

**TO: MAYOR AND CITY COUNCIL**  
**FROM: NEIL JENSEN, City Administrator**  
**SUBJECT: Temporary Easement MNDOT Highway 19 Project**  
**MEETING DATE: August 17, 2021**

**BACKGROUND**

MNDOT will be upgrading Highway 19 next year and on the Northwest Corner of Highway 19 and Highway 20 a temporary easement will be needed to complete the project. The easement is 144 square feet of sidewalk. The offer for the temporary easement is \$500.00 which is the minimum amount used on MNDOT projects. The damage analysis is attached that give the details.

**STAFF RECOMMENDATION**

Please make a motion to approve the temporary easement on the NW corner of Highway 19 and 20 for MNDOT project 2503-32.

**REQUESTED COUNCIL ACTION**

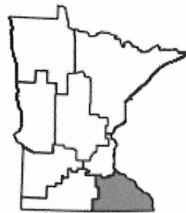
Please make a motion to approve the temporary easement on the NW corner of Highway 19 and 20 for MNDOT project 2503-32.



# MINIMUM DAMAGE ANALYSIS

**State Project:** 2503-32RW  
**Control Section:** 2502-025  
**Parcel:** 6a  
**Property Owner:** City of Cannon Falls  
**Parcel Address:** Unassigned, Cannon Falls, Minnesota

**Rochester**  
2900 48<sup>th</sup> St NW  
Rochester, MN 55901



**Owatonna**  
1010 21<sup>st</sup> Ave NW  
Owatonna, MN 55060

**District 6**  
**Right of Way**

# MINIMUM DAMAGE ANALYSIS

C.S.: 2502-025 Parcel #: 6a

S.P.: 2503-32RW

Owners: City of Cannon Falls

Parcel Address: Unassigned, within existing sidewalk area

County: Goodhue

City: Cannon Falls State: Minnesota Zip: 55009

Zoning: Not zoned, no PID

Present Use: Mixed Use

Easement: Temporary Easement

Intended use: Determine damages for construction easement (Temporary Easement (TE)) for Americans with Disabilities Act (ADA) Ramp and sidewalk construction.

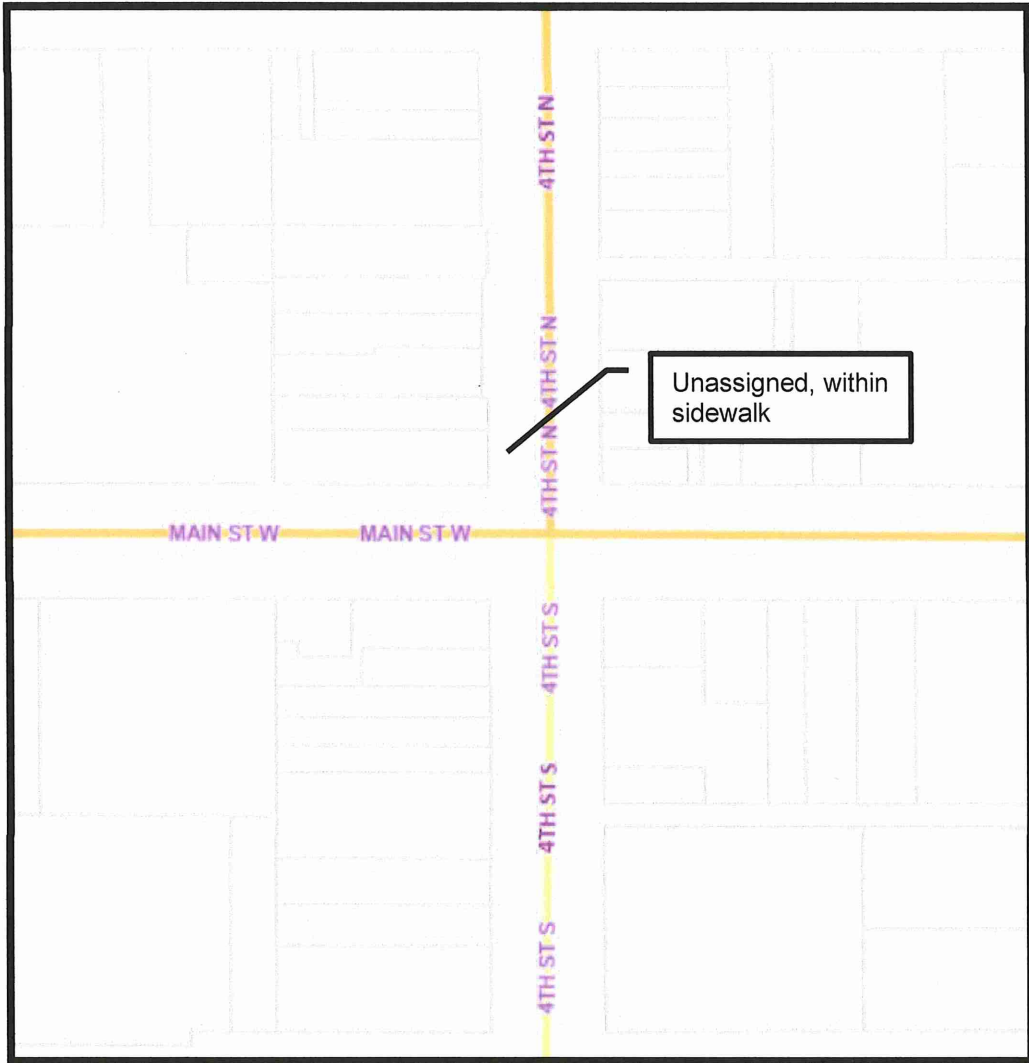
Intended Users: MnDOT and the property owner. The property owner will be provided a copy of this report.

PIN: N/A

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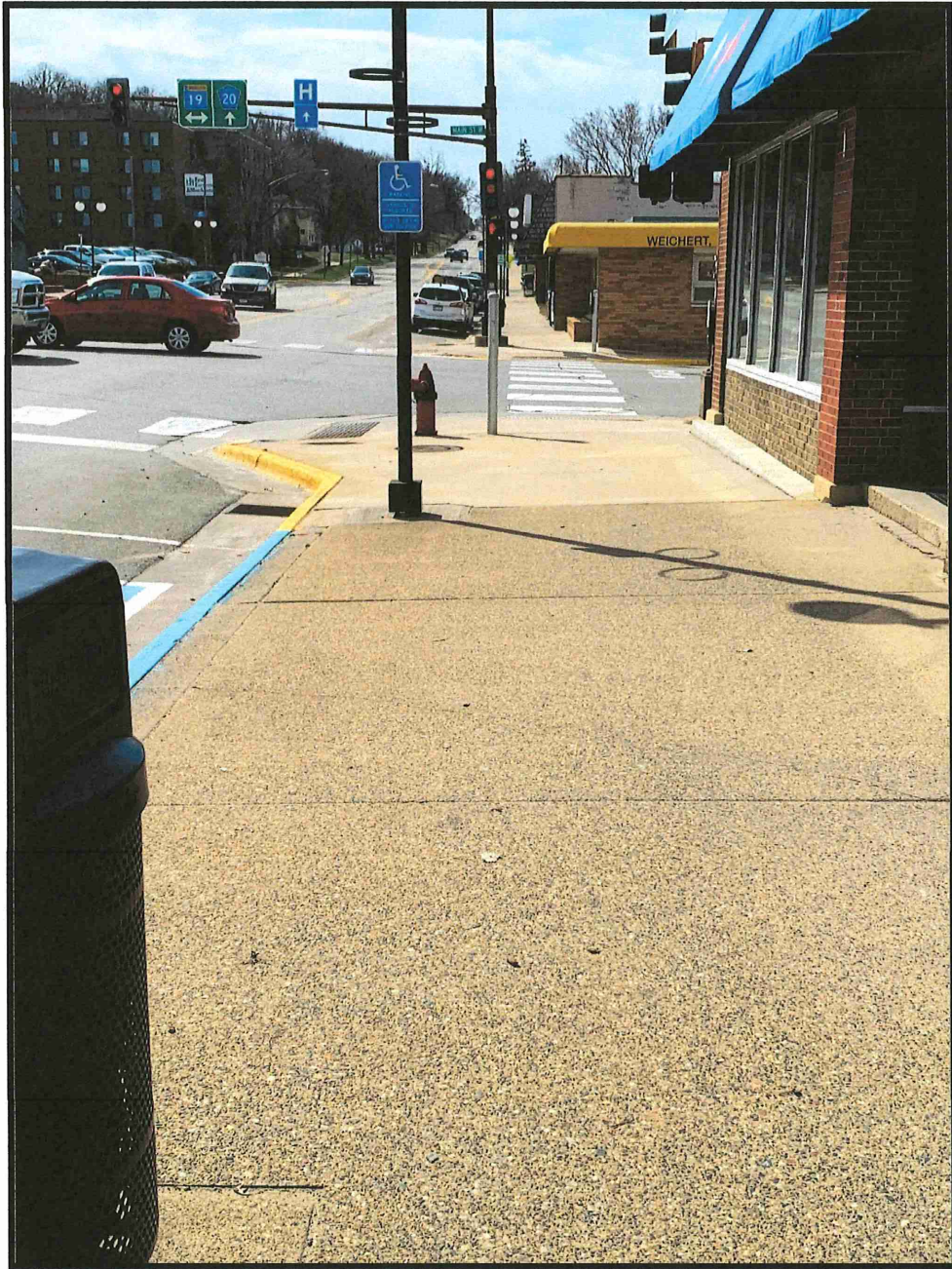
Offer..... \$500.00

Subject Map  
Parcel 2502-025-6a  
Cannon Falls, Minnesota  
Goodhue County



**Subject Photos**

Looking Southerly





Topographic Information required: Proposed R/W line & access taking. Lot lines & dimensions.  
 Scale 1" = 50 ft. Outline & location of buildings & improvements. Streets or highway frontage.

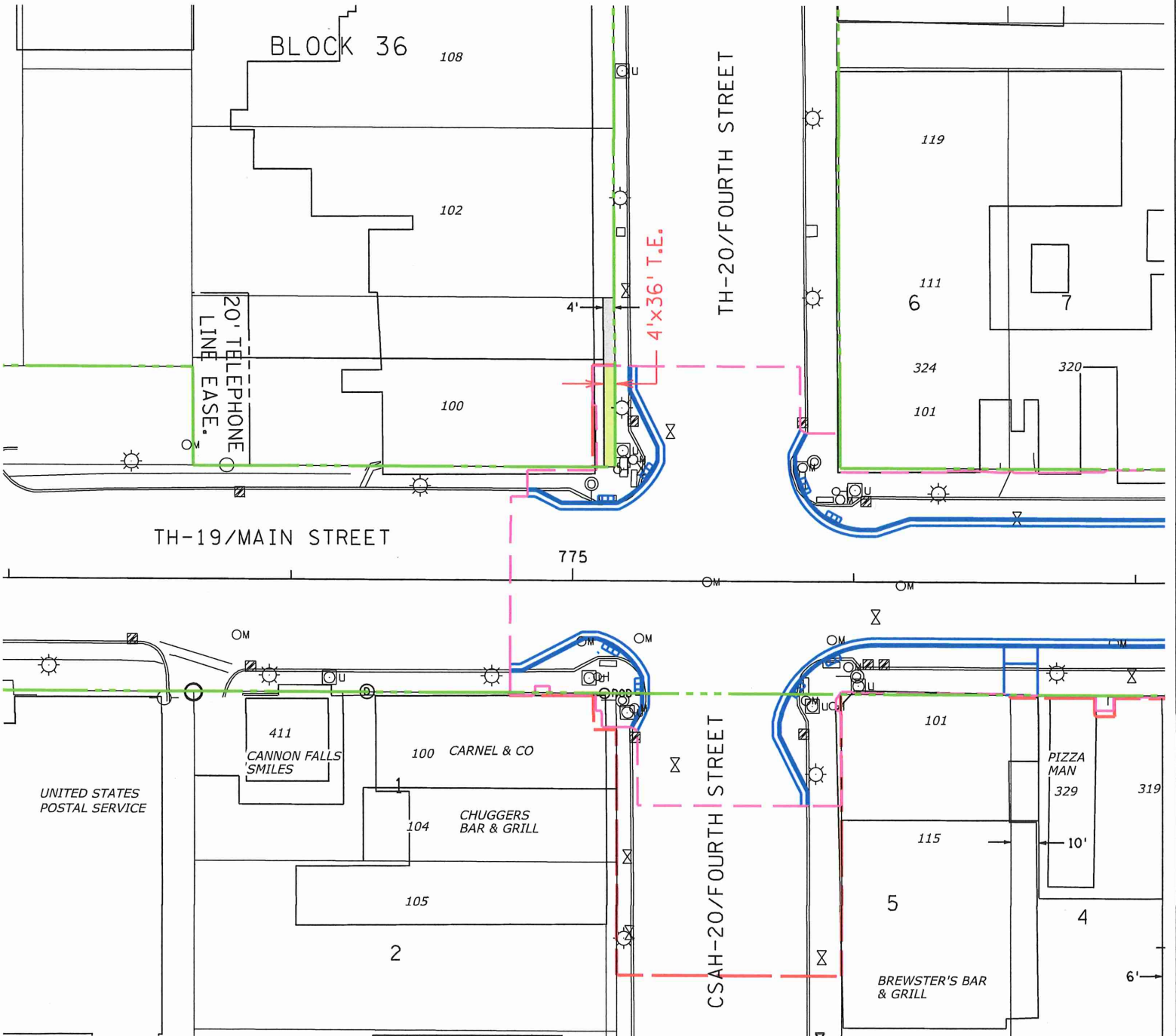
S.P. 2503-32 C.S. 2502 (19=100-25) COUNTY GOODHUE C.I. # TRWSP250332  
 OWNER CITY OF CANNON FALLS PARCEL NO. 6A

CONTIGUOUS PROPERTY	ENTIRE TRACT SQ. FT.	T.E. SQ. FT. EXP. 12-31-23
PT. LOT 5 BLOCK 36	240	144

CONT. PROP. COMPUTATION METHOD  
 PLAT DIMEN.



TOWN OF CANNON FALLS



Layout sketch by L. FROST Date 02-17-21 Parcel No. 6A

## VALUATION DATE/INSPECTION DATE

A field inspection of the subject property was conducted on March 30, 2021 from the public right-of-way. The value estimate is appraised on that date.

## DESCRIPTION OF SUBJECT PROPERTY BEFORE ACQUISITION

The subject property is located within the existing sidewalk in the City of Cannon Falls, Minnesota. Improvements on the property will not be affected by the acquisition, unless otherwise noted. The property has drainage being controlled by curb and gutter. The property is currently not zoned.

## DESCRIPTION OF ACQUISITION

The State's acquisition consists of a temporary easement for the reconstruction of the sidewalk and/or Americans with Disabilities Act (ADA) access ramp area that is adjacent to the MnDOT Trunk Highway. The acquisition consists of a 144 square foot area. The temporary easement will provide sufficient room for the contractor to perform work on the sidewalk and/or pedestrian ramp, and tie in improvements. The temporary easement will expire on December 31, 2023.

## DESCRIPTION OF SUBJECT PROPERTY AFTER ACQUISITION

The temporary easement is a temporary condition, and the subject property is not expected to experience any permanent detrimental condition, change, or restriction upon its current and best use. Property damaged within the project limits will be restored in kind by the State's construction contract, with materials that are equal or superior to the grade of the existing surface.

## REVIEW OF DAMAGES

The temporary easement is valued based upon an annual return of 10% of fee value per year, beginning on March 30, 2021 for a period of 2.76 years until the expiration date of December 31, 2023. Kelly Lindstrom, Certified General Appraiser, has completed a project book which lists comparable sales within the project corridor of both residential and mixed-use properties. The project book is on file at the District office. This results in the temporary easement value calculation for the subject property in the market study as follows:

Mixed Use Land Value    \$3.75 sf    x 10%    x    2.76 years    =    \$1.04

Fair market value of TE    \$1.04/sf

## PARCEL SUMMARY

Easement area: 144 sq. ft.    Value:    144 sf    x    \$1.04/sf    =    \$149.76

### Total

The total rounded compensation for the parcel is

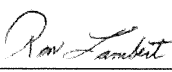
**\$500.00.** Review/Certified: \_\_\_\_\_



\_\_\_\_\_  
Sonya A. Henning

Date: 5/27/2021

APPROVAL:  
I HEREBY APPROVE THIS APPRAISAL WAIVER VALUATION (A.K.A. MINIMUM DAMAGE ACQUISITION/MDA), PURSUANT TO 49 CFR § 24.102 AND MINNESOTA STATUTE § 117.036. THE WAIVER VALUATION IS NOT AN APPRAISAL SUBJECT TO AN APPRAISAL REVIEW; CONSEQUENTLY, THIS VALUATION IS APPROVED IN MY CAPACITY AS A MnDOT RE SPECIALIST SUPV. AND NOT AS A MN. LICENSED REAL ESTATE APPRAISER.

Approval:  \_\_\_\_\_ Date: 7-12-2021  
Ron Lambert  
MnDOT RE Specialist Supervisor

June 23, 2021  
2502-025-6A

Parcel 6A C.S. 2502 (19=100-25)

S.P. 2503-32RW

The right to use the east 4 feet of the south 36 feet of Tract A described below for highway purposes, which right shall cease on December 31, 2023, or on such earlier date upon which the Commissioner of Transportation determines by formal order that it is no longer needed for highway purposes;

Tract A.      A strip 4 feet wide off East end Lot 5, Block 36, Town of Cannon Falls, according to the Plat thereof on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.