

## What improvements are proposed?



### PROJECT OVERVIEW

- Resurfacing project from Pine Tree Trail to McKusick Rd.
- Reconstruction project from McKusick Rd. to Sycamore St.

### IMPROVEMENTS

- Resurface roadway
- Replace curb and gutter
- Reconstruct existing sidewalks
- New sidewalk along the west side of Owens St. from Wilkins St. to Sycamore St.
- Provide more snow storage
- Replace two blocks of watermain
- Add left turn lanes at Brick St.
- Add stormwater treatment to protect Lily Lake

### DESIGN CHALLENGES

- One of the design challenges with this improvement project is tying in the ends of driveways into the new sidewalk or roadway. With this project, the ends of driveways will be removed and replaced to match the existing driveway surface, whether it be gravel, blacktop or concrete; and concrete aprons will be added to the ends of every driveway to keep storm water in the county's right-of-way and to not direct it into private property.

- There are a number of private sidewalks and stairs leading to the county highway. To replace the curb, the last section of the sidewalks will be removed and replaced with the project. Some stairs do not meet current design standards for step height, and a number of these stairs will be reconstructed with the project to ensure that stairs are designed to current standards.

## What is the property acquisition process?

### PROPERTY ACQUISITION PROCESS

- In cases where private property, beyond the existing county right of way, is required to tie in driveways, reconstruct sidewalks or reconstruct staircases, the county will go through the process of property acquisition to obtain temporary easements.
- Temporary easements are used to give the county's contractor access to private property to complete the work of tying in driveways, sidewalks, or staircases. Temporary easements are for a defined amount of time, typically from the spring to the following summer (15 to 16 months).
- The county will contact impacted property owners to review existing property conditions.
- An independent appraiser will be hired to determine the value of the property.
- The county will make an offer to purchase the necessary temporary easement for the amount determined in the appraisal.

### PROPERTY ACQUISITION SCHEDULE

- April - County hires independent appraiser
- April - Initial contact letter from county
- April and May - Appraiser contacts property owner and temporary easements are staked
- May, June, and July - Appraisals completed
- August - Offers made to property owners

WANT  
MORE INFO?

- To sign up for project updates, visit the project website at: [www.co.washington.mn.us/countyroad5](http://www.co.washington.mn.us/countyroad5)
- Contact Project Team:  
Andrew Giesen (Project Manager) at (651) 430-4336 or [andrew.giesen@co.washington.mn.us](mailto:andrew.giesen@co.washington.mn.us)  
David Hagen (Right of Way Specialist) at (651) 430-4353 or [david.hagen@co.washington.mn.us](mailto:david.hagen@co.washington.mn.us)