

September 29, 2003

County State Aid Highway (CSAH) 50 Residents

Re: CSAH 50 Neighborhood Meeting Follow-Up  
Cass County Courthouse – Commissioner's Board Room  
WSB Project No. 1326-01



Dear Resident:

A neighborhood meeting to discuss access alternatives to each parcel was held on August 28, 2003 at the Cass County Courthouse.

At this meeting, access alternatives for CSAH 50 in the new alignment area were discussed.

- **Access Alternative A** leaves the existing road in place.
- **Access Alternative B** removes portions of the existing road and connects shared driveways to the new alignment of CSAH 50.
- **Access Alternative C** was deleted per public discussion.

Generally, it is our understanding that about 60% of the property owners definitely support at least partial removal, while 20% are opposed and 20% are neutral on the removal of the existing roadway.

Cass County is in the process of completing the final construction plans in the area of the realignment. These plans include the existing CSAH 50 to remain in place (**Access Alternative A**). These plans will be submitted to the appropriate agencies for review.

If the property owners would prefer to vacate the existing roadway (**Access Alternative B**), they can petition and get signatures from **ALL** of the adjoining property owners to agree to vacate the existing roadway and agree to not pursue compensation or damages from Cass County for accessing their cabin / residence from the new alignment of CSAH 50. Cass County would then incorporate removal of the existing CSAH 50 into their final construction plans.

It is our desire to update your opinion of Access Alternative A and/or Access Alternative B, based on the attached revised drawings. A comment card is attached for your use, along with the revised alternatives, per public discussion. Please denote which access alternative you prefer and return to the address listed by November 1, 2003. If you have any comments on the location of your access, please mark on the drawing enclosed and return to WSB & Associates, Inc.

Cass County will schedule a public meeting in the spring of 2004 to discuss whether the property owners have concluded to construct Access Alternative A or Access Alternative B.

*There have been numerous questions on the proposed project. The following is a brief summary in an attempt to answer some of the most frequently asked questions.*

***Will Property Owners be Compensated for Land Acquisition for the New Alignment?***

WSB is currently researching the existing right-of-way. The land acquisition from each parcel will then be calculated. An appraisal of the property will be completed and Cass County will negotiate with the property owner to acquire the land necessary to complete the proposed improvements. The landowner will still have the opportunity to donate the property.

Property owners will not be compensated for any additional right-of-way deemed necessary to construct Access Alternative B, if that is the alternative selected by the corridor residents.

***Who Would Maintain the Existing Road if Left Inplace?***

Upon final plan approval, Cass County would pursue turning the existing road over to Shingobee Township. Shingobee Township then has the right to refuse acceptance of the road, based on its' lack of meeting township standards (i.e. lack of right-of-way). If Shingobee Township refuses acceptance of the road, Cass County would continue the maintenance. Either public agency has the right to hold a hearing and release the existing road to the adjoining residents. There would be a public hearing and all affected property owners would be notified.

***Who Will Pay for the Construction Costs of the Driveways?***

Cass County will pay for the construction costs of the new driveway access; however, they will not pay for any right-of-way acquisition costs or damages. If Access Alternative B is the preferred alternative, Cass County will require signatures on the right-of-way documents necessary to construct the accesses. These documents would include verbiage on the property owner relinquishing their right to pursue any damages with Cass County.

***Can a Driveway Access Location be Modified? (Access Alternative B)***

There have been requests to modify proposed driveway accesses (Access Alternative B) through neighboring properties. This will be done only if all affected property owners are in agreement.

***What is the Schedule?***

WSB, in coordination with Cass County, has filed the wetland permits with the governing agencies and is awaiting their review. An Environmental Assessment Worksheet (EAW) has also been completed and comments have been received. The historical evaluation has been completed and the determination has been made that neither the district, nor any individual buildings, is eligible for listing in the National Register of Historic Places. The construction schedule will be dependent upon right-of-way acquisition and permit approvals. It is anticipated that the fill to be placed in the new alignment area will occur in the winter of 2003/2004. Please note that this fill will be placed approximately 6-feet higher than the proposed roadway surface. This is done to compress the poor soils through this area.

Please call me at (888) 541-4800, Ext. 177, or David Enblom at 218-547-1211, Ext. 101 if you have any questions.

Sincerely,

***WSB & Associates, Inc.***

Ronald B. Bray, P.E.  
Project Manager

cc: CSAH 50 Project Management Team