

Town Board Memorandum

To: Town Chair and Board Members
From: Cara Geheren – Township Engineer
Date: May 27, 2020
Item: Margo Avenue Extension – Brockman Trucking

Town Board Action Requested:

For Discussion Only.

Background Information:

The Township has been approached by Brockman Trucking who is contemplating purchase of property in Specialized Acres. As part of their due diligence for the site, they are seeking information regarding any long-range plans for Margo Avenue to be extended from the cul-de-sac to Highway 10. If the Township does desire to see this connection made at some point, the location of this extension will impact how the parcels may develop as right-of-way will need to be preserved to complete the connection.

Attached is a base map outlining the commercial/industrial zoning district and highlighting connections to Hwy 10 to the south (future), Hwy 10/61 to the west and 120th Street to the north. This map has also been shared with MnDOT for input. Initial feedback from MnDOT is that they are fully supportive of the extension of Margo Avenue provided it aligns with the future Holiday development to south. A traffic signal would be considered at this location once warrants are met. Any additional comments received from Mn/DOT will be shared with the Board on Monday evening, if available.

The Town Board should discuss if the Board sees a need and supports continued evaluation of the extension of Margo Avenue as a future connection.

Financial Impact:

If the extension of Margo Avenue to Hwy 10 is determined to be an important element for providing access to the area, future consideration will be needed to determine how construction of the connection would be funded. Funding could include cost participation by adjacent property owners/developers and/or special assessments to properties benefiting from the connection.

Attachments:

- Margo Avenue Area Base Map