



# TH 14 West Official Street Map



Kalmar Township

# Presentation

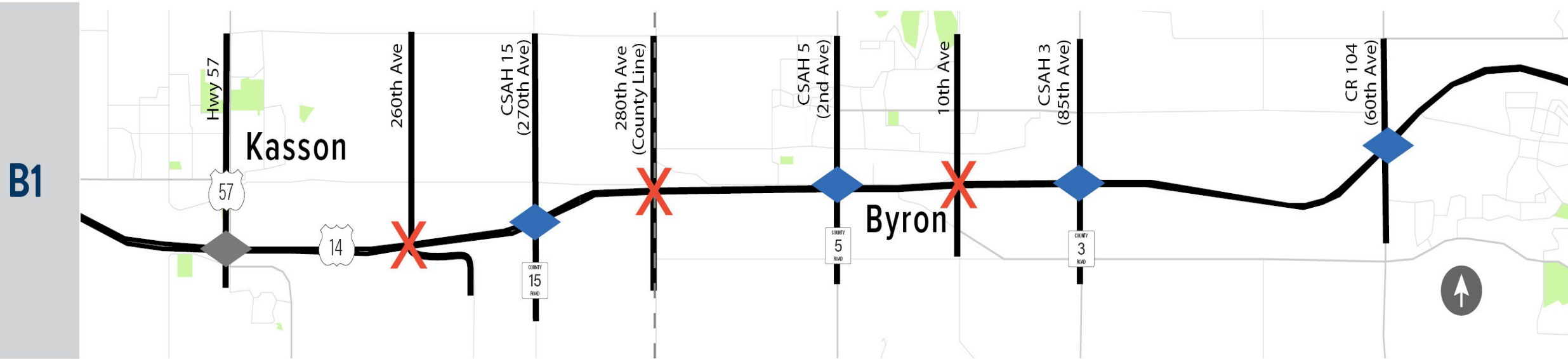
1. TH 14 Corridor Study Recap
2. What is an Official Map?
3. Effect of Official Map on Future Development
4. Official Map Layout
5. Official Map Adoption Process



# TH 14 Corridor Study Recap



# TH 14 Long Term Vision



**Key**    Existing Interchange    Interchange    Overpass    Closure or Partial Access

# Study Findings regarding Implementation



Implementation of the selected long-term vision will be incremental and occur in stages over time



The timeframe for fully implementing the long-term vision is expected to be 20-30 years



Implementation likely to consist of three stages each related to development of one of the proposed interchanges



Each stage will advance progress towards US 14 becoming a freeway over time and will include work on both US 14 and local roadways that provide access to interchanges

*Construction of either CSAH 3 or CSAH 5 interchange could occur 1<sup>st</sup> and will be dependent on traffic conditions and development pattern when funding is secured*

# What is an Official Map?



# Authority to Adopt Official Maps?

- Official Mapping is a tool provided for in State Statute under laws establishing the authority counties, cities and towns to conduct planning for future development and public improvements and the zoning of property for future use
- An Official Map designates the anticipated boundary of lands needed for future public projects such as roads, schools, parks
- An official map by statute establishes no right of ownership by a road authority in the mapped land – land or easement needed for future public use must still be acquired



# Purpose of Official Street Map

- To establish with some certainty the right-of-way that will be needed for a future roadway project so that landowners can plan use of their property knowing future acquisition limits
- To establish a process to limit the construction of new structures on lands that will be needed for a future public project that has been planned
- To provide the road authority with a reasonable length of time to negotiate an agreement if a permit for building construction is submitted
- To encourage cooperative efforts between the landowner and road authority to achieve an agreement that will benefit both parties





# Elements of Official Mapping Process



1. The boundaries of an official map are typically based on a study that establishes the need and design concept for a project.

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2. An official map is prepared by a licensed land surveyor & adopted by local jurisdictions with planning & zoning authority over development (counties, cities, or townships)

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3. Once adopted Official Maps are filed with the County Recorder who notes the existence of the map on all affected property titles.

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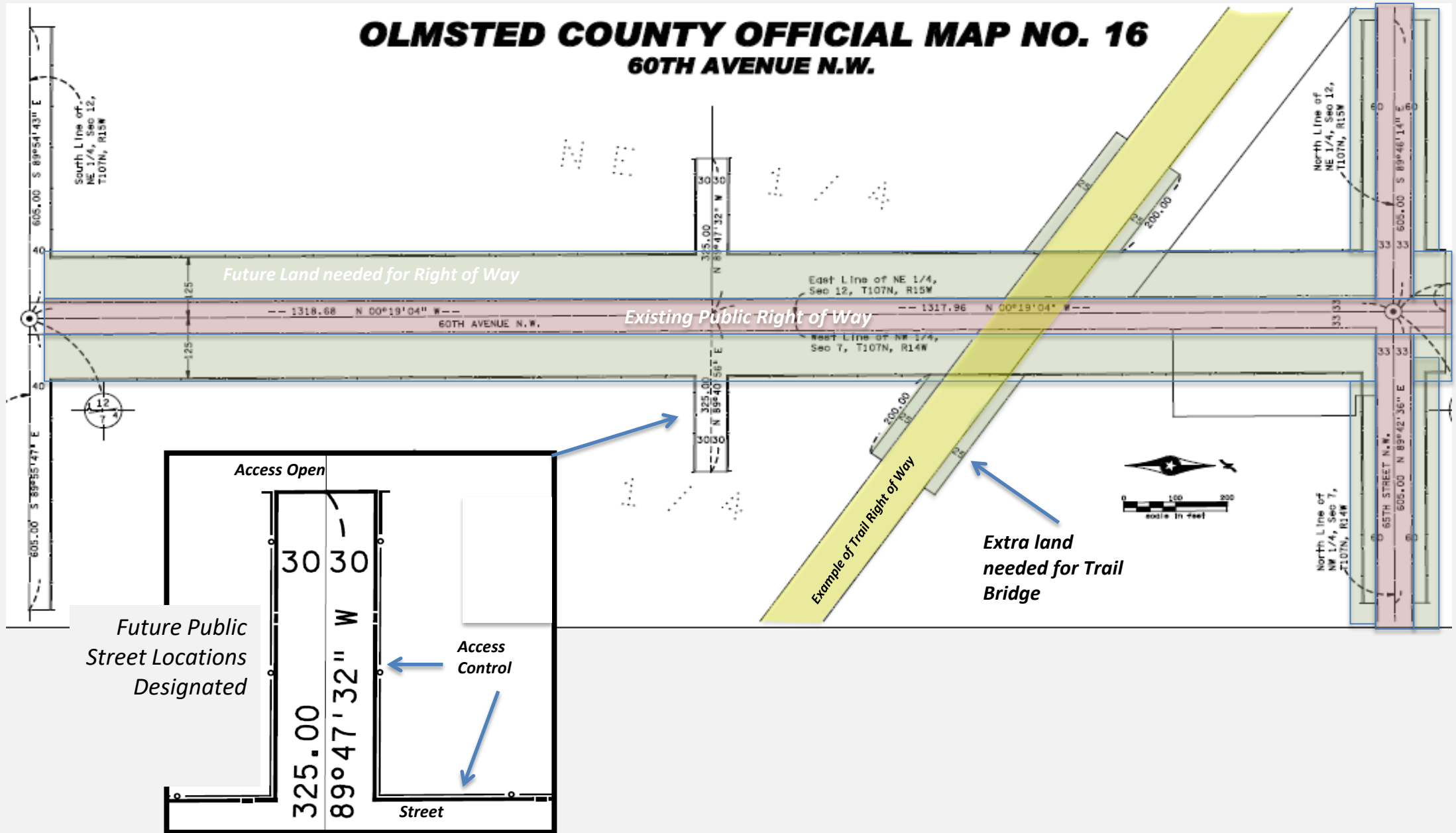
4. An Official Map is not a programming document – it does not indicate when a project may occur

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5. Given the preliminary nature of design work that is done to support a corridor study, the ultimate right of way acquired may vary somewhat from what is included in the Official Map

# Example of an Official Map



# Effect of Official Map on Future Development



# Effect of Official Map on Proposed Development

- After adoption of an Official Map, zoning & building permits within future mapped right of way are subject to provisions of the official map statute
- Statute provides a road authority with a 6 month period to initiate proceedings to acquire title or interest in a property before final action by a local zoning/building authority on the permit application is required
- If road authority does not initiate proceedings to acquire the property or an easement, or establish an agreement related to interim use, the zoning/building permit application can proceed under normal procedures and standards



# Typical process for a Permit within an

## area included in an Official Map

1. Landowner applies for Zoning or Building Permit
2. Staff responsible for zoning/building permits identifies that the site lies within an area included in an Official Map
3. Zoning/Building Permit Official notifies road authority(s) of proposed permit application
4. Application will typically follow one of two tracks at this point:

### Track A

Voluntary negotiations are initiated between the applicant and the road authority regarding future arrangements to address interests of both parties

### Track B

Applicant can request action on the permit  
This will lead to an initial denial of the permit due to conflict with the Official Map  
Applicant can appeal the denial



# Process under Track B

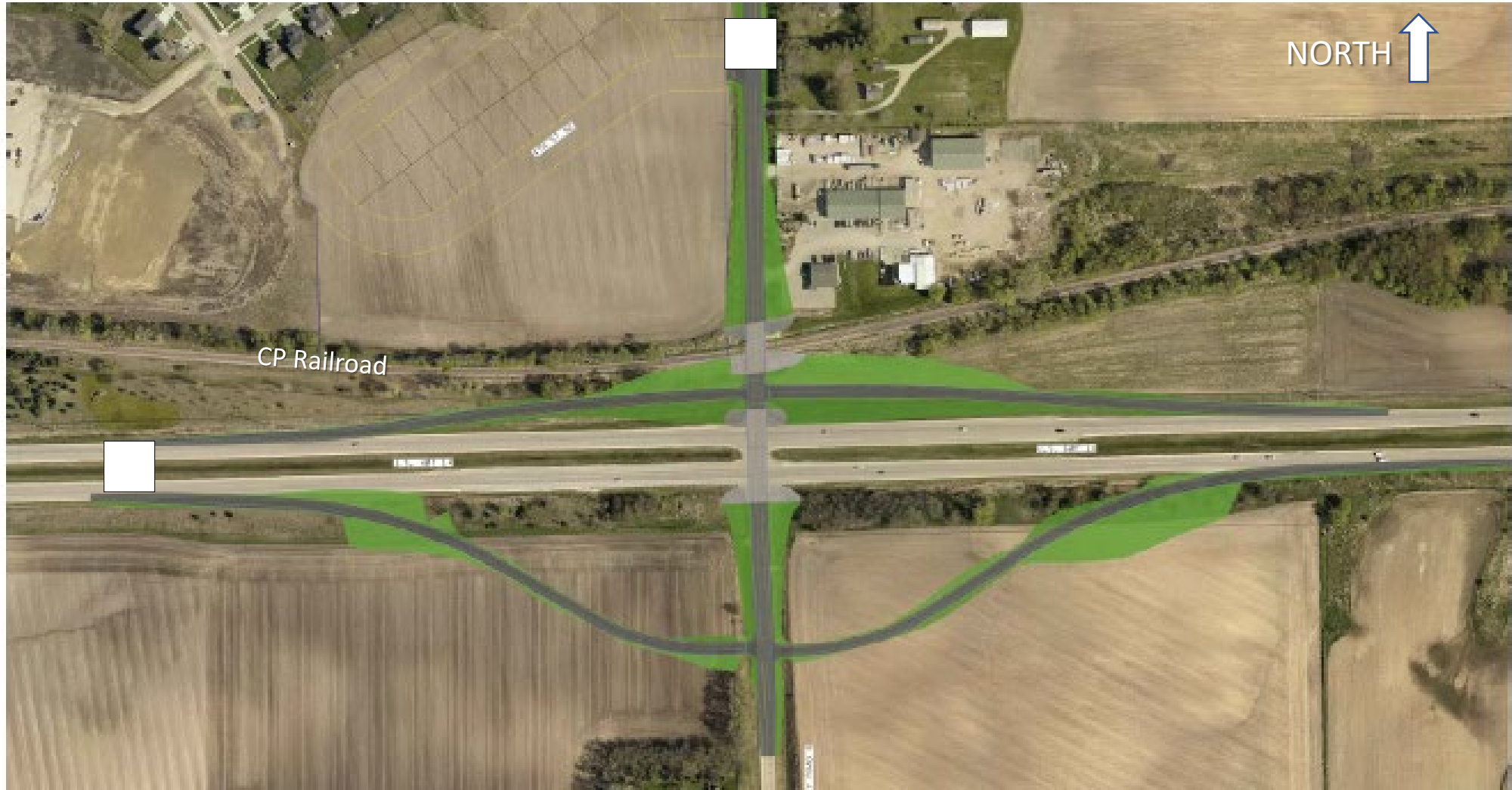
- Board of Appeals considers whether, in the absence of Official Map, a hardship is created by denial of the application and approval of permit would be justified
- Action of Board of Appeals triggers the six month window in which road authority must initiate proceeding to acquire interest in the land
- At end of six month window, if acquisition proceedings have not commenced, the zoning/building officer can proceed to issue the permit if it meets all other local regulatory requirements



# Olmsted County Official Map 21 Layout



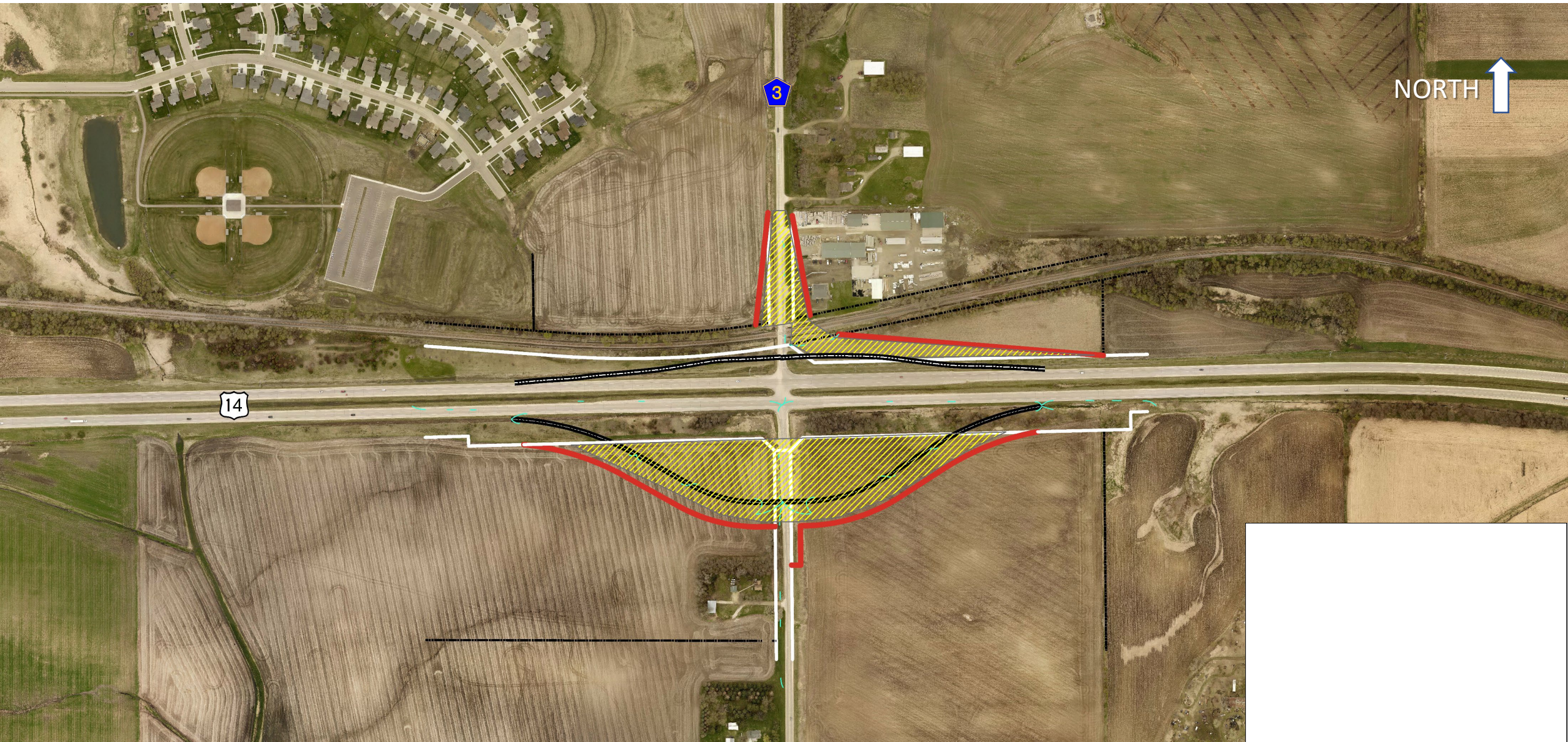
# CSAH 3 Interchange Concept



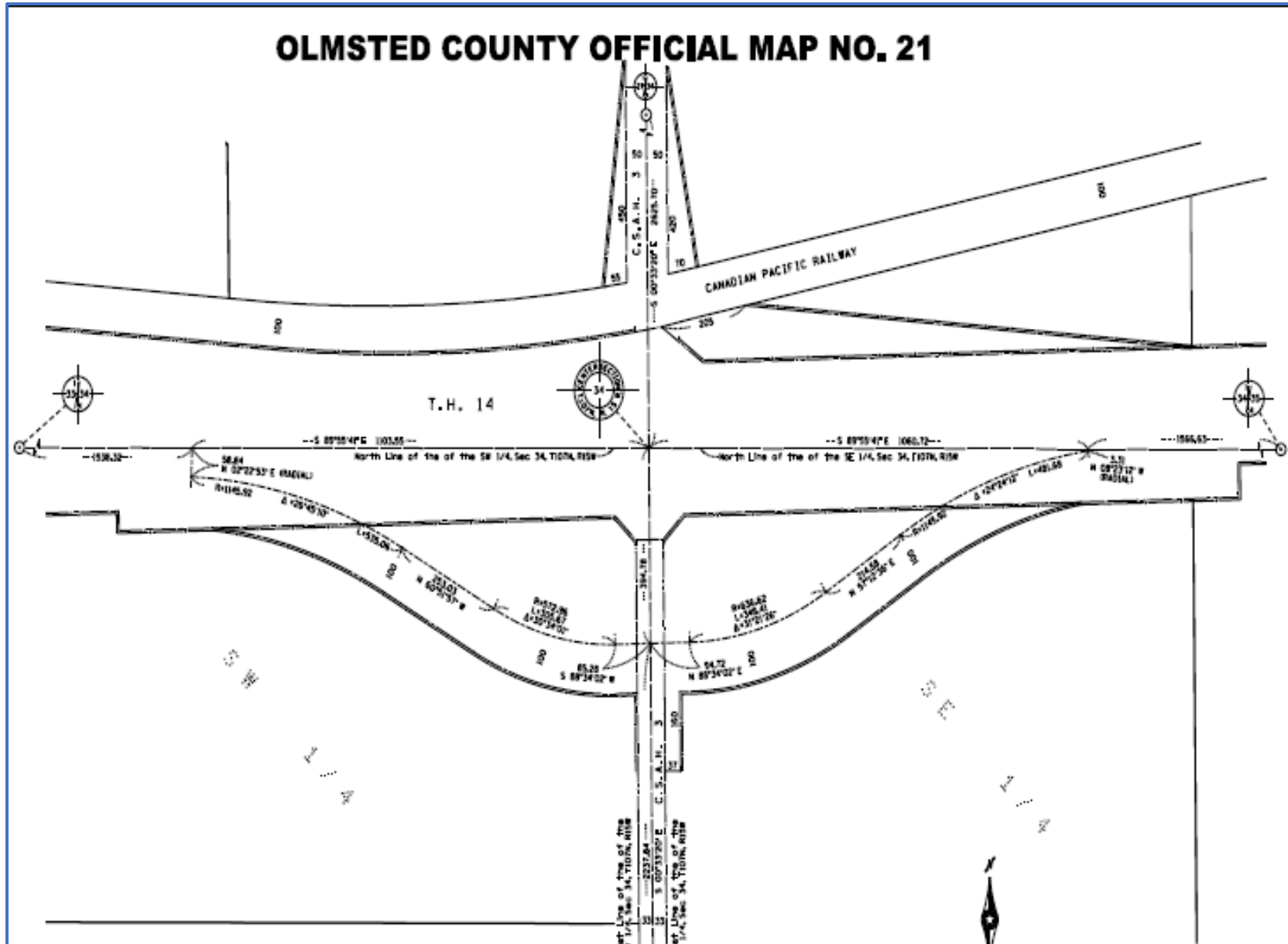
\*CSAH 3 (85th Avenue) conceptual interchange alternative is subject to change.



# CSAH 3 Official Map Boundaries



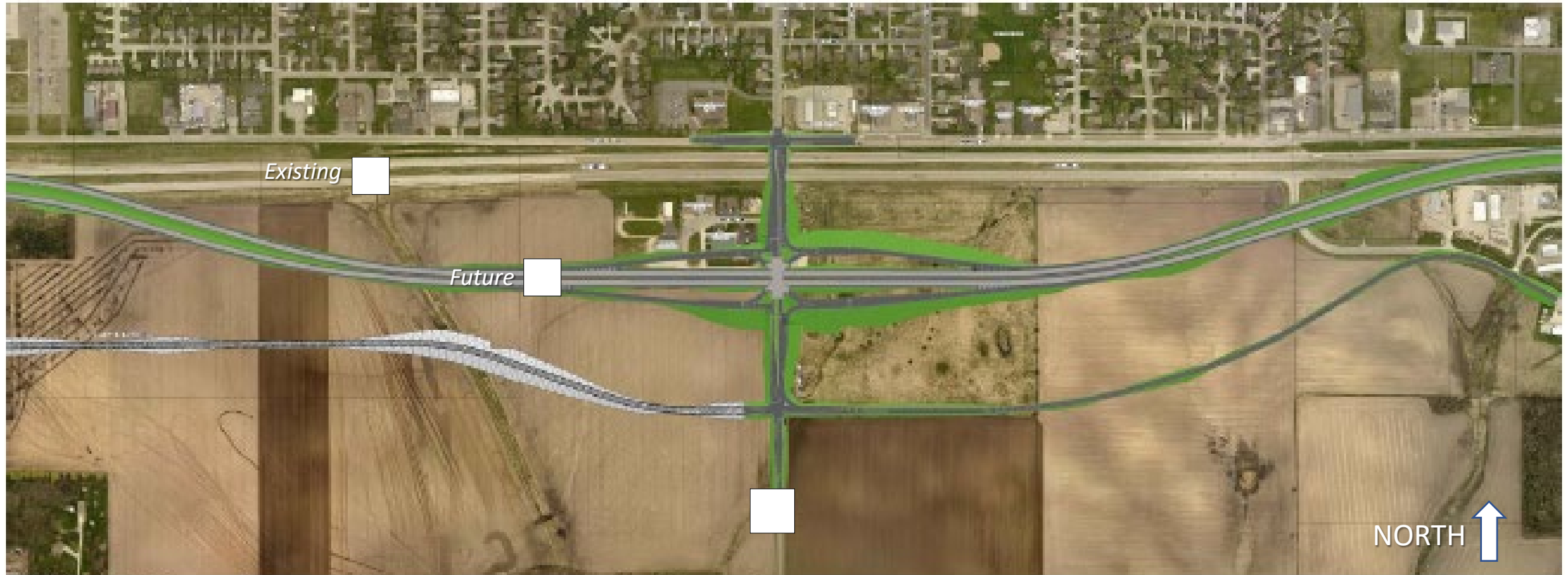
# CSAH 3 Area Official Map



Might  
replace  
this with  
ARC GIS  
Layout

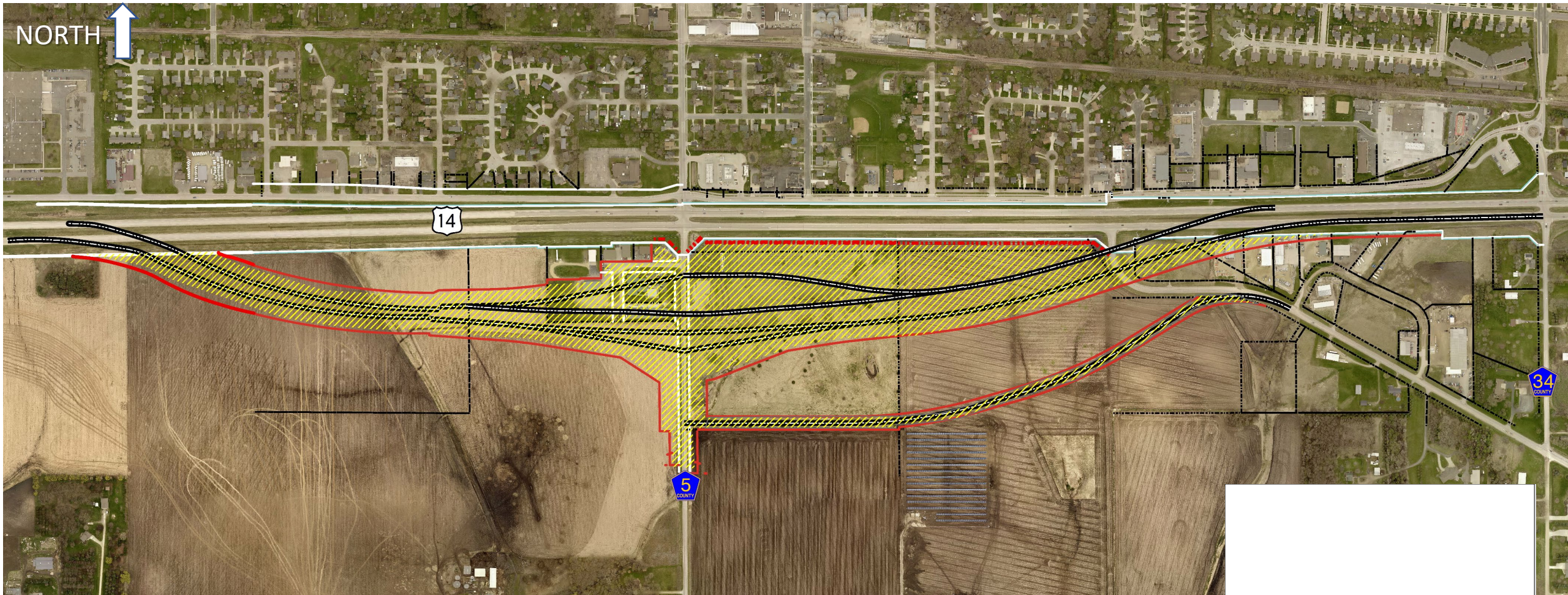


# CSAH 5 Interchange Concept



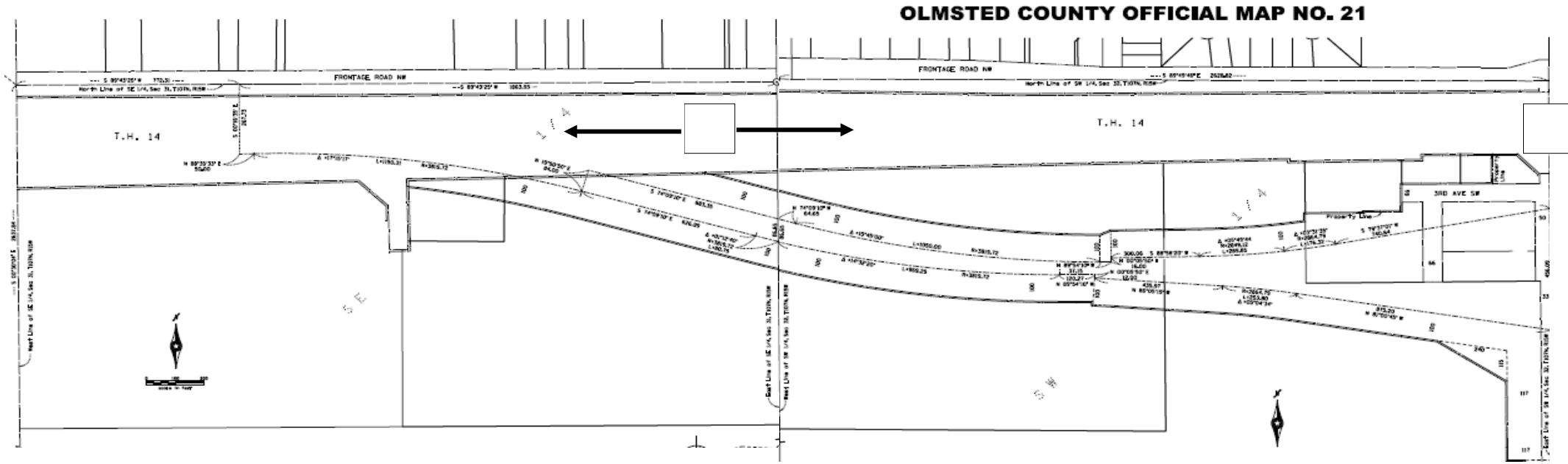
\*CSAH 5 (2nd Avenue) conceptual interchange alternative is subject to change.

# CSAH 5 Official Map Boundaries

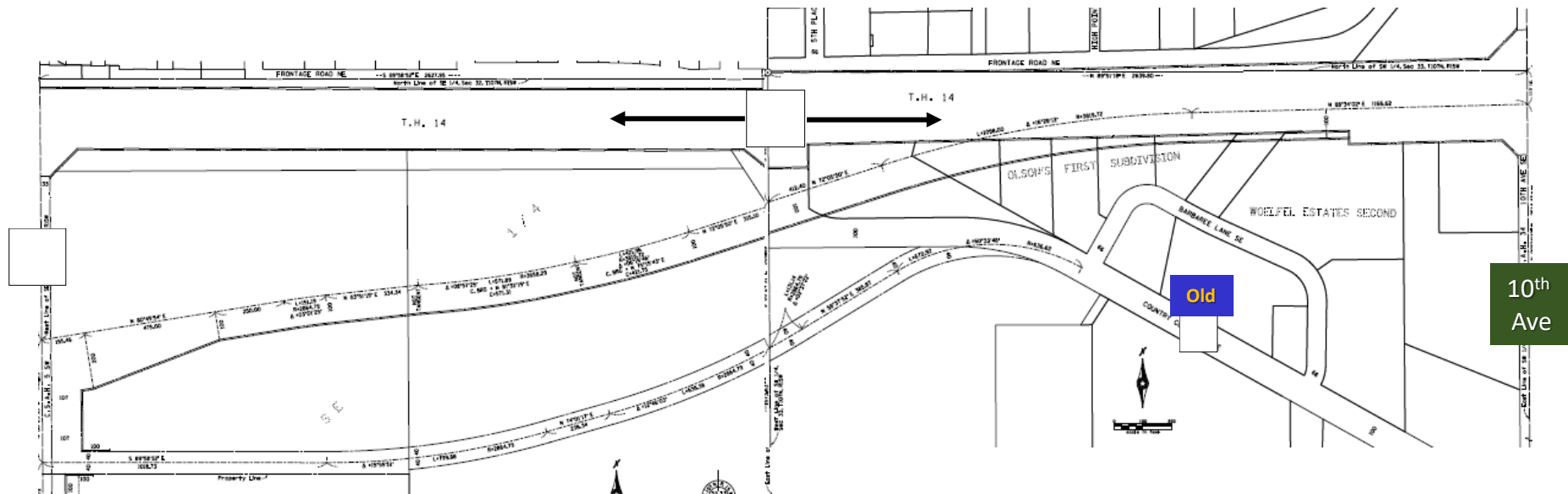


# CSAH 5 Area Official Map Layout

West Half of  
CSAH 5  
interchange  
and  
Realignment  
of TH 14



East Half of  
CSAH 5  
interchange  
& TH 14  
Realignment



# Adoption process for Olmsted County Official Map 21



# Official Map 21 Adoption

- Olmsted County will conduct the Public Hearing & will be the jurisdiction to act on approval of Official Map 21
- The proposed public hearing for Official Map 21 is scheduled to be held on Tuesday, April 18<sup>th</sup> sometime after 6:00 PM as part of a regularly scheduled County Board meeting at the Olmsted County Government Center
- Landowners whose property lies within the proposed mapped area and other owners within 500 feet of the proposed Official Map boundaries will receive notice of the public hearing.

