



SCOTT COUNTY TRANSPORTATION SERVICES DIVISION

HIGHWAY / MOBILITY MANAGEMENT / FLEET
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LISA J. FREESE
Transportation Services Director

ANTHONY J. WINIECKI
County Engineer

TROY BEAM
Mobility Services & Fleet Manager

January 30, 2019

Steve Lillehaug, PE
Public Works Director/City Engineer
485 Gorman St
Shakopee, MN 55379

Dear Steve:

You have asked for clarification on Scott County's intentions on the Minnesota Green Property as we proceed with the 2020 expansion project for the City's consideration for its land use planning. We understand that the City is presently in the process of completing its 2040 Comp Plan, and has conceptually guided the Minnesota Green property as Mixed Residential (primarily single family/townhomes, with secondary uses including neighborhood commercial, day care and small-medium senior living).

As you are aware, with our 2014 County Highway (CH) 17 Improvement project, the County extended Hohenstein Court to the north side of the Minnesota Green property at a 10-ton design with the intention of providing alternate access to Minnesota Green as improvements to CH 42 necessitate removing the access. At the City's request, the County also improved Wood Duck Trail at a 10-ton standard to Hohenstein Court to accommodate service vehicles to the Municipal water tower and potential commercial traffic on Hohenstein Court as interim or permanent uses.

We have discussed conceptually future backage road options with the City as a part of the CH 42 project development. We understand that it is premature to develop a backage road with the project as utility extensions are not likely for some time and landowners will have more flexibility in developing the future urban network.

We will be initiating the right of way process for the 2020 County Highway 42 Expansion project in the second quarter of 2019. Providing Minnesota Green access to CH 42 via a frontage road is not feasible due to the significant wetland area on the east portion of the property. Therefore, the County will be purchasing access control on CH 42 along that property for the project. We have had an initial meeting with the property owner and have communicated this, however, we anticipate more in depth discussions with them in the near future.

We would ask that the City reconsider its proposed land use on that property, particularly the neighborhood commercial, to better reflect the types of land uses suitable for the property with access off of Hohenstein Court, Maple Trail and Wood Duck Trail.

We appreciate the City's support in the Principal arterial designation on CH42, CH17 and CH78, as this has been planned since the 1990's. As the City moves into developing the areas along these corridors, the time is right to establish this designation as a part of the 2040 plan updates. Doing this will provide clarity and will continue to work in partnership with the City and developers to support this regional system need.

Sincerely,

A handwritten signature in black ink, appearing to read 'CJ', with a long horizontal flourish extending to the right.

Craig Jenson
Transportation Planning Manager/CH42 Project Manager

CC: Lisa Freese, Transportation Services Director
Tony Winiecki, County Engineer