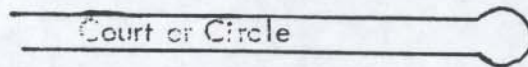
3. Streets (by number)



2. Roads



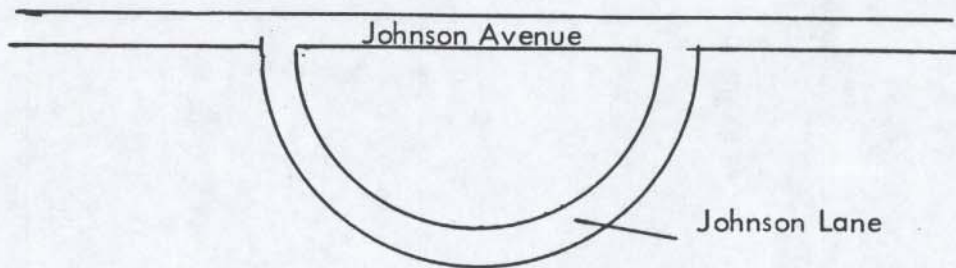
4. Avenues (by name)



Name related to base street
from which it is extended

Cove

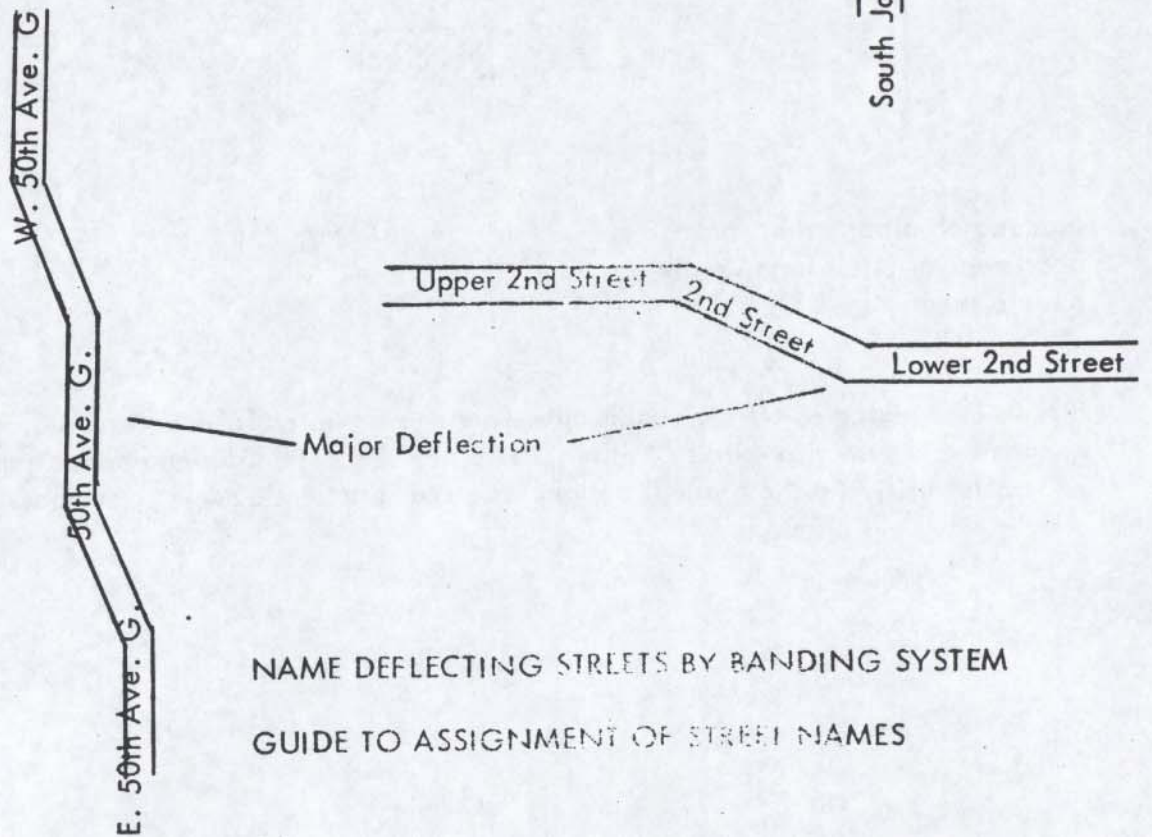
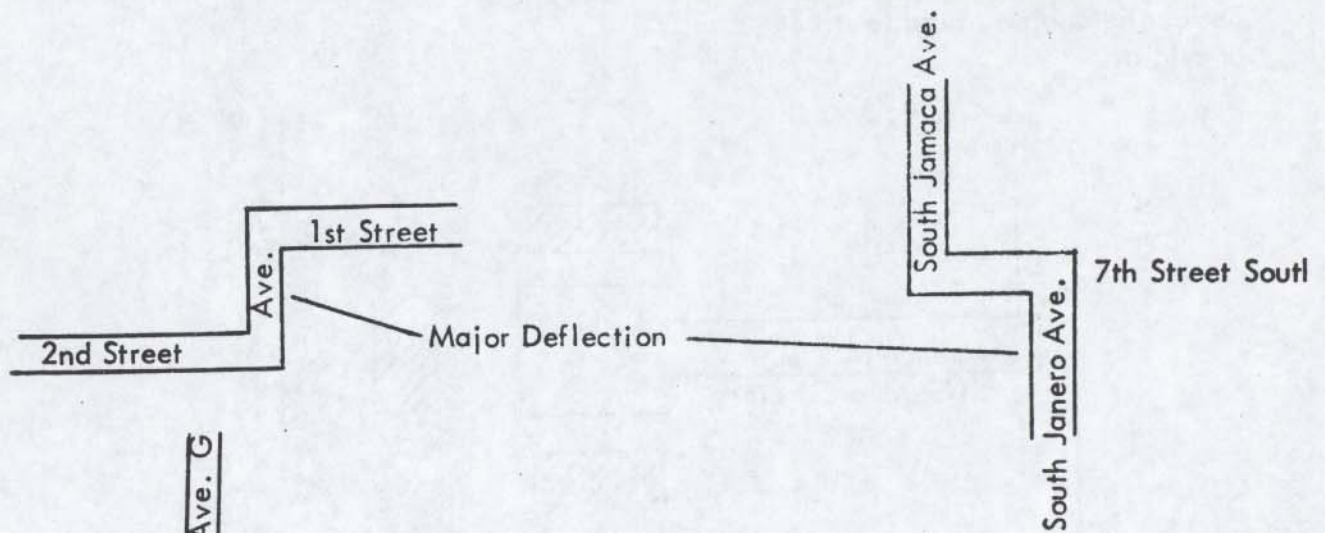
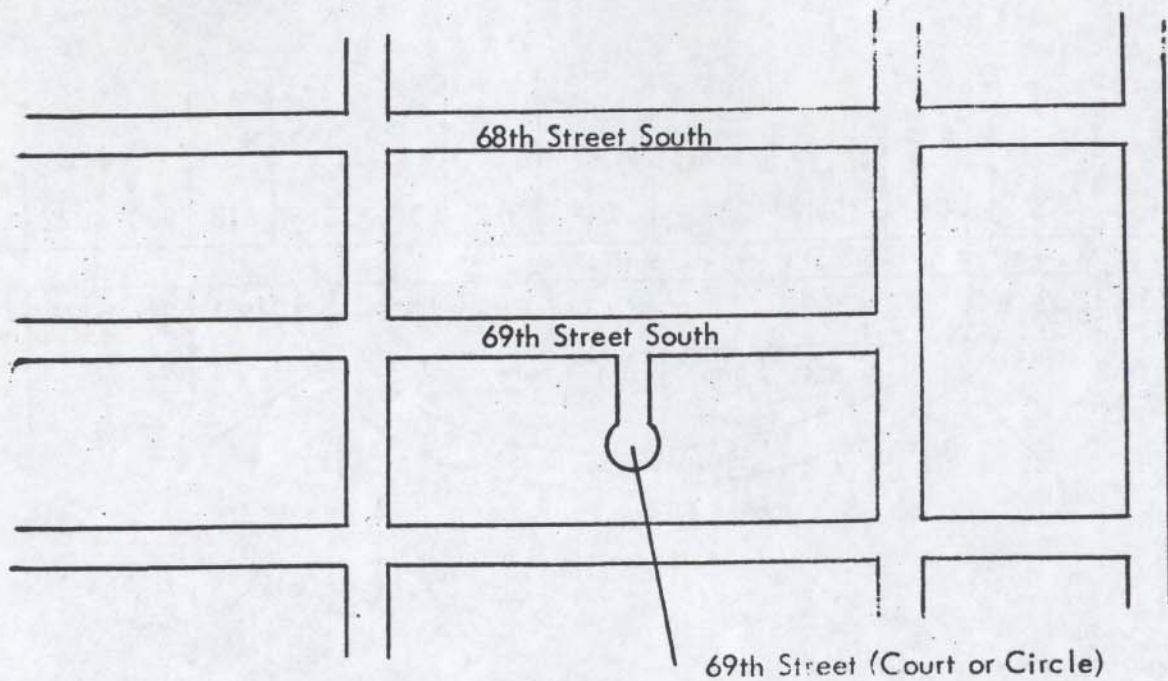
5. Cul-de-sacs



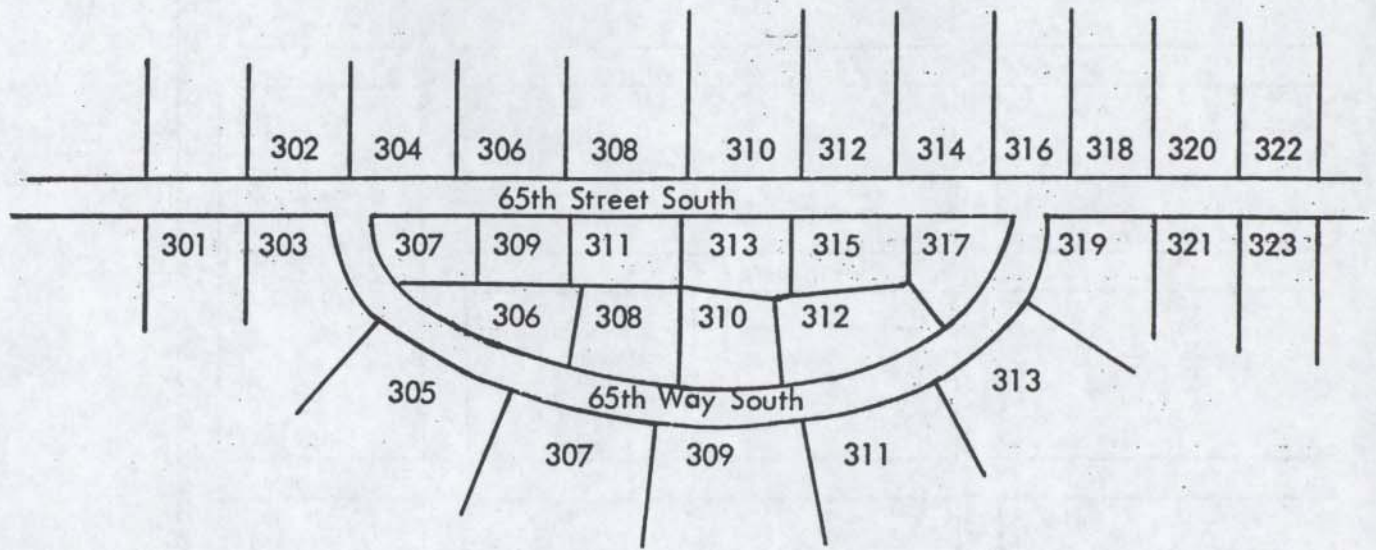
6. Lanes or ways

7. Meandering routes may be called "trails"

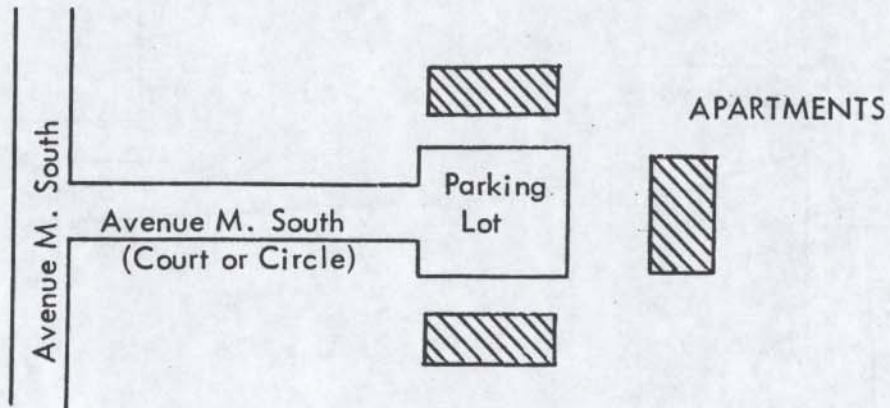
MISCELLANEOUS STREET NAME DESIGNATIONS



NAME DEFLECTING STREETS BY BANDING SYSTEM
 GUIDE TO ASSIGNMENT OF STREET NAMES



Naming and numbering of street deflecting and returning to street of origin.

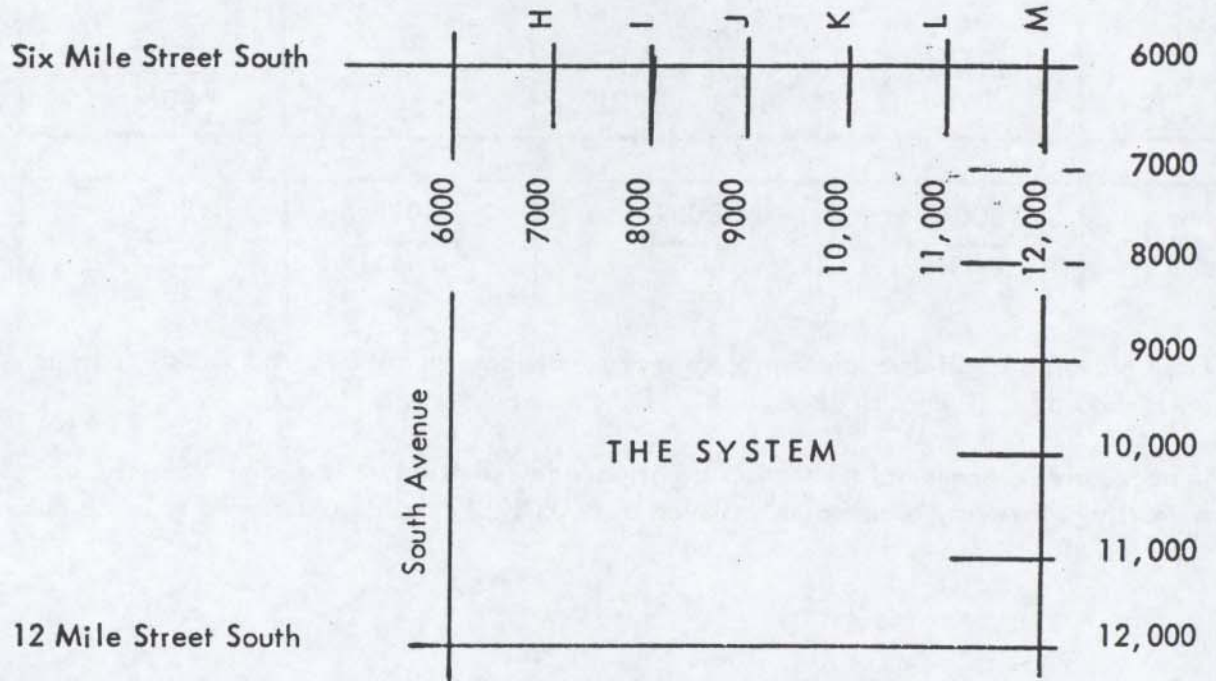


Naming of minor streets onto apartment or other high density developments.

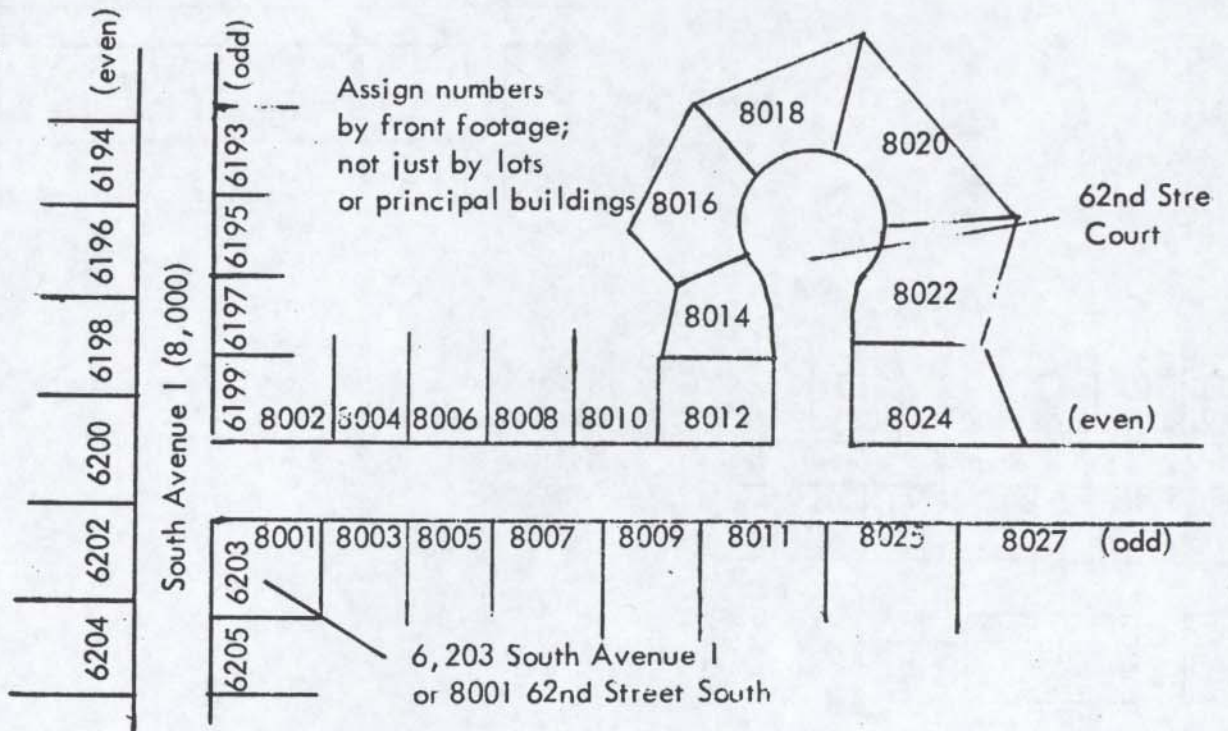
Streets designated as official parkways (streets to be noted for scenic values usually connecting a system of parks or other public areas) shall be designated as "parkways" or "trails" utilizing the Manual designated street or avenue name or number.

PART II. PROPERTY NUMBERING SYSTEM

There shall be one thousand (1,000) property numbers per mile.

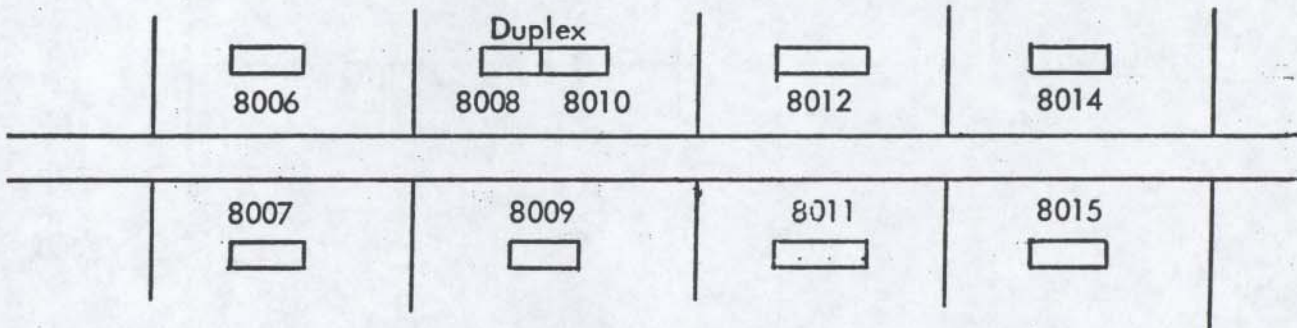


odd Numbers: South and East Sides
 Even Numbers: North and West Sides



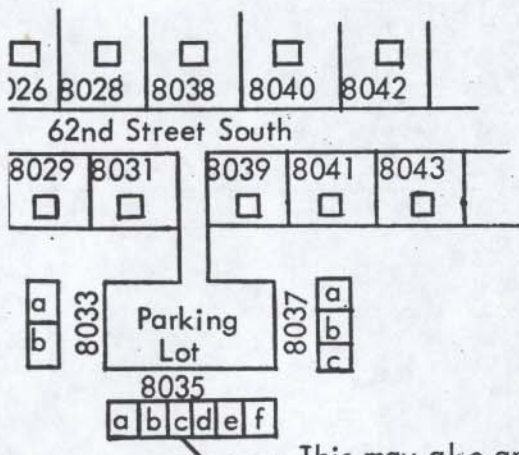
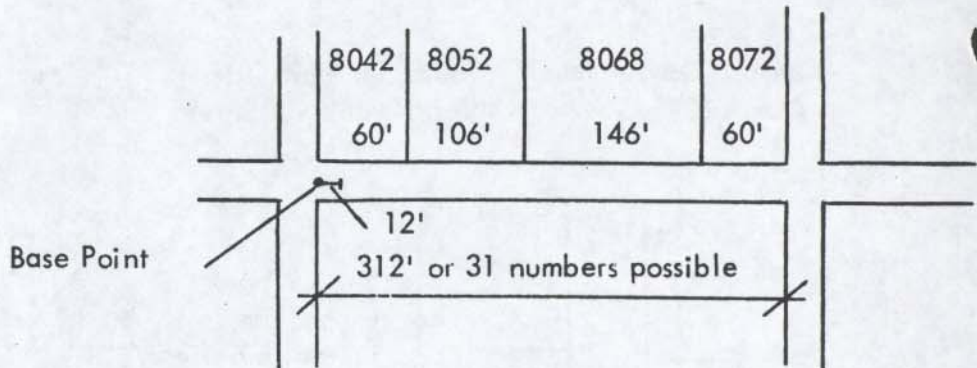
ASSIGNMENT OF NUMBERS

There are 500 numbers (on each side of street) available for assignment in each mile. Therefore, a number could be assigned for a building each 12 feet. It should be noted, however, that the extra numbers available will be needed only for apartment buildings, commercial centers, duplexes, and other such uses requiring many numbers for a limited amount of front footage.



Each building in an apartment project may be assigned a number; individual apartment dwelling units should be given a code A, B, C, D, etc., by the owner.

If necessary in commercial or other highly congested areas, 1/2 numbers may be assigned; normally, however, a half number (such as 8005 1/2) should be assigned to a use above ground floor level.



In some cases it may be more desirable to "skip" unused numbers.

This may also apply to farms on private roads.

PART III: PUTTING THE PLAN INTO EFFECT

In order to change the street names and property numbers as they now exist, the following is required:

1. Passage of an ordinance by city, village or township adopting the new system and date of changeover to new system.
2. Street name changes should be placed into effect as soon as a new sign can be erected. Property numbers should be changed on all properties within six months following passage of the ordinance. In addition to publicity concerning the change, each property owner should be notified in writing of his new address and/or be invited to secure same from _____.
3. A Master Street Naming and Property Numbering Map (large scale) should be maintained showing both existing (crossed out) and new names and numbers.
4. In the rural areas, properties should be given a new street number under the following conditions:
 - a. The home or other principal building is near to a street (not back with access via a long private drive);
 - b. The rural route number is not adequate for delivery or some other complication necessitates the assignment of an "urban" number;
 - c. The new number is required in addition to the fire number for fire runs or other emergency vehicle convenience.

If rural properties must be assigned a number, they should be given that number associated with that street which is the nearest and most logical. If possible, the address should be such that future development in the area will not require reassignment of an address.

5. Street name signs should not be changed until most people are aware of the new system and all new addresses have been assigned and given to the persons involved.*
6. Postal authorities, the fire department, utility companies, and all others affected should be given at least six weeks advance notice before the changeover is made.
7. House numbers attached to homes or other buildings should be at least four inches in height.
8. Street signs shall be reflectorized.
9. Assistance can be obtained from the County Surveyor's office. New base maps can also be obtained from the County for each community; these can be used to note the new system as related to any existing system.

(SAMPLE)

Ordinance No. _____

AN ORDINANCE TO PROVIDE A UNIFORM SYSTEM FOR NAMING STREETS
AND NUMBERING PROPERTIES AND PRINCIPAL BUILDINGS IN THE
OF _____

THE PUBLIC WELFARE REQUIRING IT, BE it ordained by _____ of
_____ as follows:

Section 1. Uniform Naming and Numbering System

A uniform system of naming streets and numbering properties and principal buildings, as shown in the manual of procedures identified by the title Uniform Street Naming and Property Numbering System, which is filed in the County Courthouse is hereby adopted for use in the _____ of _____. This map and all explanatory matter thereon, is hereby adopted and made a part of this ordinance.

Section 2. Assignment of Names and Numbers

- a. All properties or parcels of land within the _____ of _____ shall hereafter be identified by reference to the uniform numbering system adopted herein, provided; all existing numbers of property and buildings not now in conformity with provisions of this ordinance shall be changed to conform to the system herein adopted within six months from the date of passage of this ordinance. The names of all streets in the _____ of _____ shall be as designated by the Uniform Street Naming System.
- b. Each principal building shall bear the number assigned to the frontage on which the front entrance is located. In case a principal building is occupied by more than one business or family dwelling unit, each separate front entrance of such principal building shall bear a separate number.
- c. Numerals indicating the official numbers for each principal building or each front entrance to such building shall be posted in a manner as to be visible from the street on which the property is located.

Section 3. Administration

- a. The _____ shall be responsible for maintaining the numbering system. In the performance of this responsibility he shall be guided by the provisions of Section 2 of this ordinance.

- b. The _____ shall keep a record of all numbers assigned under this ordinance.
- c. The _____ shall assign to any property owner in _____ upon request of a number for each principal building or separate front entrance to such building. In doing so, he shall assign only the numbers assigned to such building under the provisions of this ordinance. Provided, however, that the recorder may assign additional numerals in accord with the official numbering system whenever a property has been subdivided, a new front entrance opened, or undue hardship has been worked on any property owner.
- ✓ d. Street names in existence prior to the passage of this ordinance may be retained subject to approval by _____.

Section 4. Penalties

Violation of this ordinance shall be a misdemeanor and may be punished by a fine not to exceed \$100.00. Each separate day such violation is continued shall constitute a separate offense.

Section 5. Effective Date

This ordinance shall take effect the day of its passage, the public welfare requiring it.

WASHINGTON COUNTY
STREET NAMING AND PROPERTY NUMBERING

PRIMARY

Eastbrook
Eastham
Edna
Elmcrest
Elston
Emil
Enfield
Ethan
Everton
Exhall

Fairbanks
Falcon
Farnham
Fenway
Finale
Fiona
Flay
Fondant
Foxhill
Freeland

Geneva
Geoffrey
Glenbrook
Goodview
Grafton
Granada
Greene
Grenadier
Greystone
Grospoint

Hadley
Hallmark
Hamlet
Harrow
Hayward
Heath

BACK-UP NAMES FOR USE WHEN NEEDED

Easter
Eaves
Elkhart
Elmcroft
Embargo
Eminence
Endorf
Evenfeld
Eureka
Exham

Fairlock
Fulk
Fashion
Fernery
Finland
Fitzgerald
Florin
Foster
Francesca
French

Genessa
Georgian
Godiva
Goodwin
Graiton
Grange
Greenway
Gresham
Grigri
Grovner

Hale
Hals
Harkness
Harsten
Healy
Hefner

Eastgate
Ebony
Elkwood
Elsmere
Emeer
Empress
Ester
Everston
Europa
Exley

Fairpoint
Fanning
Fenston
Ferrara
Finley
Fiora
Fletcher
Fountain
Freedom
Froman

Gentry
Gershwin
Godward
Gopher
Gramford
Granite
Greenwich
Gretchen
Grolier
Guthrie

Halcock
Hames
Harney
Harwell
Hearthsides
Hemingway

Henna
Hilo
Homestead
Hyde

Ideal
Illies
Indahl
Ingersoll
Inman
Inwood
Irish
Irvin
Isleton
Iverson

Jamaca
Janero
Jasmine
Jeffrey
Jensen
Jewel
Jody
Jude
Jules
July

Keats
Keeler
Kelsey
Keswick
Keystone
Kimbrow
Kirby
Kirley
Kohls
Kulin

Lamar
Langly
Laverne
Layton
Leeward

Henslowe
Hinton
Hornell
Hydram

Iden
Immanuel
Indian
Ingle
Innsdale
Ipswich
Iran
Islay
Itstead
Ivystone

Jamley
Janine
Jason
Jenner
Jergen
Jocelyn
Joliet
Judwin
Julianne
Juno

Keefer
Kelman
Kelvin
Kesler
Killian
Kinard
Kirk
Kirsten
Kraft
Kulstad

Lambach
Lansing
Lawlor
Leeder
Lehigh

Heron
Holm Oak
Howlett
Hynes

Idsen
Imperial
Ingberg
Ingleside
Inskip
Ira
Ironwood
Isle
Ivan
Ivywood

Jane
Jarvis
Jasper
Jennifer
Jessel
Jack
Jorcan
Julep
Julio
Justen

Keele
Kelpie
Kersh
Keynes
Killiard
Kincaid
Kirkwood
Kismet
Kreisler
Kunesh

Lampert
Lanton
Lawton
Leek
Leigh

Lennox
Lisbon
Lockridge
Lofton
Lyndhurst

Manning
Margo
Mayberry
Maxwill
Mendel
Merrio
Mickelson
Minar
Morgan
Moyer

Neal
Newberry
Newgate
Nolan
Norcrest
Norell
Norsted
Norwich
Novak
Nybeck

Oakgreen
Oasis
Odegard
Old Field
Olene
Omaha
Oren
Orwell
Ostrich
Oxboro

Panama
Paris
Paul
Peabody

Lenora
Lister
Locksmead
Lomond
Lynsky

Mansfield
Marla
Maycrest
Medlow
Mercer
Merriman
Millicent
Minder
Morley
Myeron

Neeman
Newcomb
Nicolle
Nolting
Nordic
Norland
Northbrook
Nosley
Nustad
Nyberg

Oakhill
Ober
Odell
Old Friar
Olinda
Omar
Orlando
Osgood
Ostrum
Ozark

Panorama
Parrish
Pawnee
Peacan

Levi
Lixley
Lodestone
Lorsey
Lystad

Mark
Marston
Mayfield
Melanie
Meridith
Mesa
Milner
Monique
Morris
Myers

Nesser
Newell
Nienow
Norbest
Nordlund
Norris
Northland
Notting
Nutmeg
Nygard

Oakman
O'Brien
Ogelthorpe
Oleanda
Oliva
Onley
Orman
Ostlund
Ostrach
Ozmund

Parade
Patrick
Paynor
Peacock

Peitso
Penfield
Perkins
Pilar
Pomroy
Pryor

Quadrant
Qualick
Quamme
Quant
Queenan
Quehl
Quentin
Quinlan
Quinnell
Quist

Racine
Ramada
Random
Redwing
Renfrew
Richards
Roe
Rood
Rowan
Rushmore

Scranton
Seldon
Shafer
Sherlock
Shipley
Skylark
Stanwick
Sudbury
Sutton
Sydney

Peller
Pennington
Phillips
Plainview
Popkin
Pumper

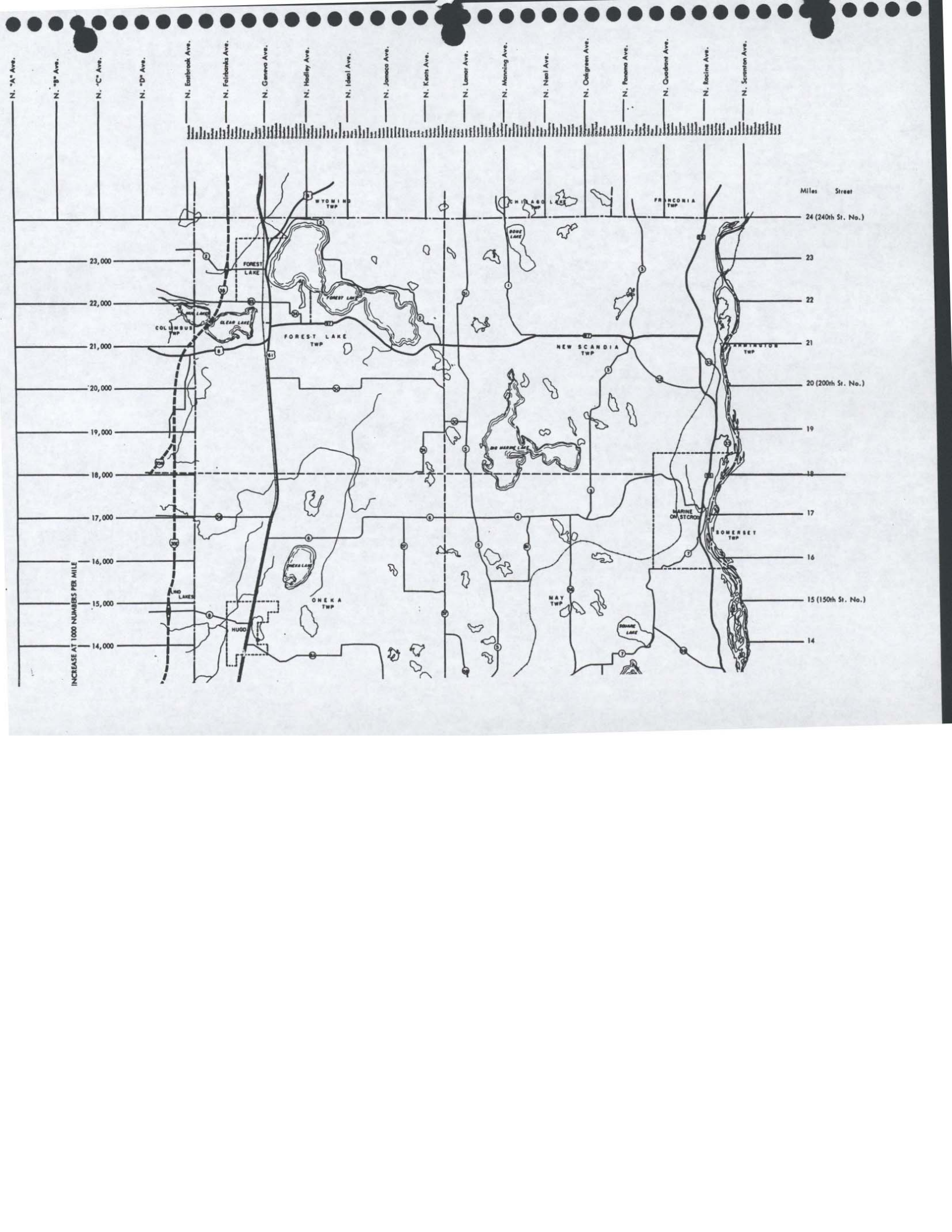
Qualery
Quality
Quampin
Quarfort
Queenland
Quello
Quesnal
Quinmore
Quint
Quistap

Rafton
Rampart
Raway
Reeves
Renner
Riniker
Roeller
Roseau
Roydell
Rustin

Pence
Penrose
Pickett
Pollock
Primrose
Putman

Qualehill
Qualmore
Quamwell
Quast
Queetwell
Quemore
Quiel
Quinmey
Quiring
Quitno

Ralston
Ramstad
Reldrös
Renee
Rhoda
Rodney
Romley
Rossier
Rubin
Rustfer

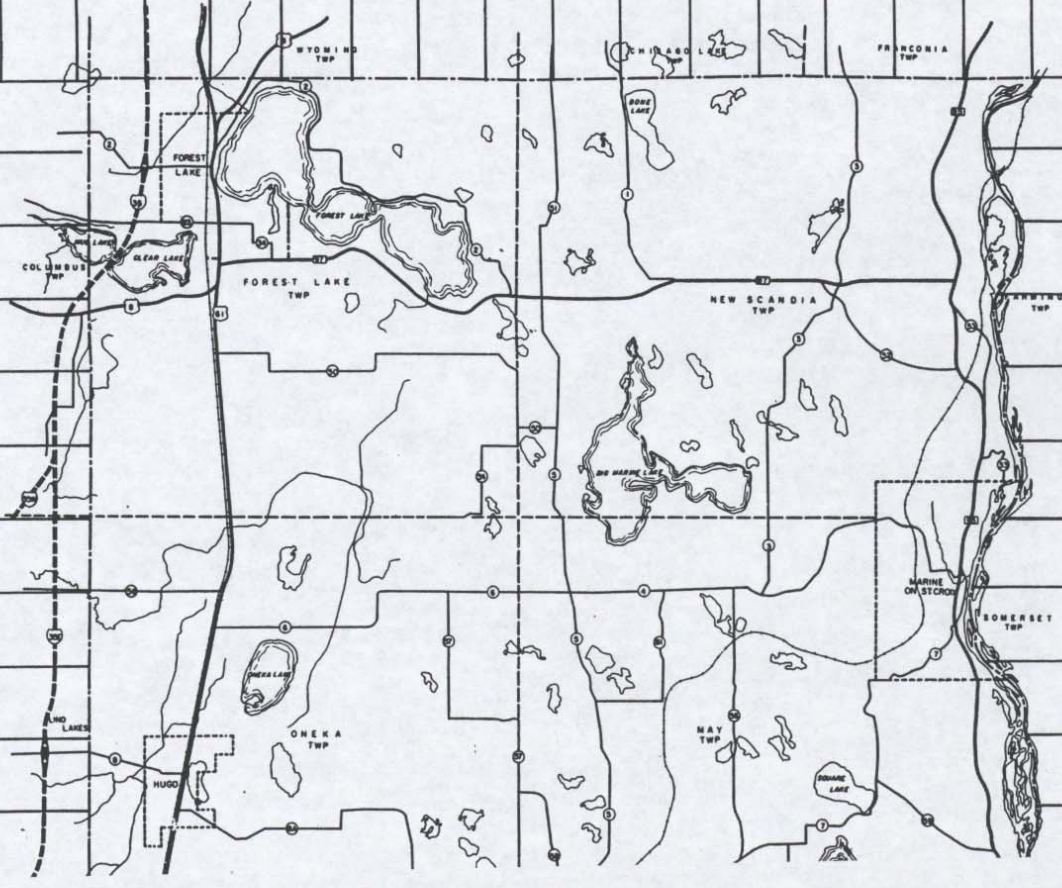


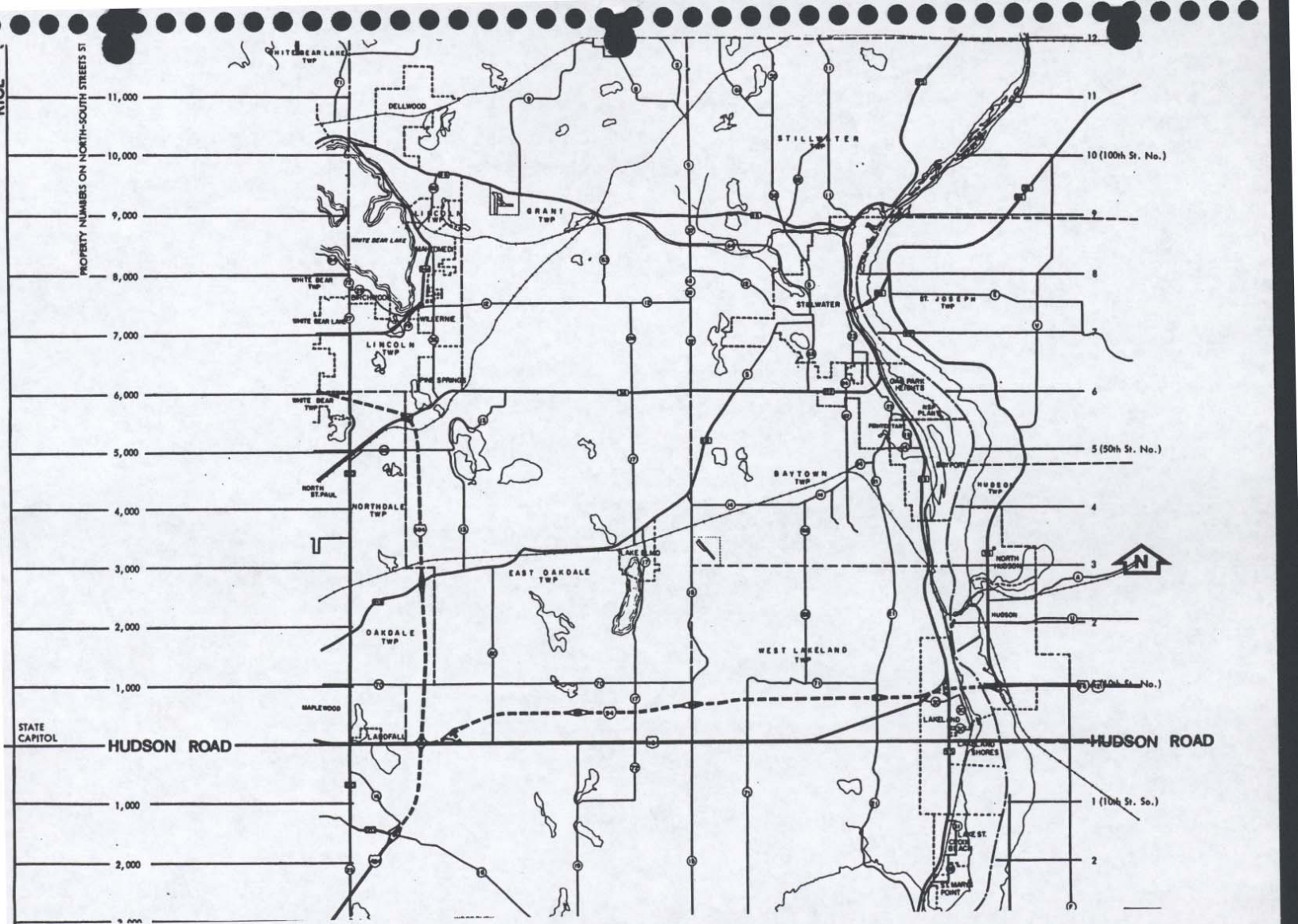
N. "A" Ave. N. "B" Ave. N. "C" Ave. N. "D" Ave. N. Eastbrook Ave. N. Fairbanks Ave. N. Geneva Ave. N. Hadley Ave. N. Ideal Ave. N. Janaco Ave. N. Keith Ave. N. Lester Ave. N. Manning Ave. N. Neil Ave. N. Odgreen Ave. N. Poma Ave. N. Quodent Ave. N. Racine Ave. N. Scranton Ave.

Miles Street

24 (240th St. No.)
23
22
21
20 (200th St. No.)
19
18
17
16
15 (150th St. No.)
14

INCREASE AT 1000 NUMBERS PER MILE





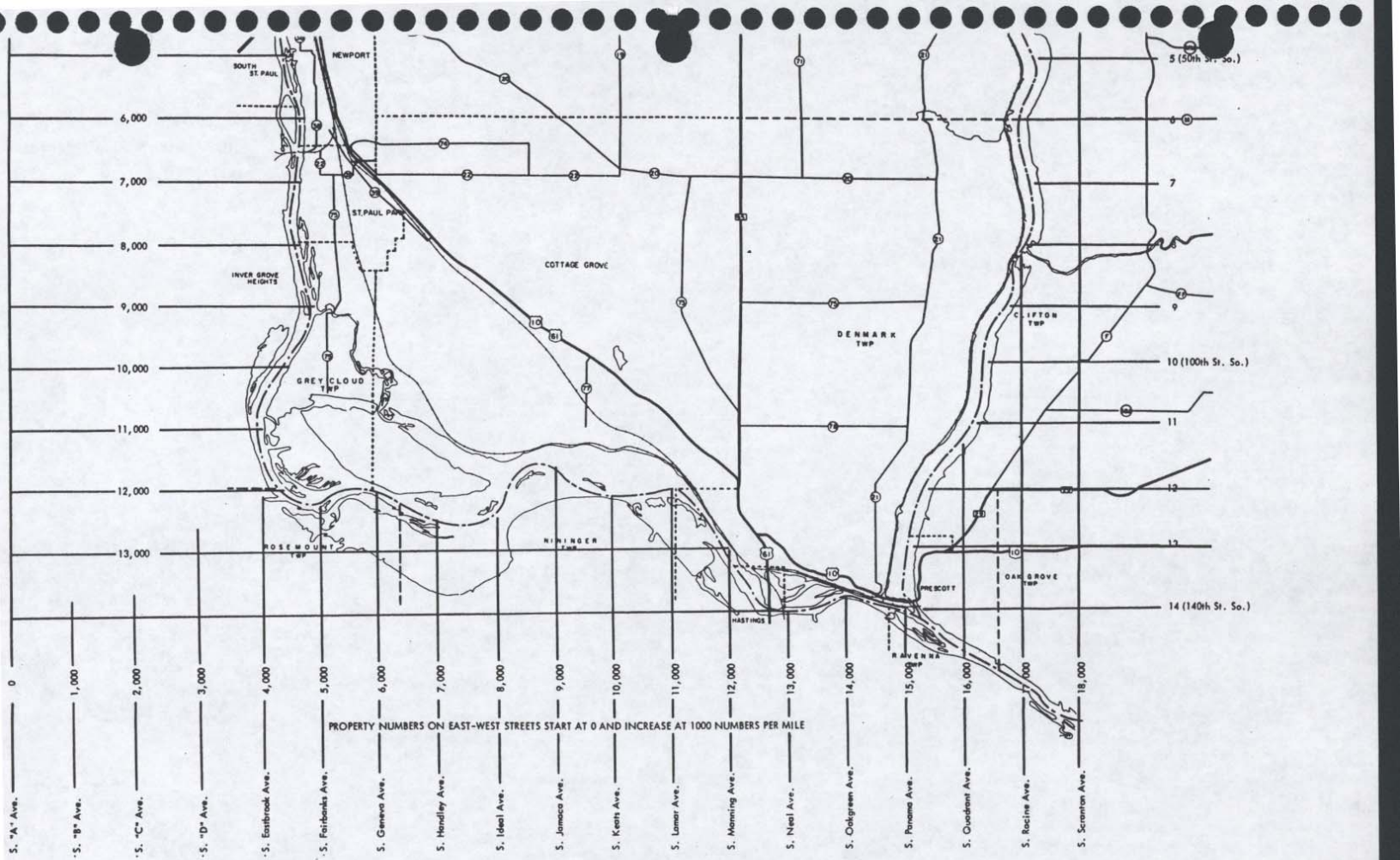
PROPERTY NUMBERS ON NORTH-SOUTH STREETS S1

STATE CAPITOL

HUDSON ROAD

HUDSON ROAD

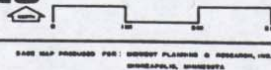




STREET NAMING & PROPERTY NUMBERING

WASHINGTON COUNTY PLANNING ADVISORY COMMISSION

prepared by: MIDWEST PLANNING AND RESEARCH, INC. Minneapolis, Minnesota



BASE MAP PROVIDED FOR: MIDWEST PLANNING & RESEARCH, INC. MINNEAPOLIS, MINNESOTA