

APPENDIX J

Right of Way Tables

Appendix J – Right of Way (Total Takes)

The following tables document right of way impacts (total parcel acquisitions) for the proposed project from the Highway 10/101/169 interchange in Elk River to the Highway 169/CSAH 4 interchange in Zimmerman. Right of way impacts (total and partial acquisitions) are illustrated in Figures 10A through 10E in Appendix A.

Segment One: Urban Elk River

**TABLE J-1
TH 10/101/169 INTERCHANGE COMMERCIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use	Name
75-003-1101	N/A	Right of Way ⁽¹⁾	Light Industrial	N/A
75-003-1102	N/A	Right of Way	Light Industrial	N/A
75-003-4100	N/A	Vacant Land	Vacant Land	N/A
75-003-4203	NA	Right of Way ⁽²⁾	Light Industrial	N/A

N/A: not applicable.

⁽¹⁾ This parcel is located in the northeast quadrant of the Highway 10/101/169 interchange and is owned by the State of Minnesota as public right of way.

⁽²⁾ This parcel is located in the northwest quadrant of the Highway 10/101/169 interchange and is under easement as public right of way.

**TABLE J-2
MAIN STREET COMMERCIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use	Business Name
75-134-4113	279 Carson St NW	Commercial	Commercial	AJ Complete Auto
75-759-0125	18267 Carson Ct NW	Commercial	Commercial	Walgreen's
75-134-4110	260 Carson St NW	Commercial	Commercial	Pizza Hut
75-134-4111	200 Main St NW	Commercial	Commercial	Super America
75-802-0105	229 Carson St NW	Commercial	Commercial	Sonic
75-430-0105	231 Main St NW	Commercial	Commercial	Mixed Businesses ⁽¹⁾
75-670-0105	221 Main St NW	Commercial	Commercial	Mixed Businesses ⁽²⁾
75-759-0010	(not available)	Commercial	Commercial	(not available) – outlot
75-709-0245	(not available)	Commercial	Commercial	(not available) – dumpster
75-709-0250	(not available)	Commercial	Commercial	(not available) – dumpster
75-709-0255	(not available)	Commercial	Commercial	(not available) – dumpster
75-709-0260	11070 183rd Cir NW – Suite C	Commercial	Commercial	Hardy & Stephens Counseling Association
75-709-0265	11070 183rd Cir NW – Suite B	Commercial	Commercial	(vacant)
75-709-0270	11070 183rd Cir NW – Suite A	Commercial	Commercial	(vacant)
75-709-0275	11040 183rd Cir NW – Suite C	Commercial	Commercial	(vacant)
75-709-0280	11040 183rd Cir NW – Suite B	Commercial	Commercial	(vacant)
75-709-0285	11040 183rd Cir NW – Suite A	Commercial	Commercial	BDM Consulting Engineers & Surveyors, PLC

⁽¹⁾ Coldwell Banker Vision, Mortgages Unlimited, Law offices of the Public Defender, MetLife Auto & Home.

⁽²⁾ First American Title, Healing Choices Natural Health Care, Aflec.

**TABLE J-3
MAIN STREET RESIDENTIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use
75-404-0123	236 2nd St NW	Residential	Residential
75-404-0125	210 Evans Ave NW	Residential	Residential

**TABLE J-4
SCHOOL STREET COMMERCIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use	Business Name
75-445-0120	710 Dodge Ave NW	Commercial	Commercial	Mixed Businesses ⁽¹⁾
75-445-0110	253 A 8th St NW	Commercial	Commercial	Mixed Businesses ⁽²⁾
75-445-0010	(not available)	Commercial	Commercial	(undeveloped)

⁽¹⁾ Barrington Oaks Veterinary, Bashaw Dental Center, Lighthouse Chiropractic Health Center, Summit Mortgage Corporation, Sound Decision Hearing Center.

⁽²⁾ Central Minnesota Mental Health, William R. Dodds Ltd.

**TABLE J-5
SCHOOL STREET RESIDENTIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use
75-422-0110	18837 Dodge St NW	Residential	Residential
75-422-0120	266 Elk Hills Dr NW	Residential	Residential
75-422-0130	242 Elk Hills Dr NW	Residential	Residential
75-516-0180	18847 Dodge St NW	Residential	Residential
75-516-0170	18857 Dodge St NW	Residential	Residential

**TABLE J-6
193RD AVENUE COMMERCIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use	Business Name
75-572-0105	19230 Evans St NW	Commercial	Commercial	Mixed Businesses ⁽¹⁾
75-572-0110	19260 Evans St NW	Commercial	Commercial	Dollar Store
75-558-0105	11554 193rd Ave NW	Commercial	Commercial	Super America

⁽¹⁾ White & Associates, Quest LLC, Pathways Psychological Services, Sungard Wealth Management Service, River Collection & Recovery Service Incorporated, WR Appraisals, Permanent Choice Laser Center, Econar Energy Systems Corp, No Place Like Home, Hess Law Office, SK Dokken Attorney at Law.

**TABLE J-7
197TH AVENUE RESIDENTIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use
75-510-0175	11537 197th Ave NW	Residential	Residential

Segment Two: Rural Elk River and Southern Livonia Township

**TABLE J-8
221ST AVENUE COMMERCIAL AND AGRICULTURAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use	Business Name
75-110-2400	11684 219th Ave NW	Commercial	Commercial Reserve Transition	Greenscape Landscaping
75-110-2101	21884 Hwy 169	Agricultural	Agricultural Conservation (ME)	(not applicable)
75-110-2200	(not available)	Commercial	Agricultural Conservation (ME)	Barton Sand and Gravel
75-110-2202	(not available)	Commercial	Agricultural Conservation (ME)	(undeveloped)
75-103-3205	(not available)	Commercial	Agricultural Conservation	(undeveloped)
75-103-3300	(not available)	Commercial	Agricultural Conservation	(undeveloped)
75-110-2100	11631 219th Ave NW	Ag. / Comm.	Commercial Reserve Transition	Rin Tin Tin Kennels

(ME) = Mineral Excavation

**TABLE J-9
CSAH 25/19 COMMERCIAL AND AGRICULTURAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use ⁽¹⁾	Business Name
30-022-2300	25140 Hwy 169	Ag. / Comm.	General Rural	Schmiege's Salvage
30-022-2315	25145 Hwy 169	Res. / Comm.	General Rural	Schmiege's Salvage
30-027-2110	11840 243rd Ave NW	Res. / Comm.	General Rural	Ed's Sales
30-021-1100	25220 Hwy 169	Ag. / Comm.	General Rural	Cracker Box Antiques
30-027-2105	(not available)	Active Agricultural	General Rural	N/A
30-027-2403	24357 Hwy 169	Ag. / Comm / Res.	General Rural	Brionix Racing

N/A: not applicable.

⁽¹⁾Sherburne County. 2008. Sherburne County Web Site (online). Livonia Township Zoning Map accessed 2008-09-05 at <http://www.sherburne.co.mn.us/pubworks/gis/mapindex.htm>.

**TABLE J-10
CSAH 25/19 RESIDENTIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use ⁽¹⁾
30-027-2400	24345 Hwy 169	Ag. / Res.	General Rural
30-022-2320	25110 Hwy 169	Residential	General Rural
30-022-2310	25060 Hwy 169	Residential	General Rural
30-022-2305	25050 Hwy 169	Residential	General Rural

⁽¹⁾Sherburne County. 2008. Sherburne County Web Site (online). Livonia Township Zoning Map accessed 2008-09-05 at <http://www.sherburne.co.mn.us/pubworks/gis/mapindex.htm>.

Segment Three: Zimmerman and Northern Livonia Township

**TABLE J-11
CSAH 4 COMMERCIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use	Business Name
95-009-3408	26229 Fremont Dr	Commercial	Highway Commercial	UBC ⁽¹⁾
95-009-3407	26275 Fremont Dr	Commercial	Highway Commercial	Gold's Gym
95-009-4300	12200 Fremont Ln	Commercial	Highway Commercial	Barefoot Driving Range ⁽²⁾

⁽¹⁾ One parcel owned by United Building Centers (UBC) would be acquired to accommodate the proposed Highway 169 alignment. It was assumed that acquisition of this parcel would require relocation of the entire UBC operation.

⁽²⁾ The CSAH 4 interchange and frontage road would not require acquisition of the entire parcel. However, anticipated right of way impacts would preclude this parcel from functioning as a golf driving range.

**TABLE J-12
CSAH 4 RESIDENTIAL PARCELS**

Parcel ID #	Address	Current Land Use	Zoned Land Use
95-414-0705	12392 Fremont Ln	Residential	Residential
95-414-0706	12384 Fremont Ln	Residential	Residential
95-414-0707	(not available)	Residential	Residential
95-414-0710	(not available)	Residential	Residential
95-414-0305	12385 Fremont Ln	Residential	Residential
95-414-0310	12395 Fremont Ln	Residential	Residential
95-414-0315	26329 Terrace Dr	Residential	Residential
95-414-0320	26337 Terrace Dr	Residential	Residential
95-414-0325	26353 Terrace Dr	Residential	Residential
95-414-0110	26305 Fremont Dr	Residential	Residential
95-414-0120	26316 Terrace Dr	Residential	Residential
95-414-0130	26315 Fremont Dr	Residential	Residential
95-414-0150	26333 Fremont Dr	Residential	Residential
95-414-0160	26334 Terrace Dr	Residential	Residential
95-414-0210	26357 Fremont Dr	Residential	Residential
95-414-0220	26374 Terrace Dr	Residential	Residential
95-414-0230	26388 Terrace Dr	Residential	Residential
95-414-0240	26404 Terrace Dr	Residential	Residential
95-414-0260	(not available)	Residential	Residential
95-414-0270	26420 Terrace Dr	Residential	Residential
95-414-0280	26434 Terrace Dr	Residential	Residential