



Jess L. Greenwood, P.E.
Public Works Director – County Engineer

2140 Pioneer Road
Red Wing, MN 55066
Office: (651) 385.3025

TO: Honorable County Commissioners
Scott Arneson, County Administrator

FROM: Jess L. Greenwood, Public Works Director / County Engineer

RE: 18 February 2025 Committee of the Whole – FOR YOUR INFORMATION
Request to Repeal Official Highway Map #1 in Pine Island

Date: 10 February 2025

Background

On May 18, 2004, the County Board adopted Official Highway Map #1. A copy of the official map is included. This was a cooperative effort between Goodhue County and Olmsted County, with participation from the City of Pine Island and MnDOT. Adoption of the official map did not constitute acquisition of the property but indicated to landowners property that was intended to be acquired at a future time.

Official Highway Map #1 identified a realignment of CSAH 11 from CR 55 to TH 52, intersecting TH 52 at a proposed new interchange on the north side of Pine Island. The map also identified a new interchange in Olmsted County along with a frontage road network. Construction of the interchange in Olmsted County and frontage roads on the east side of TH 52 was completed by MnDOT as part of the Elk Run Interchange project. Since that time, development has not occurred as anticipated. Furthermore, plans from the City, County, and MnDOT have changed. MnDOT has stated that they currently do not support a second interchange in the City of Pine Island, and they have no future plans for an interchange. The County has a planned project to reconstruct CSAH 11 from CR 55 to the east County line on its existing alignment, which crosses TH 52 at an existing interchange. The current alignment of CSAH 11 serves the County's transportation needs.

On November 21, 2024 the City of Pine Island contacted the County to request that Official Highway Map #1. On January 21, 2025, the City Council passed a resolution in support of repealing the official map. The City has a developer that is proposing a new industrial development on the north side of Pine Island, east of TH 52. The official map encompasses the property that the developer is interested in purchasing. Repealing the official map would remove an encumbrance on property.

Goodhue County is the responsible agency for the map given that the County Board adopted it. The process for the County to repeal the map involves a public hearing at Planning Commission and action by the County Board. Staff is beginning this process because of the request received by the City and the County's plan to maintain CSAH 11 on its existing alignment using the existing interchange.

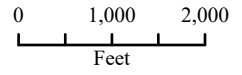
"To effectively promote the safety, health, and well-being of our residents"



The request to repeal the official map is scheduled to be presented to the Planning Commission on March 17, 2025. If approved by the Planning Commission, it is anticipated that the request to repeal the official map will be presented to the County Board for action at meeting on April 1, 2025.

"To effectively promote the safety, health, and well-being of our residents"

**PROPOSED PROJECT AREA
EXHIBIT**

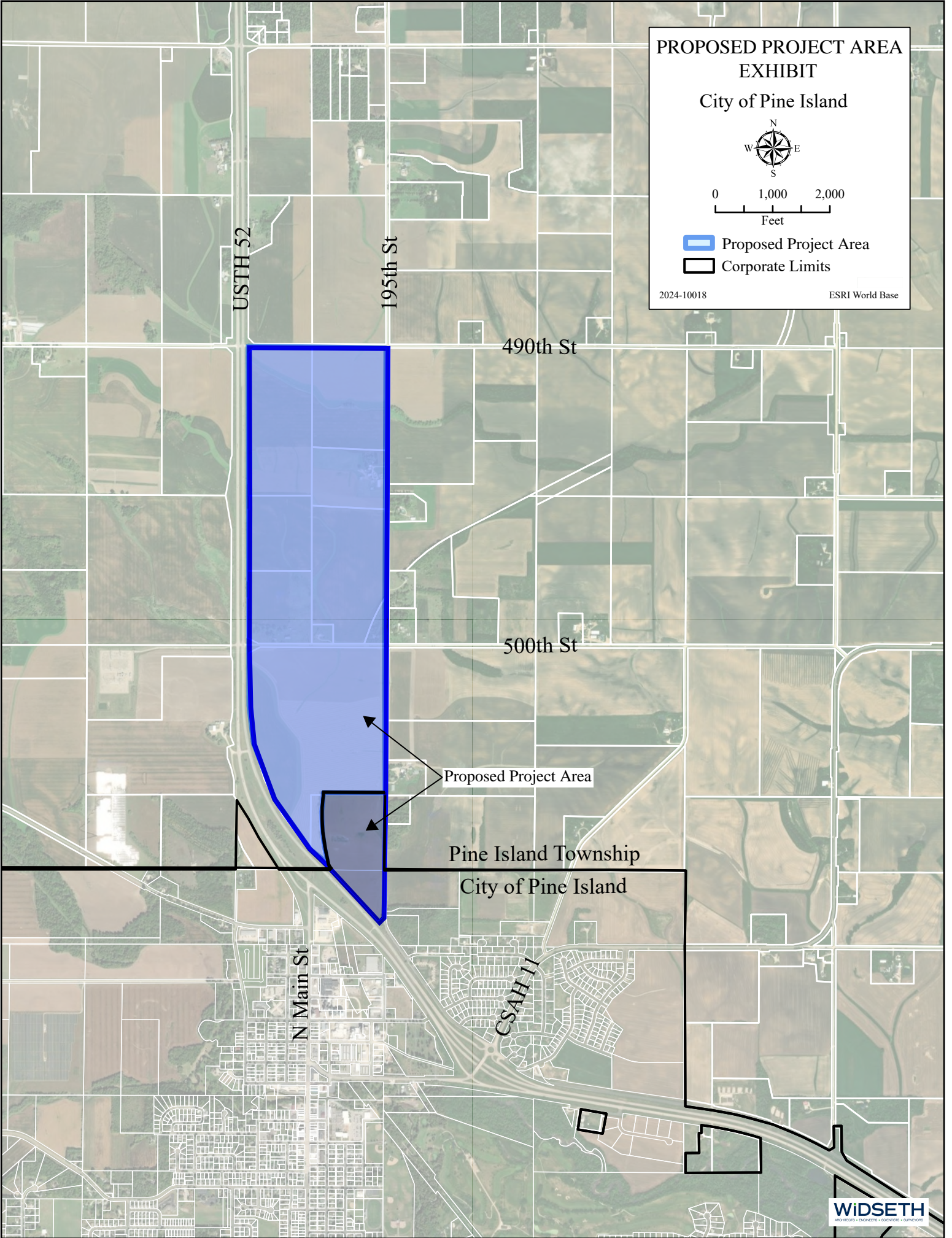
City of Pine Island



-  Proposed Project Area
-  Corporate Limits

2024-10018


ESRI World Base




GOODHUE COUNTY
OFFICIAL HIGHWAY MAP NO. 1

PROPOSED RIGHT OF WAY LIMITS FOR ROADWAY IMPROVEMENTS
ACROSS SECTIONS 27, 28, 29, 32, 33, 34 AND 35
TOWNSHIP 109, RANGE 15, GOODHUE COUNTY, MINNESOTA.



I, DEAN DUSHECK, PROFESSIONAL LAND SURVEYOR, HEREBY
CERTIFY THAT THIS OFFICIAL MAP WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF MINNESOTA. THIS OFFICIAL MAP IS
PREPARED IN ACCORDANCE TO AND FOR THE PURPOSES
DESCRIBED IN MINNESOTA STATUTE 394.361.


DEAN DUSHECK
MN LICENSE NO. 16679

THIS OFFICIAL MAP HAS BEEN APPROVED PURSUANT
TO MINNESOTA STATUTE 394.361, SUBD. 2,
THIS 16th DAY OF June, 2004


LISA M. SKIPTON, GOODHUE COUNTY SURVEYOR
HAWK


APPROVED BY THE COUNTY BOARD OF COMMISSIONERS
OF GOODHUE COUNTY, MINNESOTA, AT THE COUNTY BOARD
MEETING OF May 18, 2004

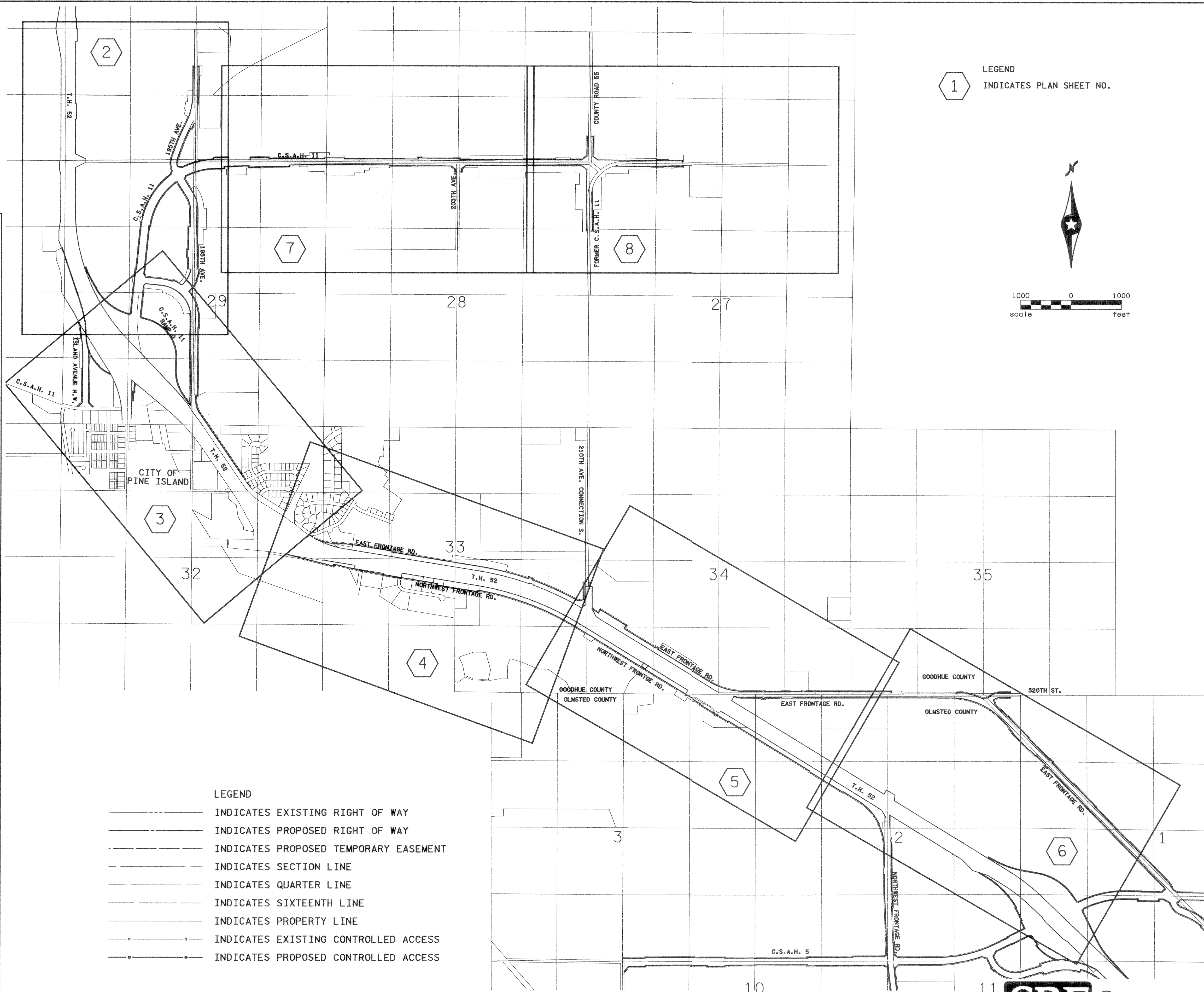
SIGNED:  CHAIR
ATTEST:  COUNTY ADMINISTRATOR

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THE
OFFICE FOR RECORD THIS 7th DAY OF July, 2004, AT 9:45 AM
AND WAS DULY RECORDED AS DOCUMENT NUMBER 18727,
FILE NUMBER GC Hwy 1.

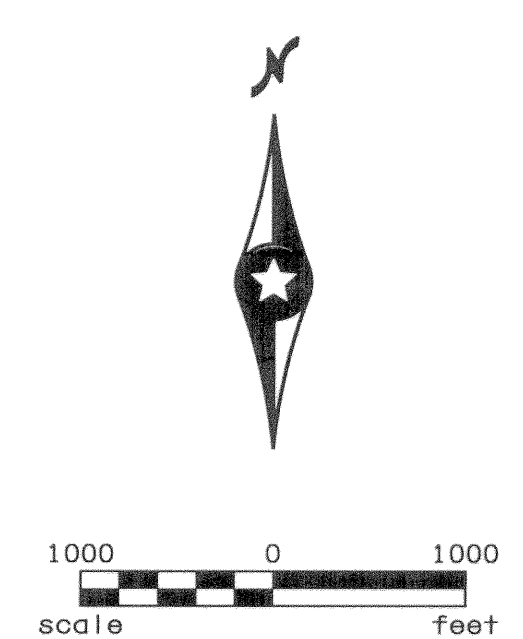

JEAN M. DANKERS
GOODHUE COUNTY REGISTRAR OF TITLES

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THE
OFFICE FOR RECORD THIS 7th DAY OF July, 2004, AT 9:45 AM
AND WAS DULY RECORDED AS DOCUMENT NUMBER 506832,
FILE NUMBER GC Hwy 1.


JEAN M. DANKERS
GOODHUE COUNTY RECORDER



LEGEND
1 INDICATES PLAN SHEET NO.

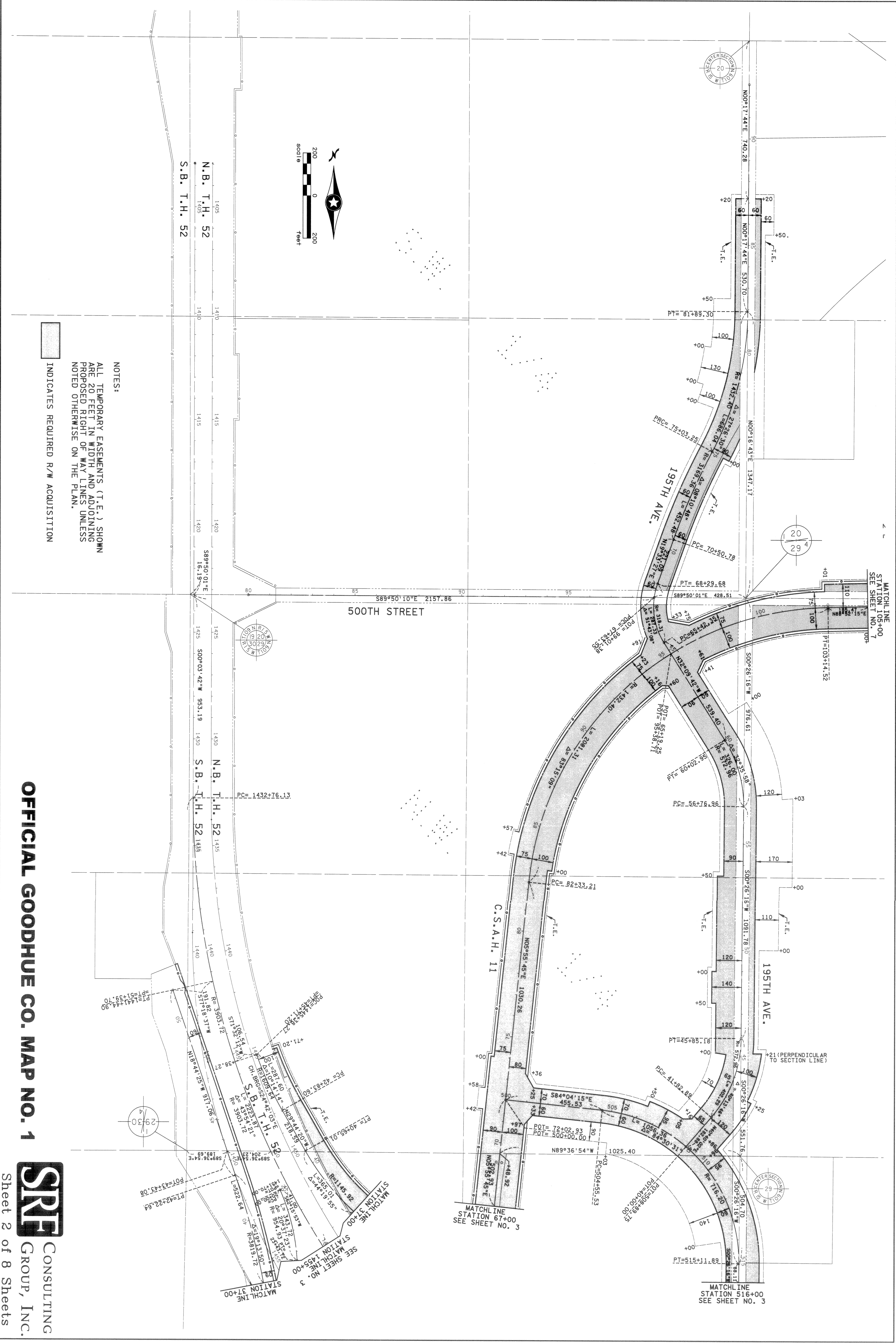


- LEGEND
- INDICATES EXISTING RIGHT OF WAY
 - INDICATES PROPOSED RIGHT OF WAY
 - - - INDICATES PROPOSED TEMPORARY EASEMENT
 - INDICATES SECTION LINE
 - INDICATES QUARTER LINE
 - INDICATES SIXTEENTH LINE
 - INDICATES PROPERTY LINE
 - ○ INDICATES EXISTING CONTROLLED ACCESS
 - ○ INDICATES PROPOSED CONTROLLED ACCESS



GC Hwy 1

C Hwy 1



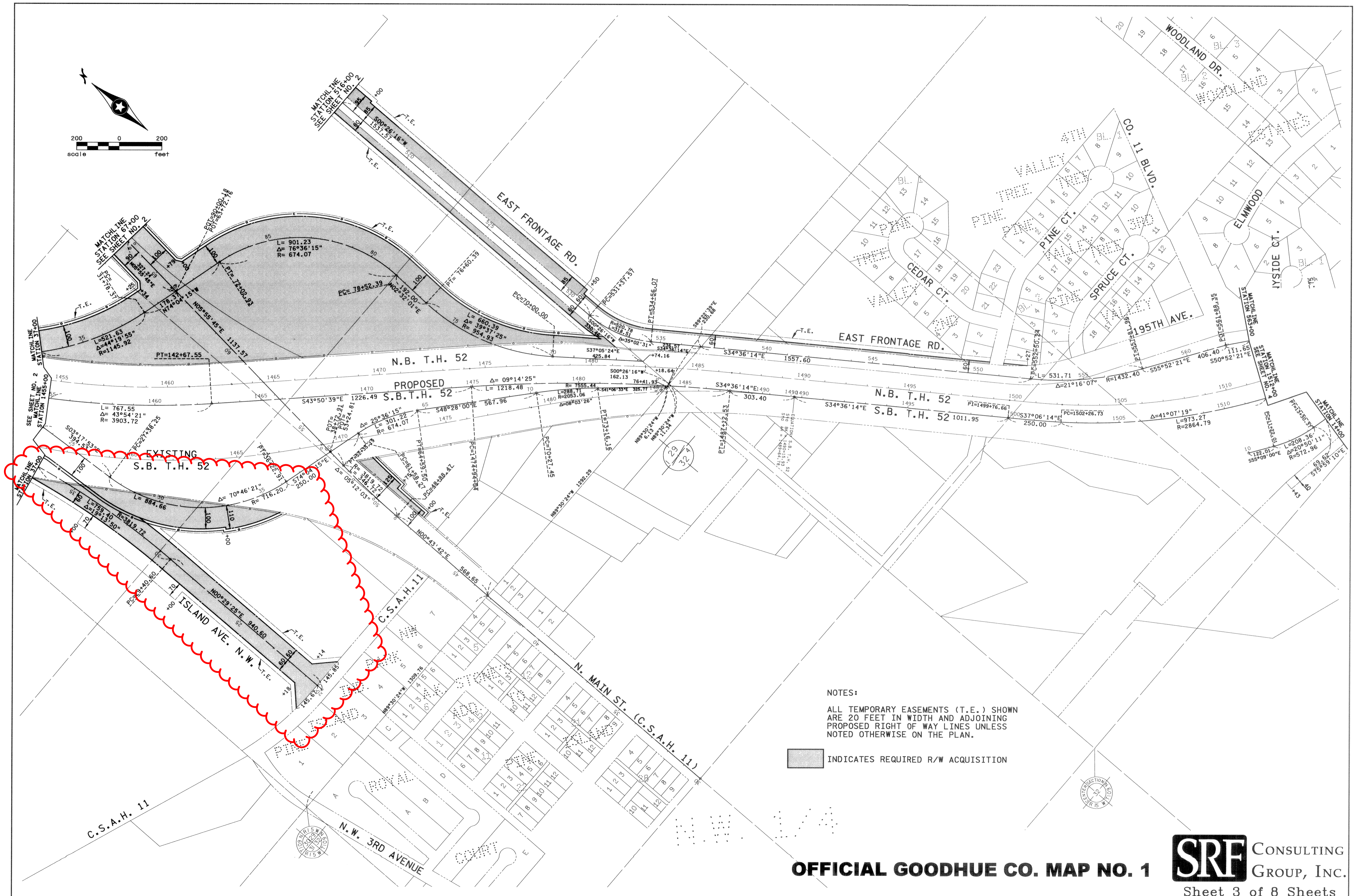
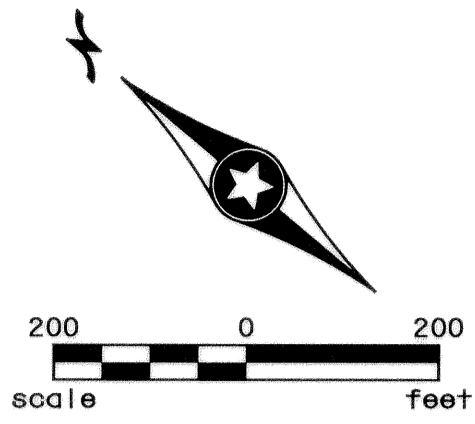
NOTES:
 ALL TEMPORARY EASEMENTS (T.E.) SHOWN
 ARE 20 FEET IN WIDTH AND ADJOINING
 PROPOSED RIGHT OF WAY LINES UNLESS
 NOTED OTHERWISE ON THE PLAN.

INDICATES REQUIRED R/W ACQUISITION

OFFICIAL GOODHUE CO. MAP NO. 1




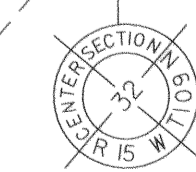
Sheet 2 of 8 Sheets



NOTES:

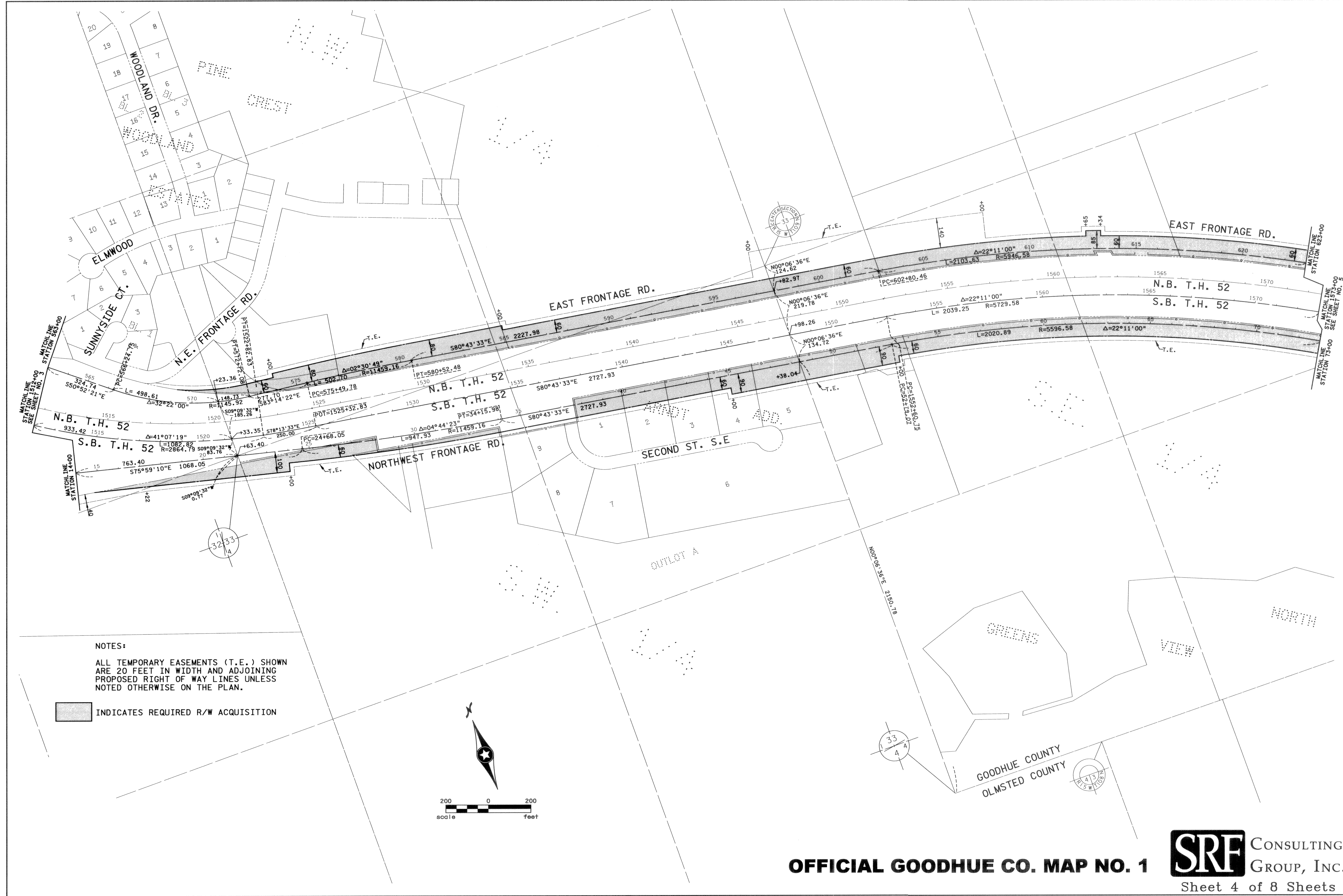
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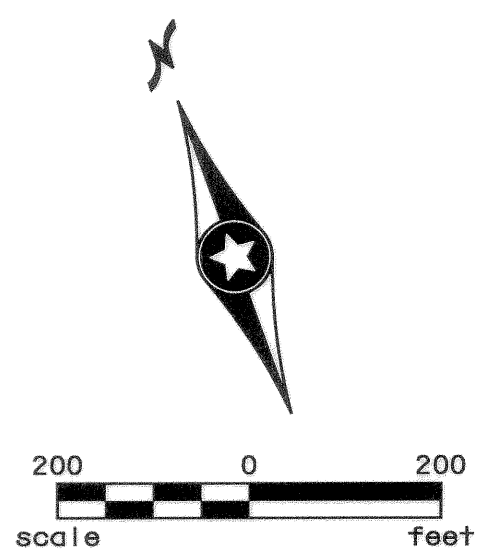
OFFICIAL GOODHUE CO. MAP NO. 1

SRF CONSULTING GROUP, INC.
Sheet 3 of 8 Sheets



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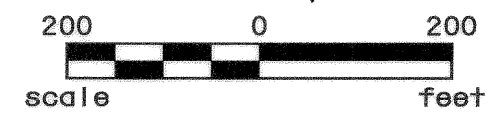
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OFFICIAL GOODHUE CO. MAP NO. 1

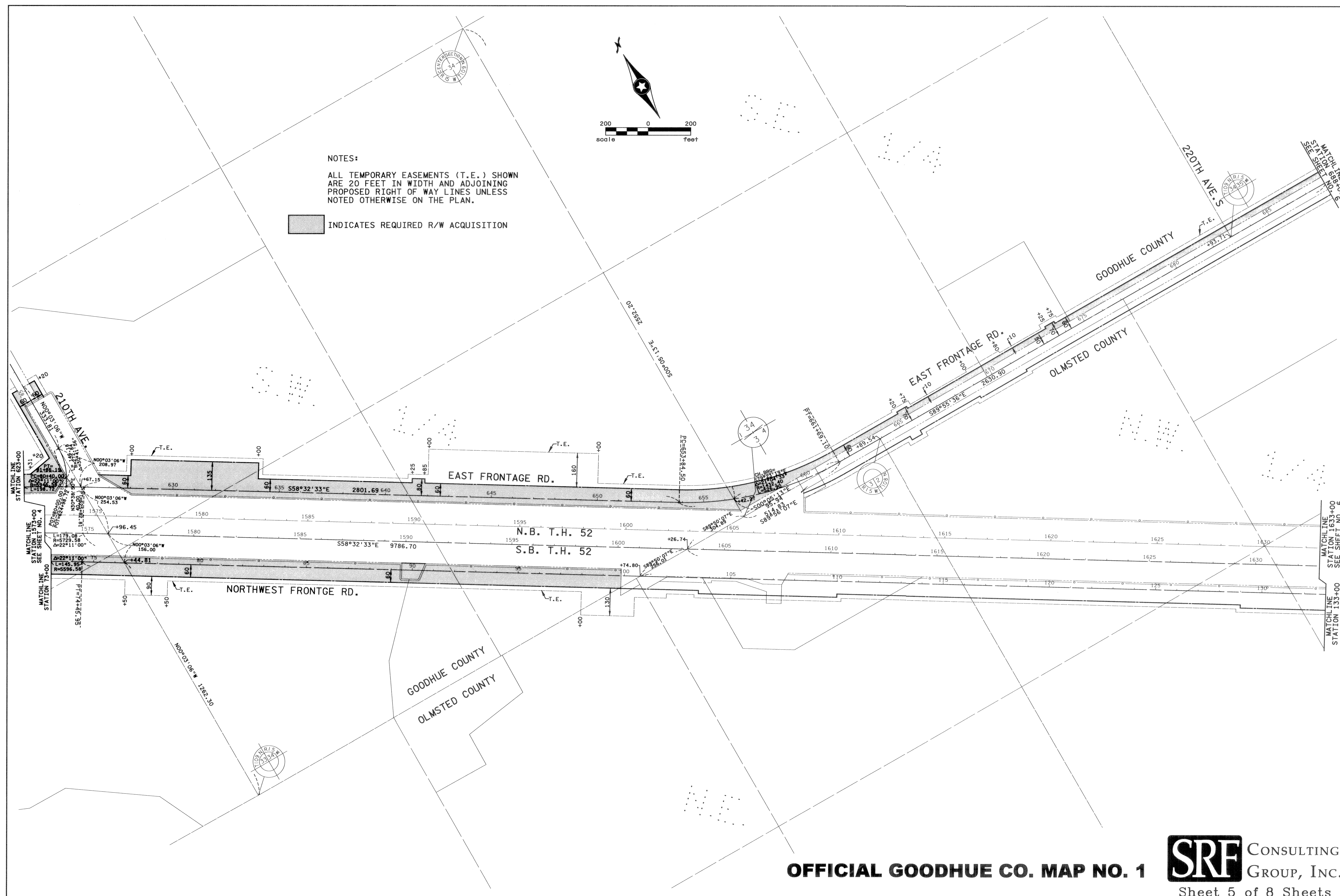
SRF CONSULTING GROUP, INC.
 Sheet 4 of 8 Sheets

GC Hwy 1

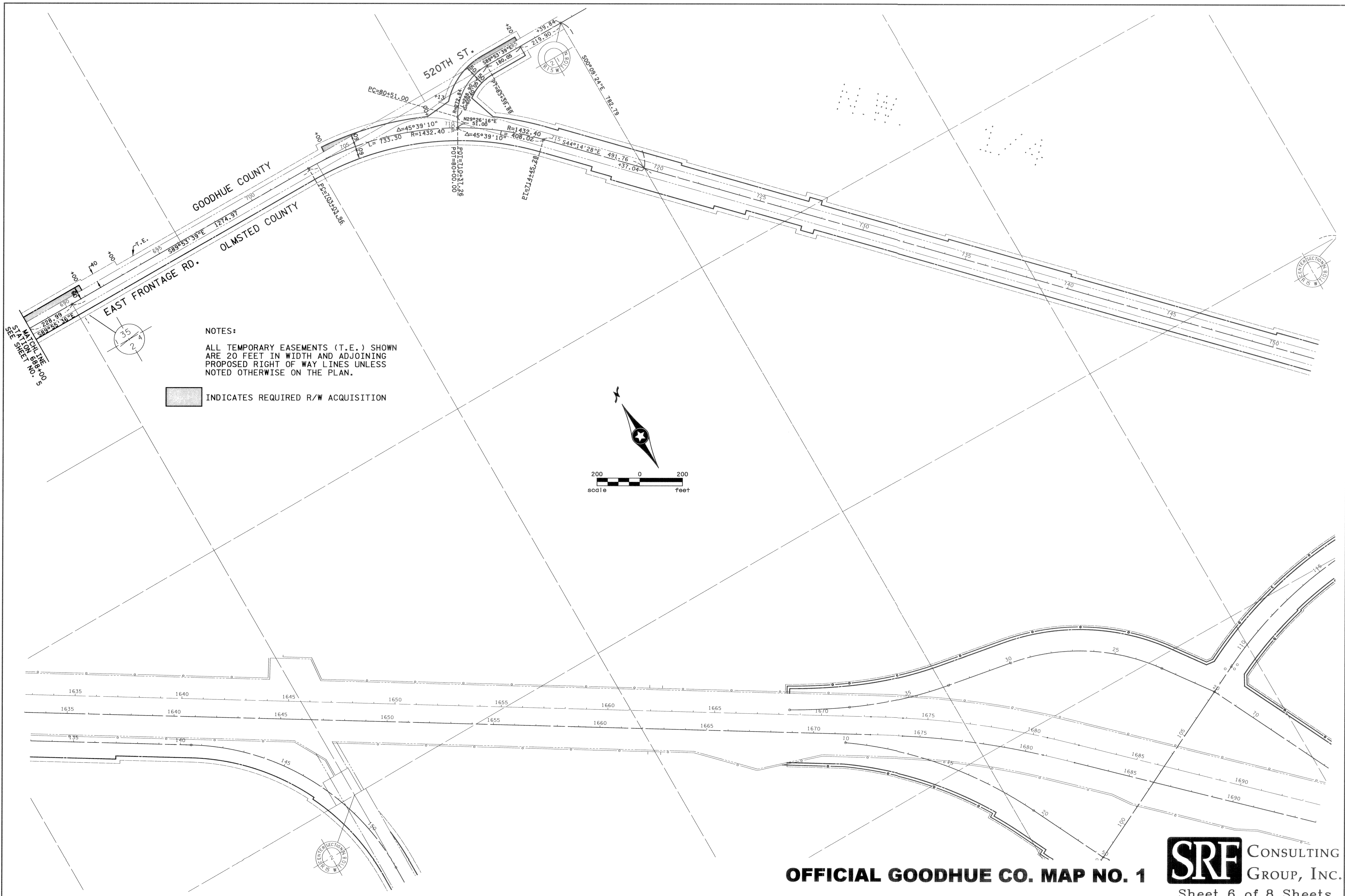


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GC Hwy 1



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 INDICATES REQUIRED R/W ACQUISITION

STA. MATCHLINE
 TO SHEET NO. 5

SECTION 15
 T. 15 N.
 R. 15 W.

SECTION 15
 T. 15 N.
 R. 15 W.


OFFICIAL GOODHUE CO. MAP NO. 1

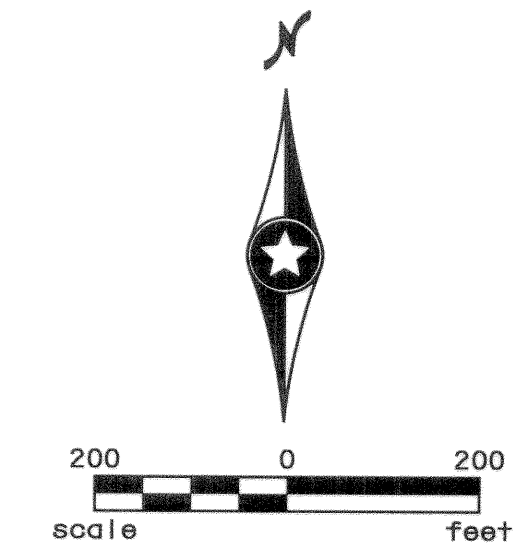
SRF CONSULTING GROUP, INC.
 Sheet 6 of 8 Sheets

GC Hwy 1

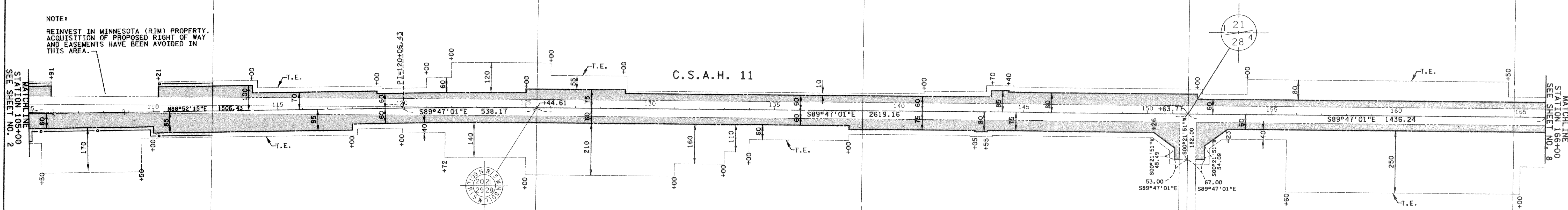
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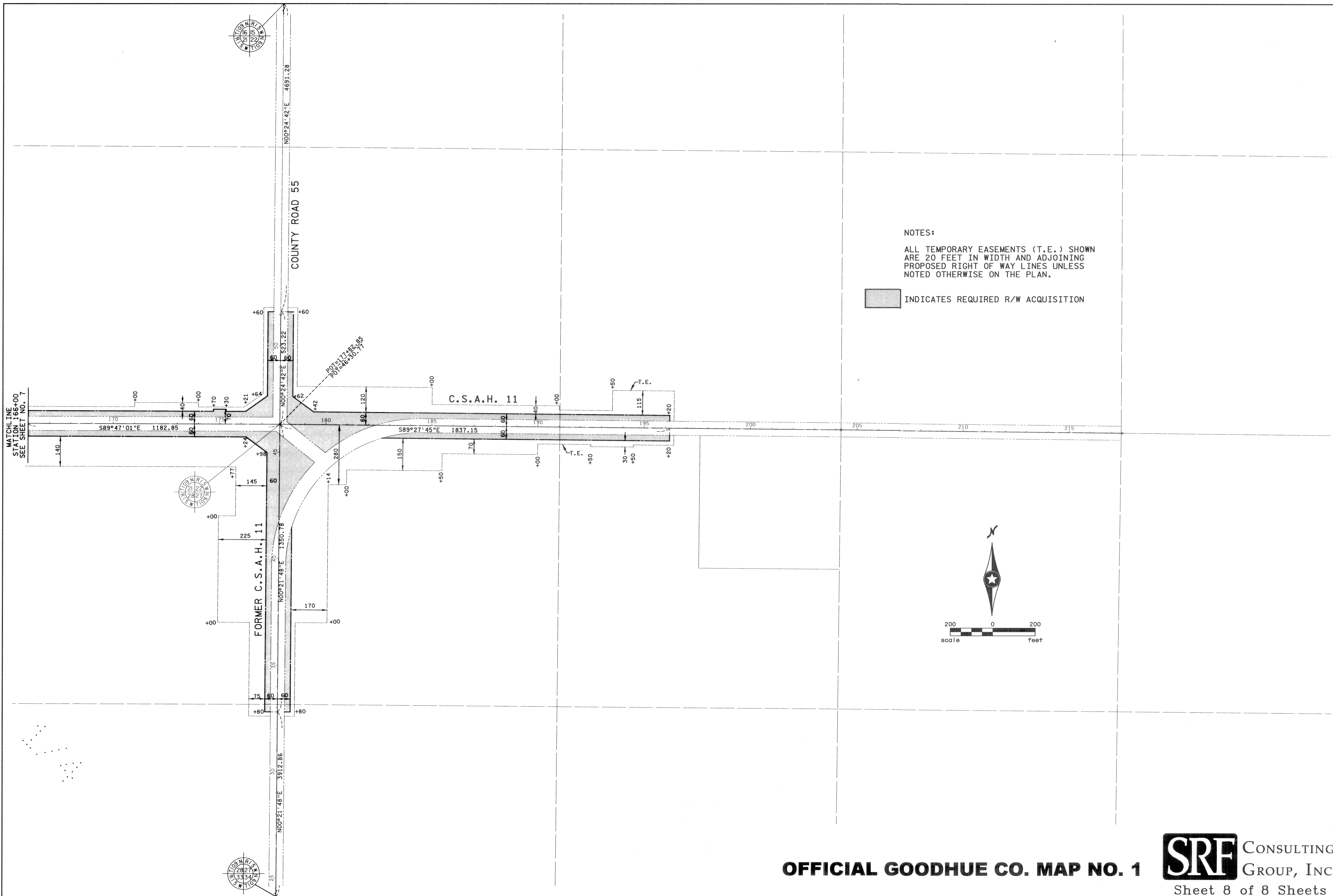
 INDICATES REQUIRED R/W ACQUISITION



NOTE:
REINVEST IN MINNESOTA (RIM) PROPERTY ACQUISITION OF PROPOSED RIGHT OF WAY AND EASEMENTS HAVE BEEN AVOIDED IN THIS AREA.



GC Hwy 1



GC Hwy 1

**CITY OF PINE ISLAND
GOODHUE AND OLMSTED COUNTIES
STATE OF MINNESOTA**

RESOLUTION NO. 25-07

**RESOLUTION SUPPORTING REPEAL OF OR AMENDMENT TO
GOODHUE COUNTY OFFICIAL MAP NO. 1**

Whereas, the Goodhue County Board of Commissioners adopted "Goodhue County Official Map No. 1" at its May 18, 2004 meeting following a public hearing by the Planning Advisory Commission on April 19, 2004, and;

Whereas, Goodhue County Official Map No. 1 includes portions of federal/state, county, township, and city roads in Sections 27, 28, 29, 32, 33, 34, and 35 of Township 109 North Range 15 West, Goodhue County, Minnesota, and;

Whereas, the City of Pine Island has been approached by a developer interested in annexing and developing land encumbered by Official Map No. 1, and such developer has requested a release or repeal of Official Map No. 1 for purposes of such development, and;

Whereas, due to street and highway improvements completed since 2004, the City Council does not believe the right-of-way mapped on Official Map No. 1 is needed for future street and highway purposes.

Whereas, the City of Pine Island understands that the repeal or amendment of Official Map No. 1 will result in discontinuing plans for a future interchange at the north intersection of US 52 and Goodhue CSAH 11.

Whereas, the City of Pine Island understands that the repeal or amendment of Official Map No. 1 will result in MnDOT permanently closing the on movement of northbound CSAH 11 to southbound US 52 and that the off movement from southbound US 52 to CSAH 11 will remain open.

Whereas, the City of Pine Island understands that the repeal or amendment of Official Map No. 1 will result in the existing interchange at US 52 and Goodhue CSAH 11 remaining open as a full movement interchange.

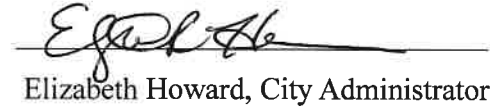
Now, therefore be it resolved, that the City of Pine Island recommends that the Goodhue County Board of Commissioners repeal of Official Map No. 1 or amend such official map to re-identify right-of-way that continues to be needed for future street and highway purposes in Sections 27, 28, 29, 33, 34 and 35 of Township 109 North, Range 15 West, Goodhue County, Minnesota.

Adopted by the City Council of the City of Pine Island this 21st day of January 2025.



David Friese, Mayor

ATTEST:



Elizabeth Howard, City Administrator