



AGENDA
CITY COUNCIL - 2026 STREET PROJECTS IMPROVEMENTS HEARING
MAPLE PLAIN CITY HALL
January 20, 2026
7:00 PM

- 1. WELCOME**
- 2. CALL TO ORDER**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPT AGENDA**
- 5. NEW BUSINESS**
 - A. 2026 Industrial Street Project Public Hearing
 - B. 2026 Downtown Street Project Public Hearing
- 6. ADJOURNMENT**

This meeting will be recorded and then posted to the City website within 3 to 5 business days.
The City Council may meet as a group for dinner.



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS: 2026 Industrial Street Project Public Hearing	
PREPARED BY:	Jacob Schillander, City Administrator David Martini, City Engineer
RECOMMENDED ACTION: Public Hearing	

Summary

Please see the City Engineers report for the 2026 Industrial Street Improvement Project Public Hearing.



**BOLTON
& MENK**

Real People. Real Solutions.

263

Section 5, Item A.

Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

January 12, 2026

City of Maple Plain
Attn: Jacob Schillander, City Administrator
PO Box 97
Maple Plain, MN 55359

RE: Preliminary Improvement Hearing - 2026 Industrial Street Project

Dear Jacob:

On December 15, 2026, the feasibility study for the 2026 Industrial Street Project was presented to the City Council. The study includes a description of the proposed improvements, cost estimates, cost apportionment, and a preliminary assessment role, which includes the benefiting properties on Industrial Street between Budd Avenue and the east cul-de-sac. At that time, the Council accepted the study and ordered an Improvement Hearing for January 20, 2026.

I will be present on the 20th to present the relevant information regarding the project to the public and will be available to participate in the discussion and answer questions as directed.

Please let me know if you have questions or need additional information.

Sincerely,

Bolton & Menk, Inc.

David P. Martini, P.E.
Senior Principal Engineer

2026 Industrial Street Improvement Project

City of Maple Plain, MN

January 20, 2026

David Martini, P.E.
Senior Principal Engineer

- **On October 27, 2025, the City Council authorized the preparation of a feasibility study to analyze improvements to the following streets:**
 - Industrial Street (Budd Avenue to east cul-de-sac)
- **The existing pavement and watermain infrastructure elements within the project area were evaluated as part of the report, which provides descriptions of the proposed improvements, itemized cost estimates, cost apportionments, and preliminary assessment roll.**

Need for Improvements

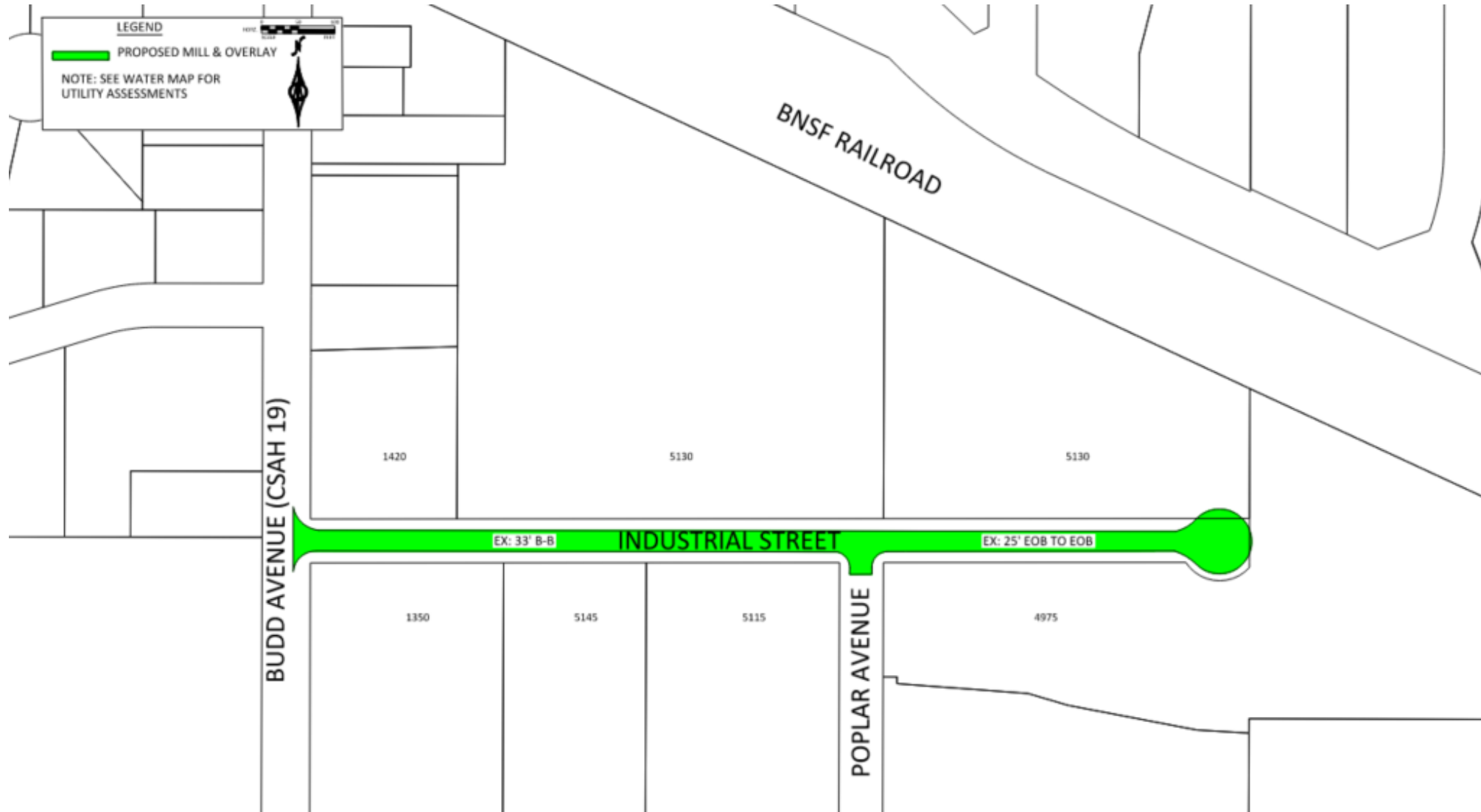
- Based on as-built information, it appears most of the improvements were originally constructed in the 1965 and the street extended in 1989.
- The existing pavements is in a stage where it can be renewed through the mill and overlay process and extend the useful life.
- Due to corrosive soils, the watermain pipes in the project area have deteriorated to a point that they are fragile and subject to breaks.
- The watermain on the west block of Industrial Street is 6-inch cast iron, estimated to be from 1965 and is recommended to replaced and upsized to 8-inch PVC to improve fire flow and reliability.

Assessment Methodology

- **35% of the watermain project costs proposed to be assessed on a front footage basis.**
 - Only properties served by utilities within the project area assessed for those utilities.
- **City to pay for non-assessable frontage and project elements.**
 - Mill and Overlay
 - Minor curb and drainage repairs
 - Non-assessable water frontage

Project Area – Industrial Street

Section 5, Item A.

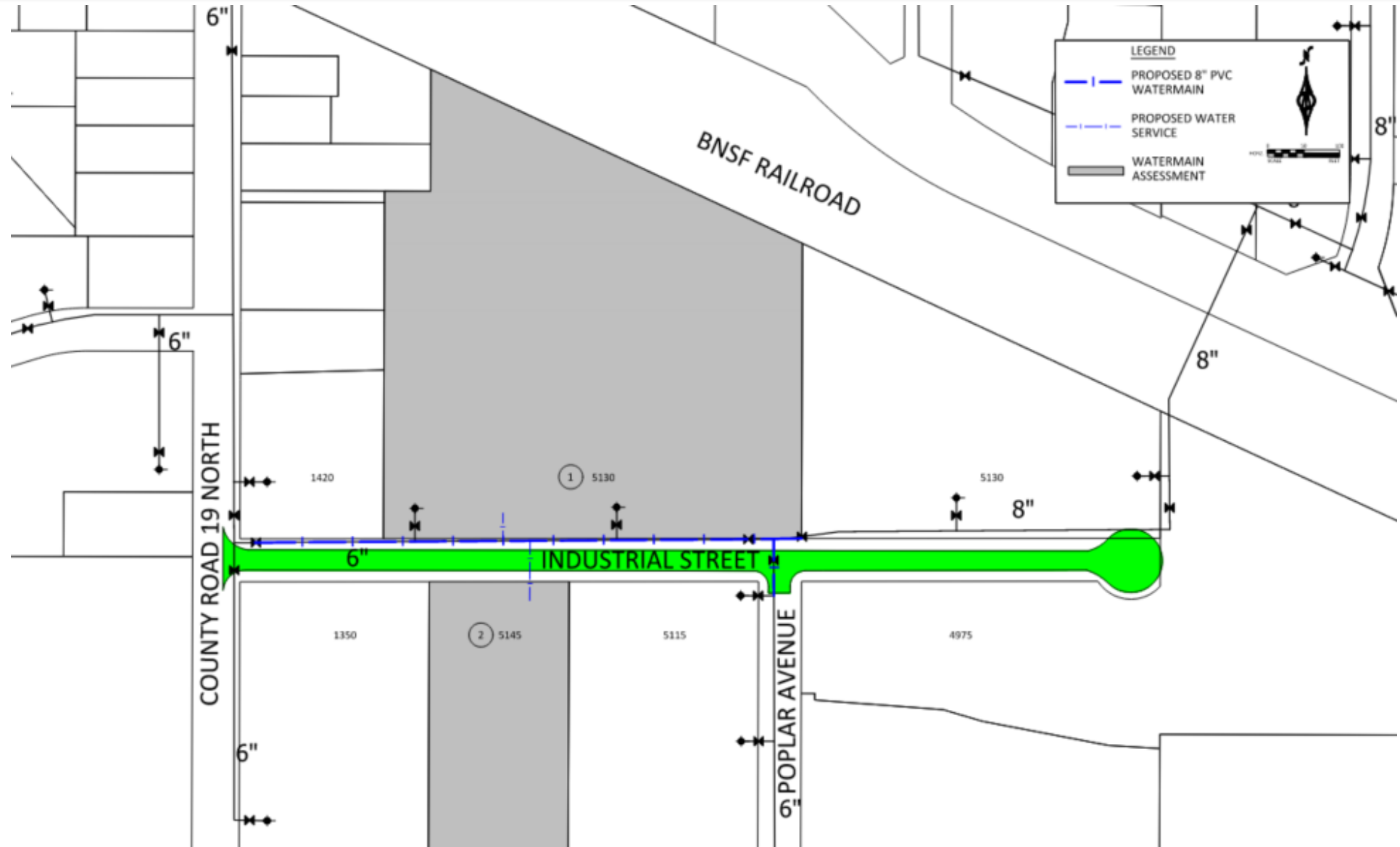


Proposed Improvements – Industrial Street

- **Mill and overlay pavement surface**
- **Minor curb and drainage improvements**
- **Watermain replaced by trenchless methods (pipe bursting)**
 - Reduces disturbance and limits traffic flow disruptions

Water – Industrial Street

Section 5, Item A.



Cost Apportionment Summary

Assessments - \$100,465 (Includes City Costs of \$48,565)

Streets - \$145,313

Water - \$186,597

Total Cost - \$432,375

City Cost Summary

Section 5, Item A.

City Assessable Share - \$48,565

Streets - \$145,313

Water - \$186,597

Total Cost - \$380,475

Assessment Summary

Section 5, Item A.

Water - \$66.71/Front Foot

Assessed to Properties - \$51,900

City Coverage of Assessable Cost - \$48,656

- **From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City's existing infrastructure.**
 - The condition of the infrastructure within the project area is typical given its age, material type, and environment.
 - Scope of work, costs and proposed assessments are consistent with previous projects.
 - Infrastructure maintenance is reactionary and no longer cost effective.
 - Watermain improvements can be made using practical construction methods and maintain service to properties.

- **Schedule**

- ~~Week of December 22nd — City mails notices for Improvements Hearing.~~
- ~~January 3rd and January 10th — Notice of Improvements Hearing advertised in the newspaper.~~
- ~~January 6th — Open House Meeting.~~
- January 20th — Improvements Hearing
- January 26th — Council Considers Resolution to Order Improvements
- March 2026 — Authorize Bids.
- April 2026 — Open and Award Bids.
- May 2026 — Begin Construction.
- Fall 2026 — Final Assessment Hearing.

Questions?

Section 5, Item A.



Real People. Real Solutions.

Feasibility Report For

2026 Industrial Street Improvement Project City of Maple Plain

December 2025

Submitted by:

Bolton & Menk, Inc.
2638 Shadow Lane
Suite 200
Chaska, MN 55318
P: 952-448-8838
F: 952-448-8805

Certification

Feasibility Report


For

2026 Industrial Street Improvement Project

City of Maple Plain
Maple Plain, MN
25X.141264

December 2025

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: 
Matthew S. Bauman, P.E.
License No. 51323

Date: December 8, 2025

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I. EXECUTIVE SUMMARY

A. Introduction

The impetus for this project is a request by the City of Maple Plain to evaluate infrastructure improvements in the project area. From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City’s existing infrastructure.

B. Proposed Improvements

The proposed improvements consist of, patching, spot curb repairs and milling and overlaying Industrial Street. Watermain and services will be replaced west of Poplar Avenue.

C. Assessment Summary

35% of watermain project costs are proposed to be assessed on a front footage basis for properties receiving new utility services. Per city policy, milling and overlaying roads are not to be assessed.

The estimated assessment rate for the proposed watermain improvements is \$66.71 per front foot.

D. Funding Summary

The project costs are proposed to be apportioned as follows:

Assessments ⁽¹⁾	\$100,465.26
Capital Improvement Fund	\$145,312.50
Water Fund	\$186,597.24
<hr/>	
Total Project Cost	\$432,375.00

⁽¹⁾ City cover cost of non-serviced front footage cost of \$48,564.88

II. INTRODUCTION

On October 27, 2025, the City Council authorized the preparation of a preliminary engineering report to analyze the mill and overlay of Industrial Street

A. Scope

This report will determine the feasibility of milling and overlaying Industrial Street and replacing the existing watermain and water services west of Poplar Avenue.

The report will provide a description of the proposed improvements, an itemized cost estimate, a cost apportionment and a preliminary assessment roll.

B. Background

Industrial Street was originally constructed in 1965 and reconstructed with concrete curb and gutter in 1989. The watermain west of Poplar Avenue was installed in 1965 and extended to the east in 1989.

III. EXISTING CONDITIONS

The existing conditions are identified in Figure No. 1 in the Appendix.

Industrial Street is approximately 33-feet wide from back of curb to back of curb and 25-feet wide edge of bituminous to edge of bituminous with a 47-feet radius cul-de-sac. The roadway is 35 years old and showing signs of transverse cracking with minor longitudinal cracking. The watermain west of Poplar Avenue is 6-inch cast iron pipe (CIP) and east of Poplar Avenue is 8-inch ductile iron pipe (DIP).

IV. PROPOSED IMPROVEMENTS

The proposed project area is identified in Figure No. 1 in the Appendix.

The proposed improvements are as follows:

A. Street

A 1.5-inch mill and overlay will be completed along Industrial Street to renew the pavement surface.

The estimated costs for the street improvements is \$145,312.50.

B. Watermain

The proposed watermain improvements are identified in Figure No. 2 in the Appendix.

The proposed watermain improvements consist of replacing the existing watermain and water services to the curb stop west of Poplar Avenue. The proposed watermain will be 8-inch PVC pipe.

The total estimated project cost for the proposed watermain improvements is \$287,062.50.

V. Special Assessments

35% of watermain project costs are proposed to be assessed on a front footage basis. The street mill and overlay will not be assessed per City policy. Properties receiving new utility services will be assessed for utilities.

The estimated assessment rate for the proposed watermain improvements is \$66.71 per front foot.

Properties proposed to be assessed are shown in Figure No. 2 in the Appendix. A preliminary assessment roll is included in the Appendix. Actual assessments will be based on the final project costs and special benefit analysis. Some numbers in this report have been rounded.

VI. FUNDING

The project costs are proposed to be financed through the sale of Chapter 429 Improvement Bonds. The assessed portions of the project costs are proposed to be funded through the levying of special assessments to the benefiting properties.

The total estimated project costs for the proposed improvements are \$432,375.00, which includes an estimated 25 percent for soft costs. Itemized cost estimates have been included in the Appendix.

VII. ESTIMATED COSTS

A summary of the estimated funding apportionment for the proposed improvements is as follows:

Assessments ⁽¹⁾	\$100,465.26
Capital Improvement Fund	\$145,312.50
Water Fund	\$186,597.24
<hr/>	
Total Project Cost	\$432,375.00

⁽¹⁾ City to cover cost of non-serviced front footage cost of \$48,564.88 for watermain.

VIII. CONCLUSION

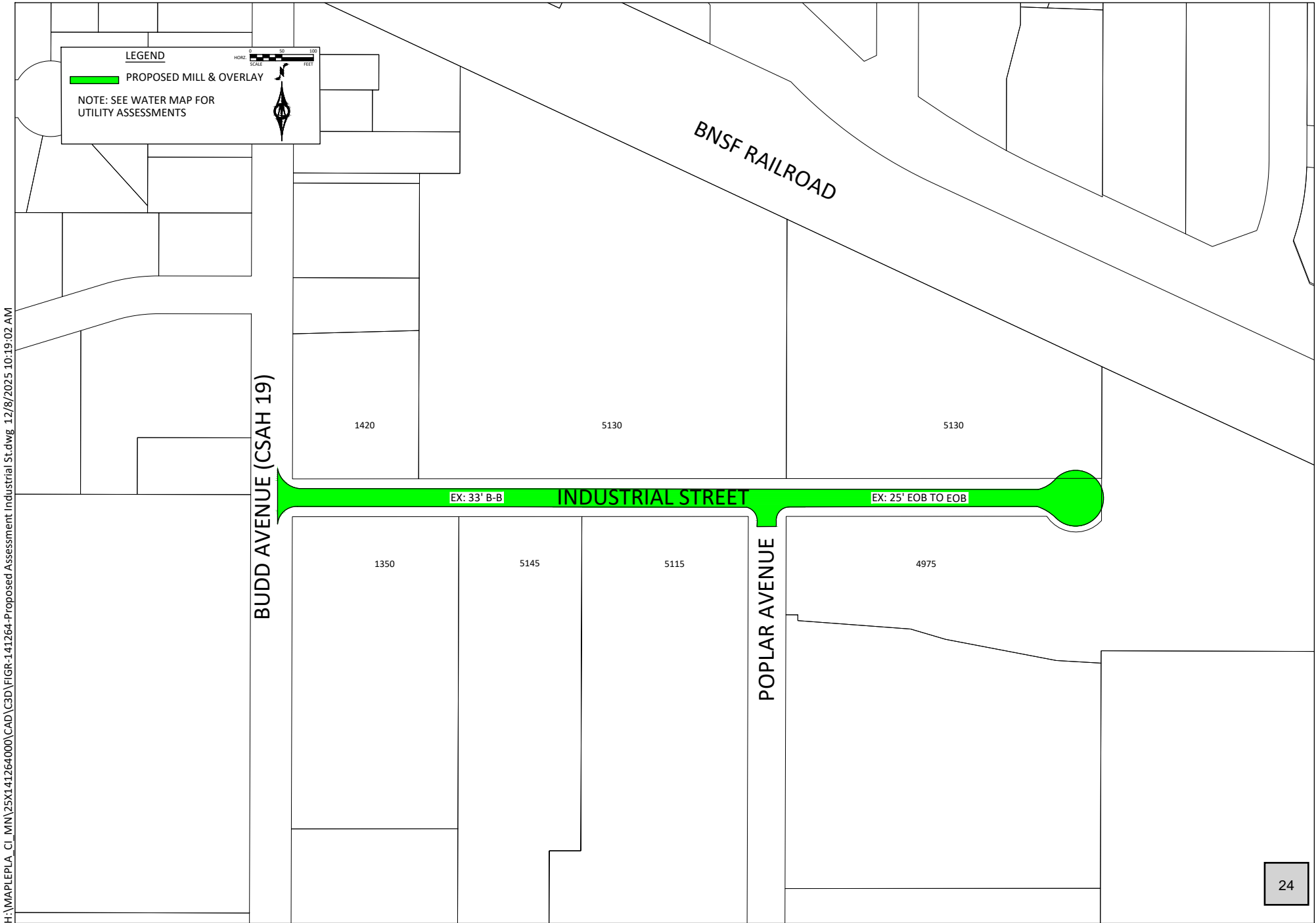
From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City’s existing infrastructure.

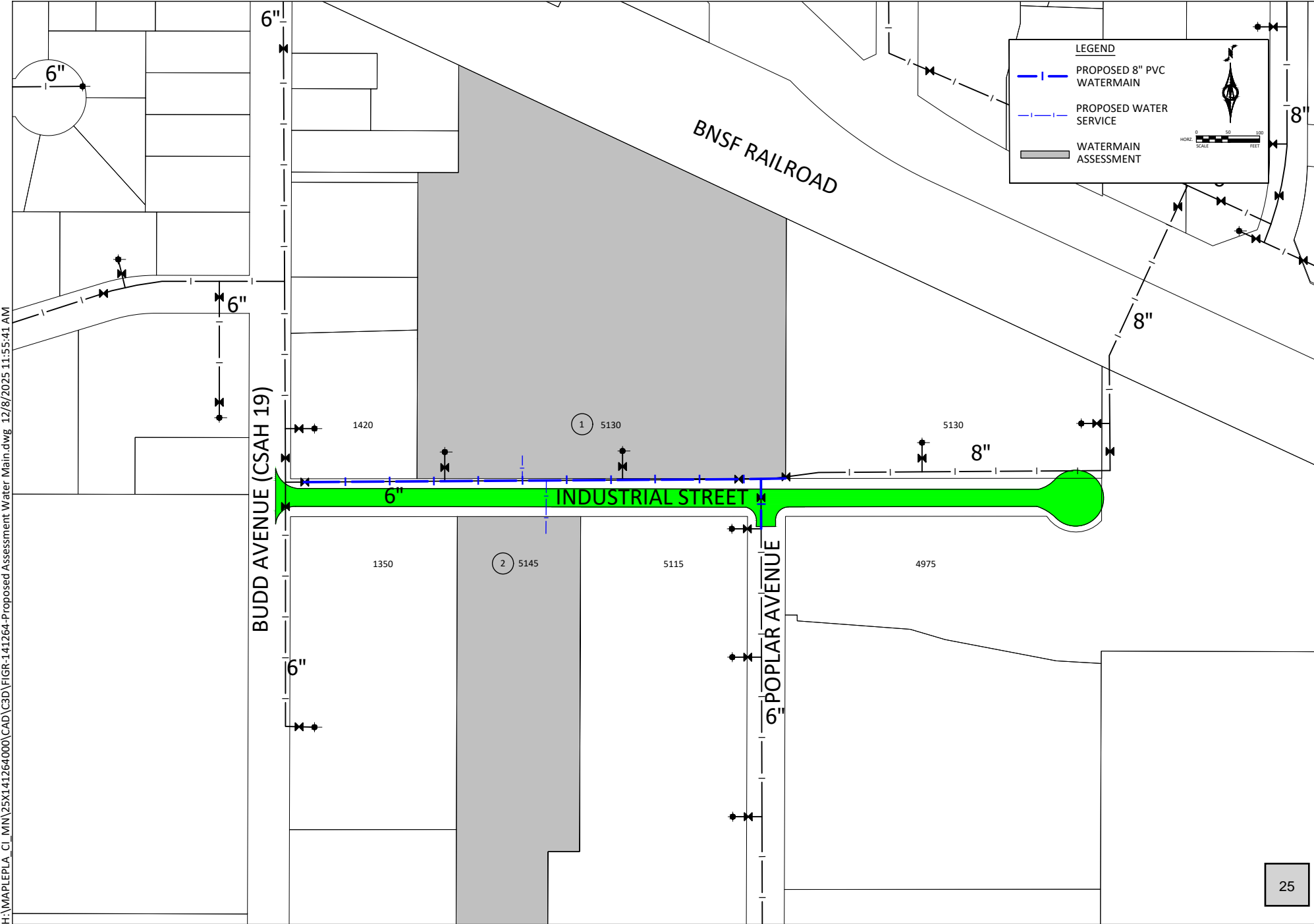
Appendix

Figures

Preliminary Cost Estimates

Preliminary Assessment Rolls





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PRELIMINARY COST ESTIMATE

Section 5, Item A.

INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
BMI PROJECT NO. 25X.141264

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LUMP SUM	\$6,000.00	\$6,000.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$5,000.00	\$5,000.00
3	MILL BITUMINOUS	4,800	SQ YD	\$2.50	\$12,000.00
4	PATCHING	1	LUMP SUM	\$5,000.00	\$5,000.00
5	REMOVE CONCRETE CURB (ANY TYPE)	300	LIN FT	\$7.00	\$2,100.00
6	TYPE SP 9.5 WEAR COURSE MIX (2,B)	500	TON	\$105.00	\$52,500.00
7	CONCRETE CURB & GUTTER	300	LIN FT	\$40.00	\$12,000.00
8	ADJUST GATE VALVE	2	EACH	\$550.00	\$1,100.00
9	ADJUST FRAME & RING CASTING	4	EACH	\$1,200.00	\$4,800.00
10	SEED AND TOPSOIL	150	SQ YD	\$25.00	\$3,750.00
11	STORM DRAIN INLET PROTECTION	5	EACH	\$200.00	\$1,000.00
12	EROSION CONTROL	1	LUMP SUM	\$5,000.00	\$5,000.00
	ESTIMATED CONSTRUCTION COST				<u>\$110,250.00</u>
	CONTINGENCY (5%)				<u>\$6,000.00</u>
	TOTAL ESTIMATED CONSTRUCTION COST				\$116,250.00
	PROJECT COSTS (25%)				<u>\$29,062.50</u>
	TOTAL ESTIMATED STREET PROJECT COST				\$145,312.50

WATERMAIN IMPROVEMENTS

1	MOBILIZATION	1	LUMP SUM	\$11,000.00	\$11,000.00
2	PATCHING	1	LUMP SUM	\$15,000.00	\$15,000.00
3	8" C900 WATERMAIN (PIPE BURST)	800	LIN FT	\$130.00	\$104,000.00
4	6" DIP CL 52 WATERMAIN	75	LIN FT	\$90.00	\$6,750.00
5	1" WATER SERVICE	60	LIN FT	\$50.00	\$3,000.00
6	1" CURB STOP & BOX	2	EACH	\$750.00	\$1,500.00
7	1" CORPORATION	2	EACH	\$900.00	\$1,800.00
8	6" GATE VALVE	4	EACH	\$2,675.00	\$10,700.00
9	8" GATE VALVE	4	EACH	\$3,550.00	\$14,200.00
10	HYDRANT	2	EACH	\$7,800.00	\$15,600.00
11	DIP FITTINGS	300	POUNDS	\$20.00	\$6,000.00
12	CONNECT TO EXISTING WATERMAIN	5	EACH	\$2,500.00	\$12,500.00
13	CONNECT TO EXISTING WATER SERVICE	2	EACH	\$800.00	\$1,600.00
14	TEMPORARY WATER	1	LUMP SUM	\$15,000.00	\$15,000.00
	ESTIMATED CONSTRUCTION COST				<u>\$218,600.00</u>

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	CONTINGENCY (5%)				\$11,000.00
	TOTAL ESTIMATED CONSTRUCTION COST				\$229,650.00
	PROJECT COSTS (25%)				\$57,412.50
	TOTAL ESTIMATED WATERMAIN PROJECT COST				\$287,062.50
	TOTAL ESTIMATED PROJECT COST				\$432,375.00

PRELIMINARY ASSESSMENT ROLL - FRONT FOOT - CONNECTED
2026 INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
12/8/2025

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	WATERMAIN (FF)	TOTAL ASSESSMENT
1	SRRT MAPLE PLAIN LLC ET AL	901 N 3RD ST SUITE 100 MINNEAPO	5130 Industrial St	2511824120062		583	\$38,891.93	\$38,891.93
2	5145 LLC	5145 INDUSTRIAL ST	5145 Industrial St	2511824130013		195	\$13,008.45	\$13,008.45
	OTHERS - CITY COST				(a)	728	\$48,564.88	\$48,564.88
				Total		1506	\$100,465.26	\$100,465.26

Notes

(a) City cover cost of abutting frontage of properties without connections

Total Parcel Frontage 1506

Industrial Street Cost Summary	Estimated Cost	Ass'l (35%)
Mill & Overlay	\$145,312.50	
Watermain	\$287,062.50	\$100,471.88
Total	\$432,375.00	

Cost/FF
\$66.71



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	2026 Downtown Street Project Public Hearing
PREPARED BY:	Jacob Schillander, City Administrator David Martini, City Engineer
RECOMMENDED ACTION: Public Hearing	

Summary

Please see the City Engineers report for the 2026 Downtown Street Project Public Hearing.



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263 Section 5, Item B.

Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

January 12, 2026

City of Maple Plain
Attn: Jacob Schillander, City Administrator
PO Box 97
Maple Plain, MN 55359

RE: Preliminary Assessment Hearing - 2026 Downtown Reconstruction Project

Dear Jacob:

On December 15, 2026, the feasibility study for the 2026 Downtown Reconstruction Project was presented to the City Council. The study includes a description of the proposed improvements, cost estimates, cost apportionment, and a preliminary assessment role, which includes the benefiting properties from Main Street E between Pioneer Ave. and Budd Ave., Pioneer Avenue, Delano Avenue and Maple Avenue, Marsh Avenue and Spring Avenue. At that time, the Council accepted the study and ordered an Improvement Hearing for January 20, 2026.

I will be present on the 20th to present the relevant information regarding the project to the public and will be available to participate in the discussion and answer questions as directed.

Please let me know if you have questions or need additional information.

Sincerely,

Bolton & Menk, Inc.

David P. Martini, P.E.
Senior Principal Engineer

2026 Street Reconstruction Project

City of Maple Plain, MN

January 20, 2026

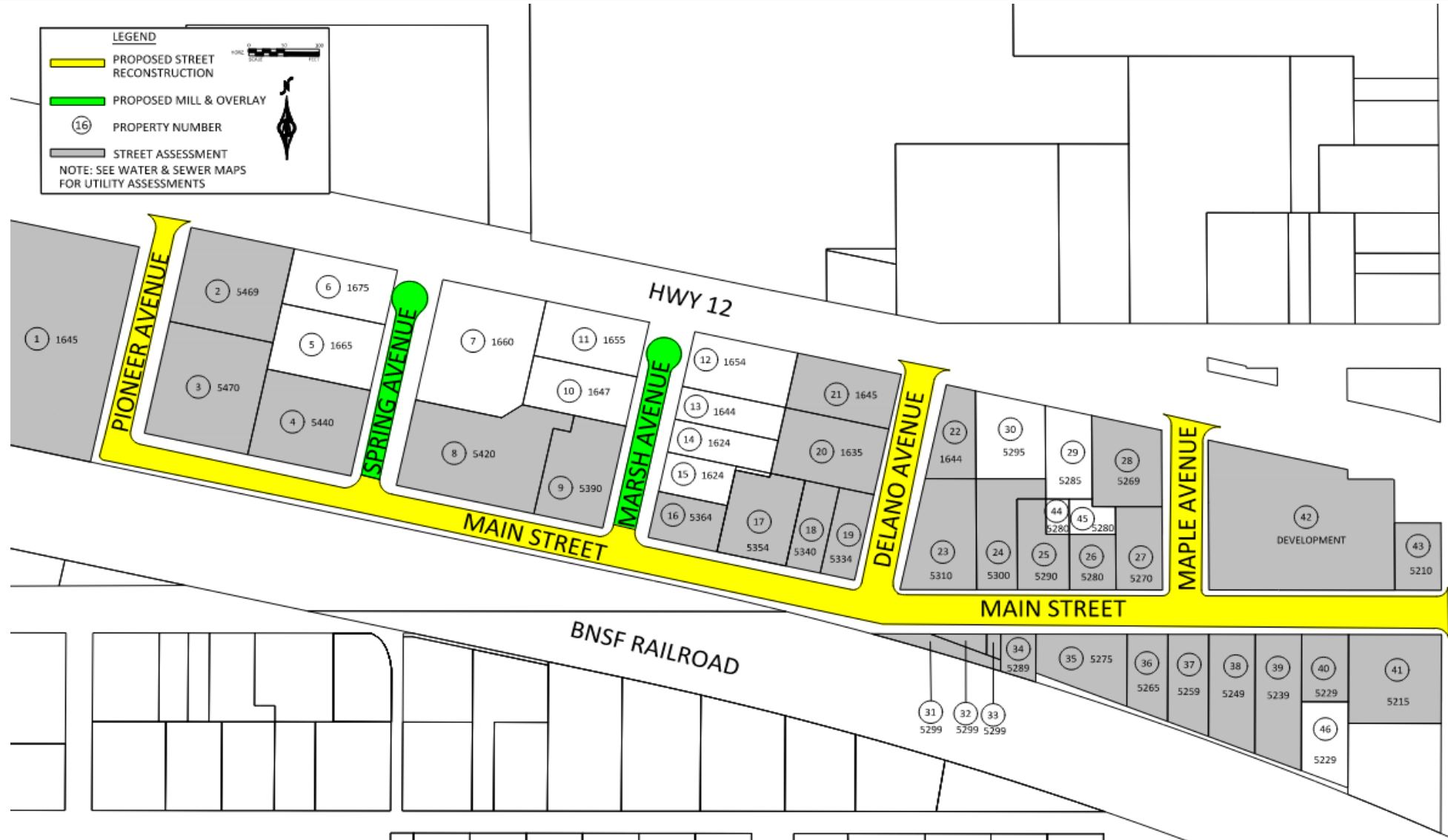
David Martini, P.E.
Senior Principal Engineer

- **On October 27, 2025, the City Council authorized the preparation of a feasibility study to analyze improvements to the following streets:**
 - Main Street E, Pioneer Avenue, Delano Avenue, Maple Avenue, Marsh Avenue and Spring Avenue
 - Fire station parking lot
- **All existing infrastructure elements within the project area were evaluated as part of the report, which provides descriptions of the proposed improvements, itemized cost estimates, cost apportionments, and preliminary assessment roll.**

Need for Improvements

- Based on limited as-built information, it appears improvements were originally constructed between the 1930's and the 1960's.
- The existing pavements in most of the project areas have deteriorated to a point where traditional maintenance activities are no longer effective.
- Pioneer Avenue is undersized.
- Several roadways do not have curb and gutter.
- Due to corrosive soils, the watermain pipes in the project area have deteriorated to a point that they are fragile and subject to breaks.
- Sanitary sewer within the project area consists of mostly clay pipes and has some block-built structures that are susceptible to infiltration.

Project Area – Downtown Reconstruction



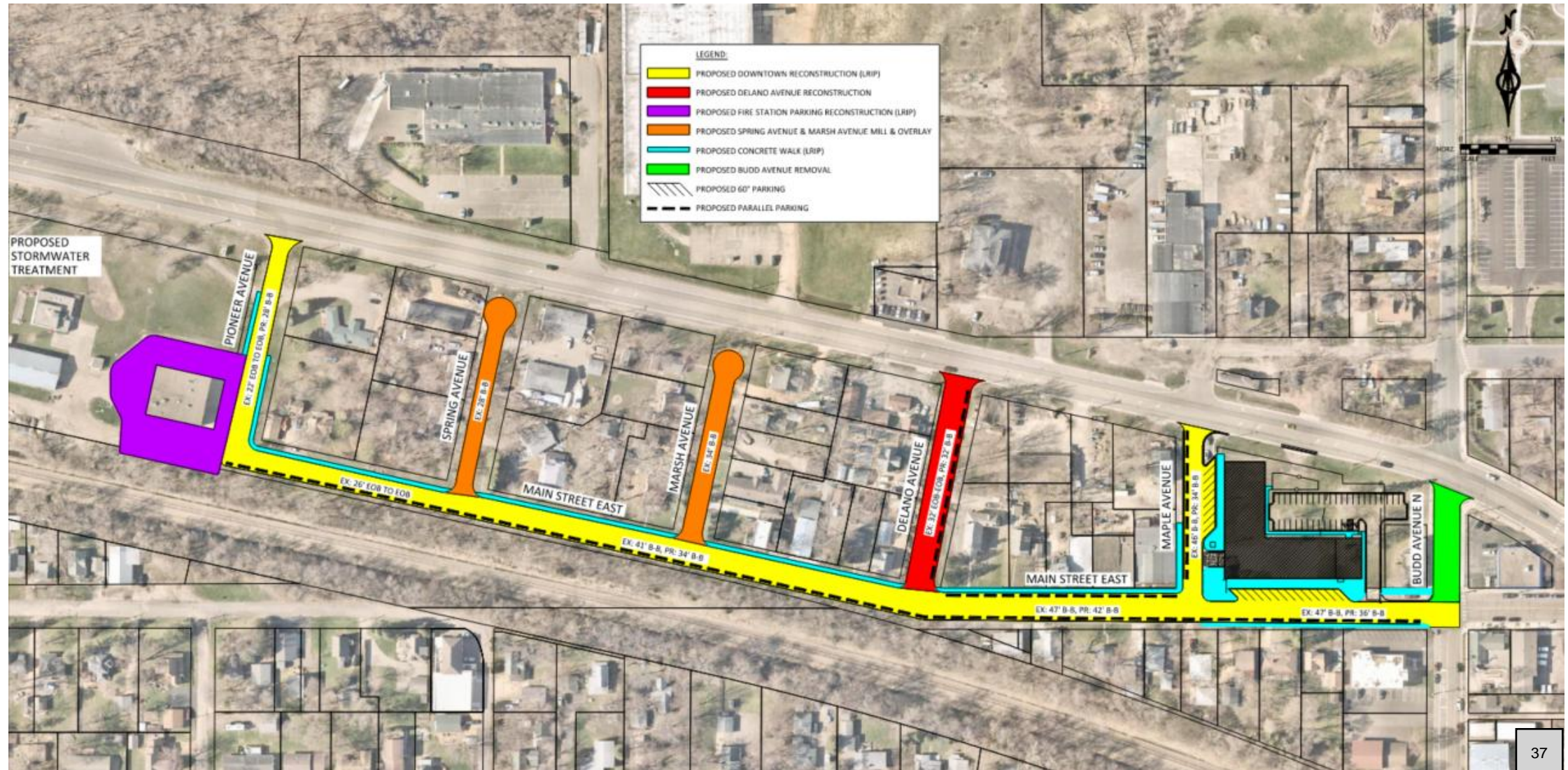
Proposed Improvements – Downtown Reconstruction

- **Full reconstruction & mill and overlay**
- **Watermain and services replaced in the R/W of reconstructed streets**
 - Loop to Pioneer
- **Sanitary sewer main and services replaced in the R/W**
- **Replace and add storm sewer**
- **Addition of stormwater quality treatment**
- **Replace and add sidewalk**
 - Connect to trail on Pioneer Ave
- **Streetscaping around development**
- **Lighting**
- **Bury power around redevelopment block**

Proposed Improvements – Roadways, Parking, Walks

- **Full reconstruction:**
 - Main Street E
 - Pioneer Avenue
 - Delano Avenue
 - Maple Avenue
- **Mill and Overlay:**
 - Spring Avenue
 - Marsh Avenue
- **Remove Budd Avenue (Main St to Hwy 12)**
 - Reduces crash risk by forcing traffic to use better visibility intersections
- **Street widths modified for standard drive lanes and parking changes**
 - Parallel and diagonal parking
- **Replace and add curb and gutter to all streets.**

Project Improvements

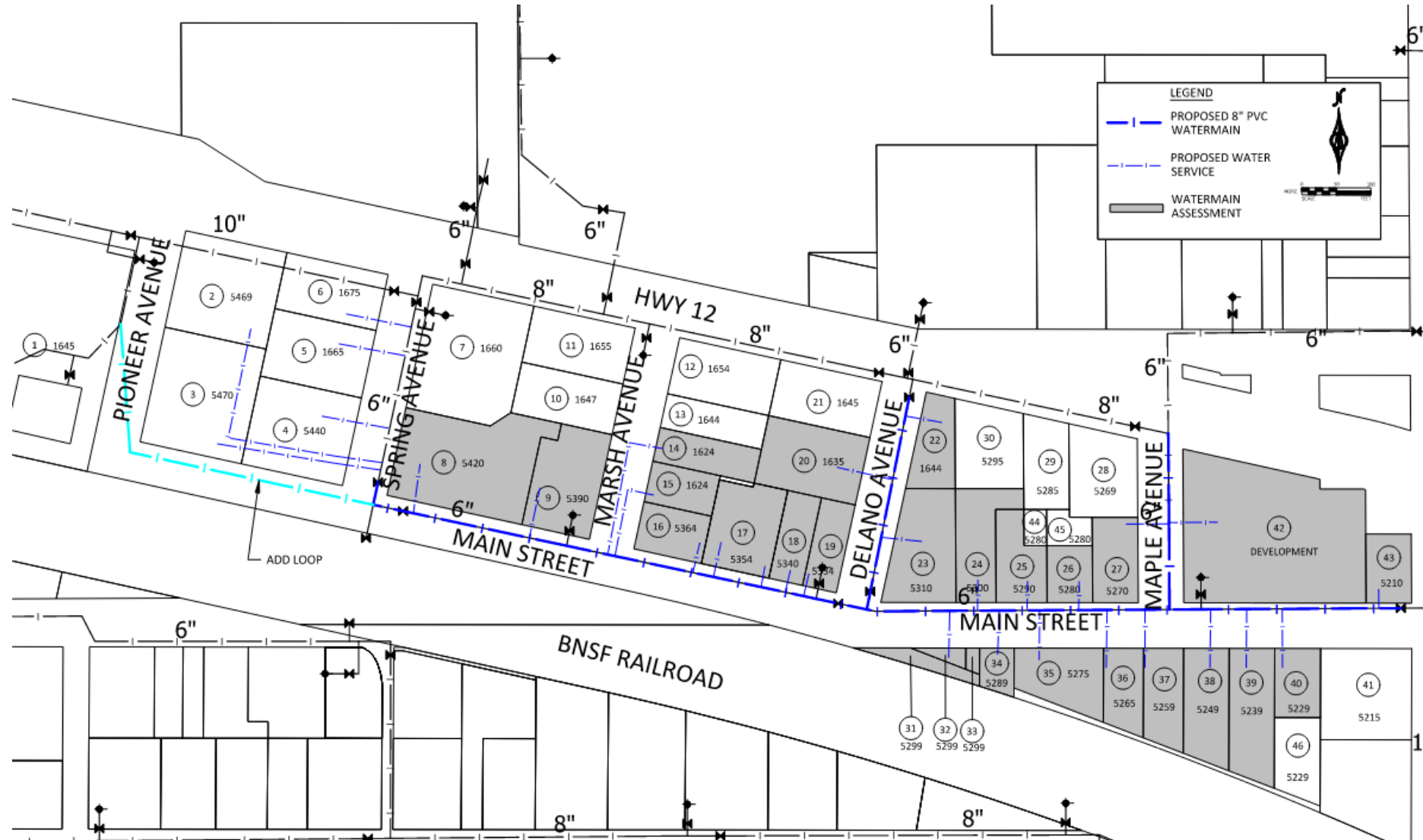


Assessment Methodology

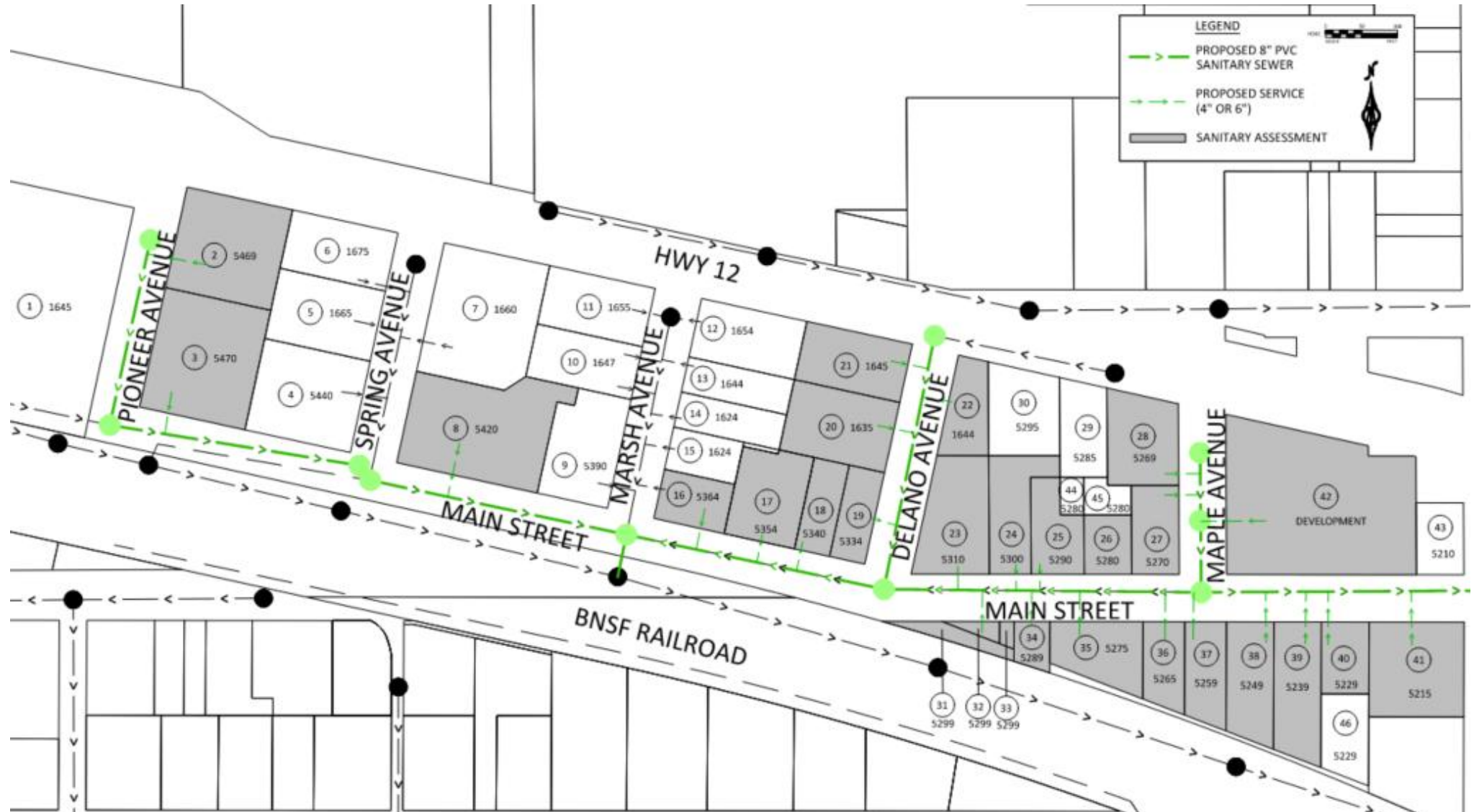
- **35% of street and storm sewer project costs proposed to be assessed on an adjusted front footage basis.**
- **35% of utility project costs proposed to be assessed on a unit basis.**
 - Only properties served by utilities within the project area assessed for those utilities.
- **City to pay for non-assessable frontage and project elements.**
 - Marsh and Spring Avenue Mill and Overlay
 - Sidewalk
 - Lighting
 - Burying of overhead power (on Maple and Main)
 - Fire station parking lot
 - Budd Avenue removal
 - Non-assessable street, storm water, water and sanitary sewer frontage



Water

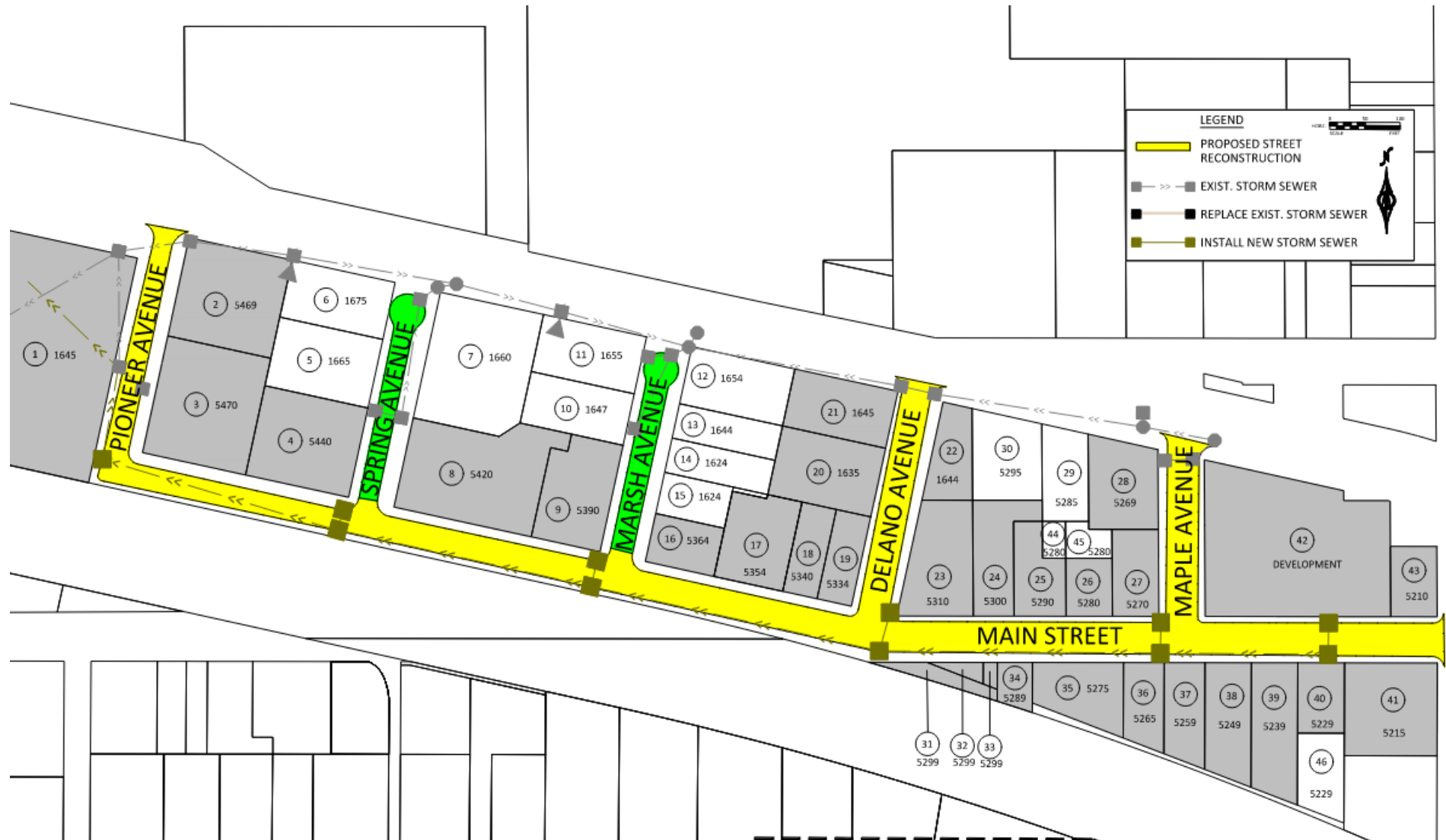


Sanitary Sewer

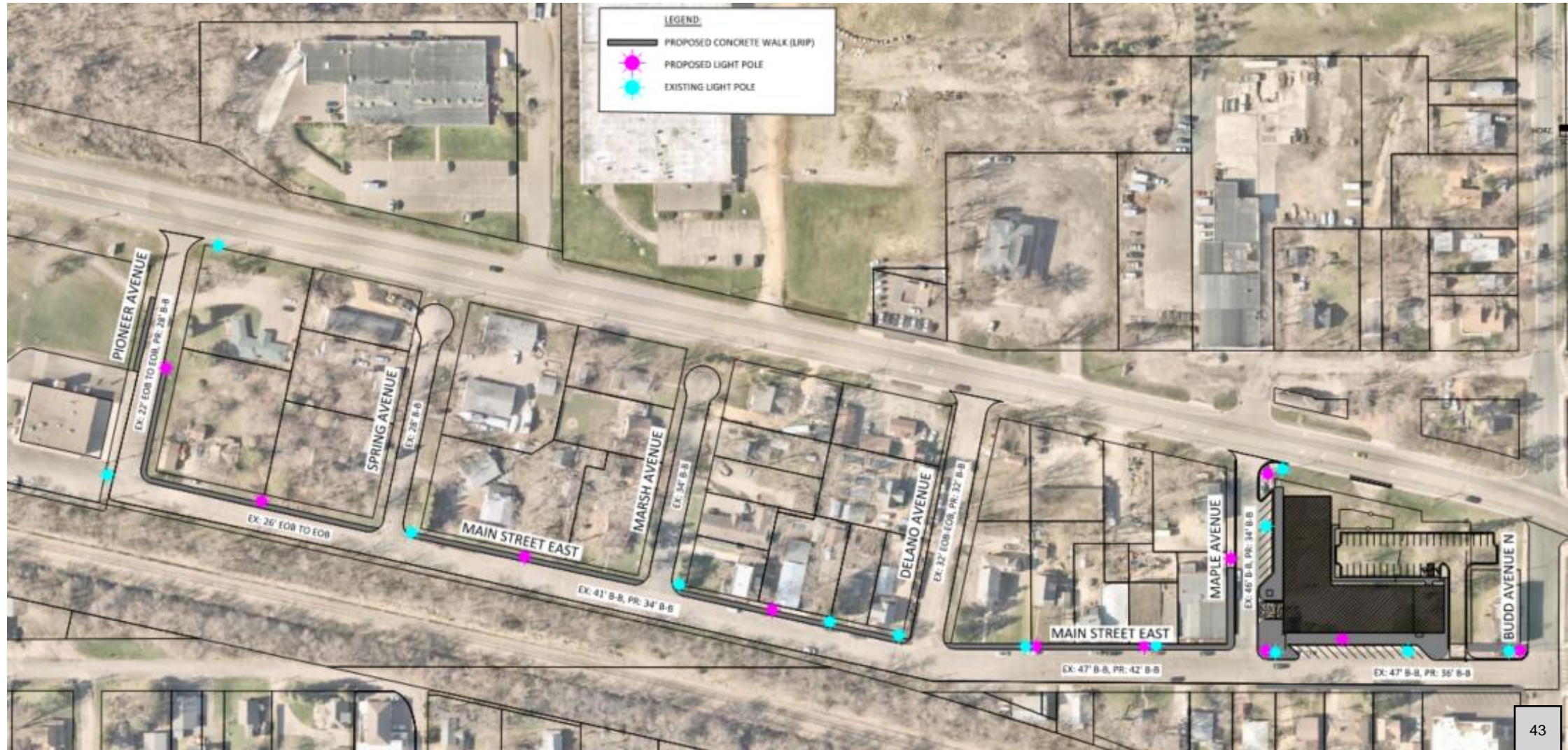


Storm Sewer

Section 5, Item B.



Project Improvements – Lighting



Cost Apportionment Summary

Assessments - \$1,669,821 (Includes City Costs of \$877,649)

Streets (Walks, Parking Lot, Lights & Power) - \$2,839,868

Storm Sewer - \$500,000

Water - \$527,573

Sanitary Sewer - \$358,483

Total Cost - \$5,895,745

City Cost Summary

Section 5, Item B.

City Assessable Share - \$877,649

Streets – \$1,715,040

Storm Sewer - \$500,000

Non-Assessable Project Costs - \$1,124,828

Water - \$527,573

Sanitary Sewer - \$358,483

Assessment Summary

Section 5, Item B.

Street and Storm Sewer - \$226.02/Adj. Front Foot

Sanitary Sewer - \$1,814.19/Unit

Water - \$2,695.23/Unit

Assessments

Section 5, Item B.

City - \$398,587 (10.4 ERUs & FF)

Development \$405,153 (71 ERUs based on SAC)

City and Fire Station Lot - \$73,909

Avg Assessment (w/ Water and Sewer) - \$26,226

Non-Assessed Project Costs

Marsh and Spring Ave. M&O - \$47,486.25

Lighting and Power - \$462,500

Sidewalk Addition & Budd Ave Removal \$354,277

Fire Station Parking Lot - \$260,565

- **From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City's existing infrastructure.**
 - The condition of the infrastructure within the project area is typical given its age, material type, and environment.
 - Scope of work, costs and proposed assessments are consistent with previous projects.
 - Infrastructure maintenance is reactionary and no longer cost effective.
 - Improvements can be made using traditional construction methods.

Next Steps

- **Schedule**

- ~~Week of December 22nd – City mails notices for Improvements Hearing.~~
- ~~January 3rd and January 10th – Notice of Improvements Hearing advertised in the newspaper.~~
- ~~January 6th – Open House Meeting.~~
- January 20th – Improvements Hearing
- January 26th – Council Considers Resolution to Order Improvements
- April 2026 – Authorize Bids.
- May 2026 – Open and Award Bids.
- June 2026 – Begin Construction.
- Fall 2026 – Final Assessment Hearing.

Questions?

Section 5, Item B.



Real People. Real Solutions.

Feasibility Report For

2026 Downtown Reconstruction Project City of Maple Plain

December 2025

Submitted by:

Bolton & Menk, Inc.
2638 Shadow Lane
Suite 200
Chaska, MN 55318
P: 952-448-8838
F: 952-448-8805

Certification

Feasibility Report


For

2026 Downtown Street Reconstruction Project

City of Maple Plain
Maple Plain, MN
25X.141263

December 2025

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: 
Matthew S. Bauman, P.E.
License No. 51323

Date: December 8, 2025

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- Preliminary Cost Estimates
- Preliminary Assessment Roll

I. EXECUTIVE SUMMARY

A. Introduction

The impetus for this project is a request by the City of Maple Plain to evaluate infrastructure improvements in the project area. From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City’s existing infrastructure.

B. Proposed Improvements

The proposed improvements consist of reconstructing Main Street E, Pioneer Avenue, Delano Avenue and Maple Avenue with concrete curb and gutter. Spring Avenue and Marsh Avenue are proposed to be mill and overlaid. Sanitary sewer, watermain and services will be replaced in the project area.

C. Assessment Summary

35% of all project costs of standard width are proposed to be assessed on an adjusted front footage basis for street improvements. Utilities will be assessed on a unit basis. City policy directs assessments to account for 20-50% of project costs for reconstruction. The Spring & Marsh Avenue mill and overlay area will not be assessed per City policy. Additional portions of the project not assessed include Budd Avenue removal, sidewalk, underground power, lighting and fire station improvements. Properties receiving new utility services will be assessed for utilities. Corner lots that have previously been assessed for street improvements on a project within the last 10 years and corner lots with driveways accessing another street that can be assessed in the future will not be assessed for the street and storm sewer improvements.

The estimated assessment rate for the proposed street and storm sewer improvements is \$226.02 per adjusted front foot.

The estimated assessment rate for the proposed sanitary sewer improvements is \$1,814.19 per unit.

The estimated assessment rate for the proposed watermain improvements is \$2,695.23.

D. Funding Summary

The project costs are proposed to be apportioned as follows:

Assessments ⁽¹⁾	\$1,669,820.78
Capital Improvement Fund ⁽²⁾	\$2,839,868.29
Storm Sewer Fund	\$500,000.00
Water Fund	\$527,572.50
Sanitary Sewer Fund	\$358,483.13
Total Project Cost	\$5,895,744.69

⁽¹⁾City covers \$877,648.55 of this amount

⁽²⁾See additional detail in Section IV and the Summary in the Appendix

II. INTRODUCTION

On October 27, 2025, the City Council authorized the preparation of a preliminary engineering report to analyze the following streets:

- Main Street E (from Pioneer Ave. to Budd Ave.)
- Pioneer Avenue
- Delano Avenue
- Maple Avenue
- Marsh Avenue and Spring Avenue
- The fire station parking lot

A. Scope

This report will determine the feasibility of reconstructing the above-mentioned streets. All existing infrastructure elements (street, utilities, etc.) within the project area were evaluated as part of this report.

The report will provide a description of the proposed improvements, an itemized cost estimate, a cost apportionment and a preliminary assessment roll.

B. Background

Based on limited as-built information the City has for the proposed project area, it appears the majority of the improvements were originally constructed in the 1960's, and some as early as the 1930's. It appears the roads have been overlayed at some point.

The existing pavements in a majority of the project area have deteriorated. There are many transverse and longitudinal cracks, areas of patching and crown deficiencies.

III. EXISTING CONDITIONS

The existing conditions are identified in Figure No. 5 in the Appendix.

Several blocks do not have curb and gutter, including Pioneer Avenue, Delano Avenue and Main Street E between Pioneer and Spring Avenue. Street widths for the project area include:

- Main Street East width varies from 26-feet edge-of-bit to edge-of-bit (Pioneer to Spring), 41-feet back-of-curb to back-of-curb (Spring to Delano), and 47-feet back-of-curb to back-of-curb (Delano to Budd).
- Pioneer Avenue is 22-feet wide edge-of-bit to edge-of-bit.
- Delano Avenue varies in width from 29-feet to 35-feet wide edge-of-bit to edge-of-bit.
- Maple Avenue is 46-feet back-of-curb to back-of-curb.
- Spring Avenue is approximately 28-feet wide from back-of-curb to back-of-curb with a 27.5-foot radius cul-de-sac.
- Marsh Avenue is 34-feet wide back-of-curb to back-of-curb with a 25-foot radius cul-de-sac.

The existing sanitary sewer is 8-inch vitrified clay pipe (VCP) and the watermain is 6-inch cast iron pipe (CIP). There is minimal existing storm sewer. The entire project is within the Pioneer Sarah Creek Watershed District. Drainage on the project generally heads west. Main Street east has minimal existing storm sewer and the existing drainage for the project is typically collected by

storm sewer running along Highway 12.

IV. PROPOSED IMPROVEMENTS

The proposed project area is identified in Figure No. 5 in the Appendix.

The proposed improvements are as follows:

A. Street and Storm Sewer

All reconstructed streets are proposed to include concrete B618 curb and gutter. Widths vary based on planned parking configurations. Roadways with no parallel parking will be 28-feet back-to-back, roadways with one side parallel parking will be 34-feet back-to-back and roadways with parallel parking on both sides will be 42-feet back-to-back. Additionally, the roadways around the downtown redevelopment space will be modified to include parallel parking on one side and diagonal parking on the other. If conditions warrant, drain tile will be placed along both sides of the road and stubs would be provided at each property to allow a location to connect sump pump systems. Sidewalks will be replaced where they exist now and the sidewalk will be extended from the trail on Pioneer Avenue to the existing sidewalk on Main Street East at Marsh Avenue.

As part of the project, the Budd Avenue section of roadway between Main Street and Highway 12 is proposed to be removed. The intersection of Budd Avenue and Highway 12 has a high traffic incident rate and has long been on the list of intersections to be changed for safety purposes.

The proposed storm sewer improvements consist of installing storm sewer on Main Street East to include additional catch basins and reduce overland flow on the roadway. Stormwater treatment will be installed in the City lot west of the water treatment plant. Proposed additions can be seen in Figure No. 4 in the Appendix.

No changes are proposed for Marsh Avenue and Spring Avenue and a 1.5-inch mill and overlay will be completed to renew the pavement surface.

The updated national and local watershed district rules require that new and reconstructed impervious surface treat 0.5-inches of stormwater. This will require stormwater treatment facilities and will be evaluated more thoroughly during final design. The preliminary plan is to create a treatment area on the City lot, west of the water treatment plant.

Based on feedback from property owners regarding existing issues, additional storm sewer could be added to the project area in the design stage. The extent of drain tile in the project may also be adjusted based on property owner feedback.

As part of the downtown redevelopment, overhead power lines on Maple Avenue and on Main Street East between Maple Ave. and Budd Ave. will be buried. Additionally, the project will add lighting along the sidewalk areas where none exists now and is shown on Figure No. 6 in the Appendix.

Additionally, the asphalt parking lot for the fire station will be replaced with this project and is shown on Figure No. 5 in the Appendix.

The total estimated costs for the street and storm sewer improvements are \$4,532,582.19, broken down as follows:

- Assessable Project Costs: \$1,192,713.90
- Non-assessable Project Costs (Capital Improvement Fund): \$3,339,868.29
 - Storm Fund: \$500,000.
 - Mill & Overlay Improvements: \$47,486.25
 - Sidewalks: \$289,406.25
 - Power and Lighting: \$462,500.00
 - Fire Station Parking Lot: \$260,565.38
 - Budd Avenue Removal: \$64,870.31

B. Watermain

The proposed watermain improvements are identified in Figures No. 3 in the Appendix.

The proposed watermain improvements consist of replacing the existing watermain and water services to the curb stop within the project area. The proposed watermain will be 8-inch PVC pipe. A watermain loop will be added on Pioneer Avenue and Main Street East on the west side of the project to improve reliability and allow better access if redevelopment of lots occurs in the future.

The total estimated project cost for the proposed watermain improvements is \$811,650.00.

C. Sanitary Sewer

The proposed sanitary sewer improvements are identified in Figure No. 2 in the Appendix.

The proposed sanitary sewer improvements consist of replacing the sanitary sewer and services to approximately 10-feet behind the curb in the project area. The proposed sanitary sewer main will be 8-inch PVC. Sanitary sewer services will be PVC and match the size of the existing service.

During construction, the condition of sanitary sewer services on private property will be evaluated to identify I&I issues. Property owners will be given the option of working with the contractor to replace the portion of the service line on private property and adding the cost of the replacement to the assessment for the property.

The total estimated project cost for the proposed sanitary sewer improvements is \$551,512.50.

V. Special Assessments

35% of all project costs of standard width are proposed to be assessed on an adjusted front footage basis for street improvements and unit basis for utilities. City policy directs assessments to account for 20-50% of project costs for reconstruction. The Spring & Marsh Avenue mill and overlay area will not be assessed per City policy. Additional portions of the project not assessed include Budd Avenue removal, sidewalk, underground power, lighting and fire station improvements. Properties receiving new utility services will be assessed for utilities. Corner lots that have previously been assessed for street improvements on a project within the last 10 years and corner lots with driveways accessing another street that can be assessed in the future will not be assessed for the street and storm sewer improvements.

The estimated assessment rate for the proposed street and storm sewer improvements is

\$226.02 per adjusted front foot.

The estimated assessment rate for the proposed sanitary sewer improvements is \$1,814.19 per unit.

The estimated assessment rate for the proposed watermain improvements is \$2,695.23.

Properties proposed to be assessed are shown in Figure No’s 1-4 in the Appendix. A preliminary assessment roll is included in the Appendix. Actual assessments will be based on the final project costs and special benefit analysis. Some numbers in this report have been rounded.

VI. FUNDING

The project costs are proposed to be financed through the sale of Chapter 429 Improvement Bonds. The assessed portions of the project costs are proposed to be funded through the levying of special assessments to the benefiting properties.

The total estimated project costs for the proposed improvements are \$5,895,744.69, which includes an estimated 25 percent for soft costs. Itemized cost estimates have been included in the Appendix.

Additionally, the City is pursuing Local Road Improvement Grant funds for a portion of the construction of roadways. The maximum award for this grant is \$1.5M and award notice will come out in March of 2026.

VII. ESTIMATED COSTS

A summary of the estimated funding apportionment for the proposed improvements is as follows:

Assessments ⁽¹⁾	\$1,669,820.78
Capital Improvement Fund ⁽²⁾	\$2,839,868.29
Storm Sewer Fund	\$500,000.00
Water Fund	\$527,572.50
Sanitary Sewer Fund	\$358,483.13
Total Project Cost	\$5,895,744.69

⁽¹⁾City covers \$877,648.55 of this amount

⁽²⁾See additional detail in Section IV and the Summary in the Appendix

VIII. CONCLUSION

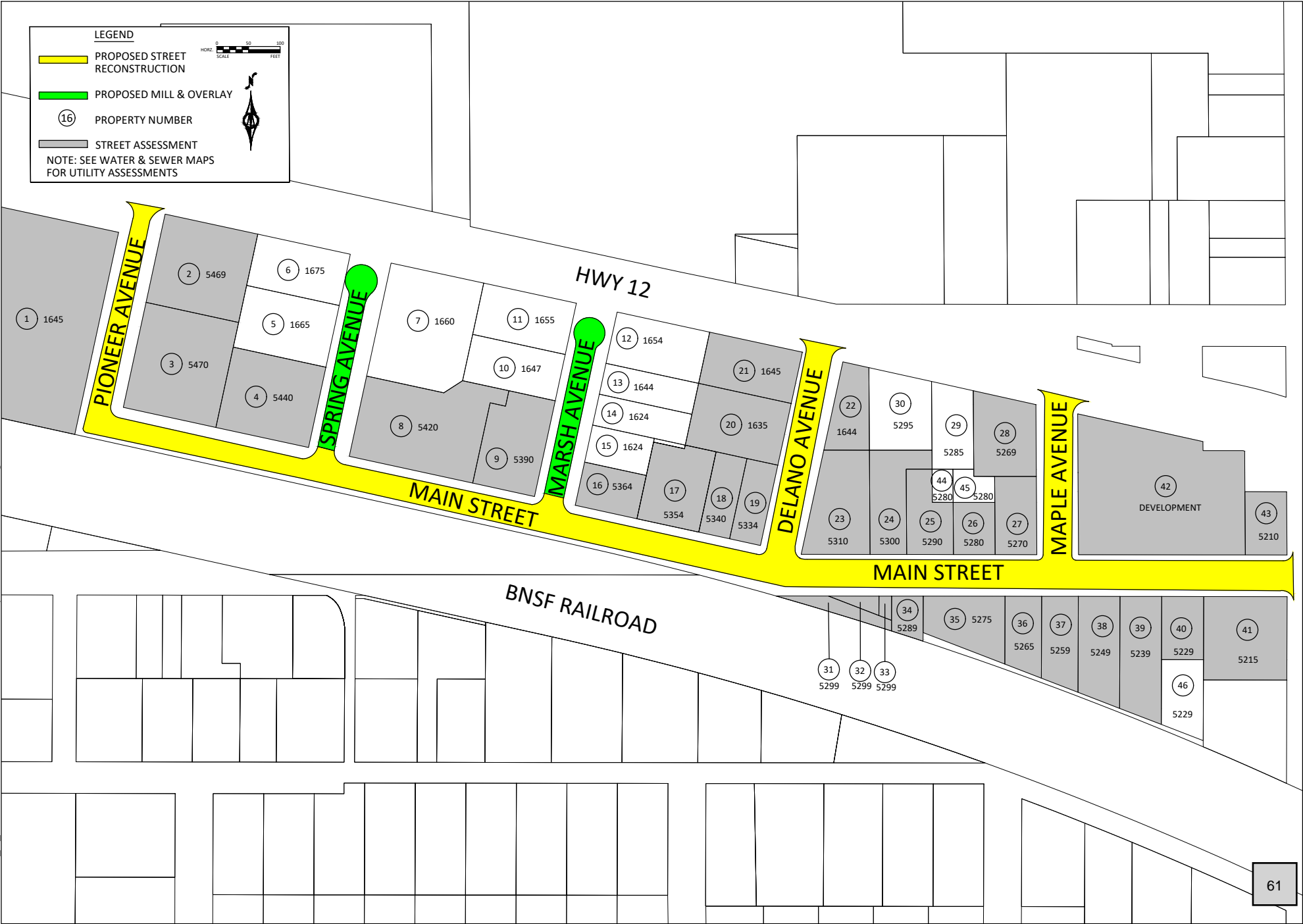
From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City’s existing infrastructure.

Appendix

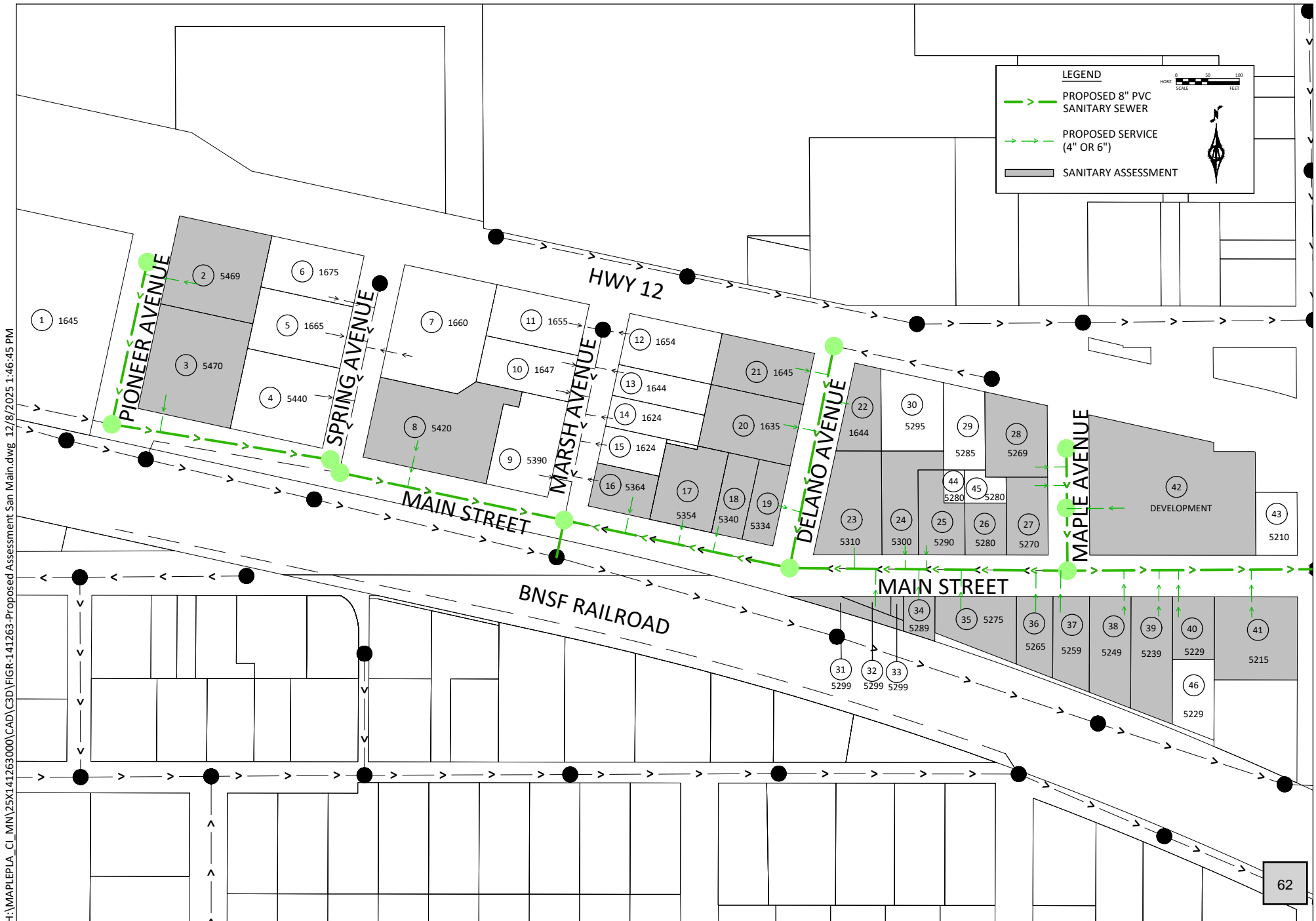
Figures

Preliminary Cost Estimates

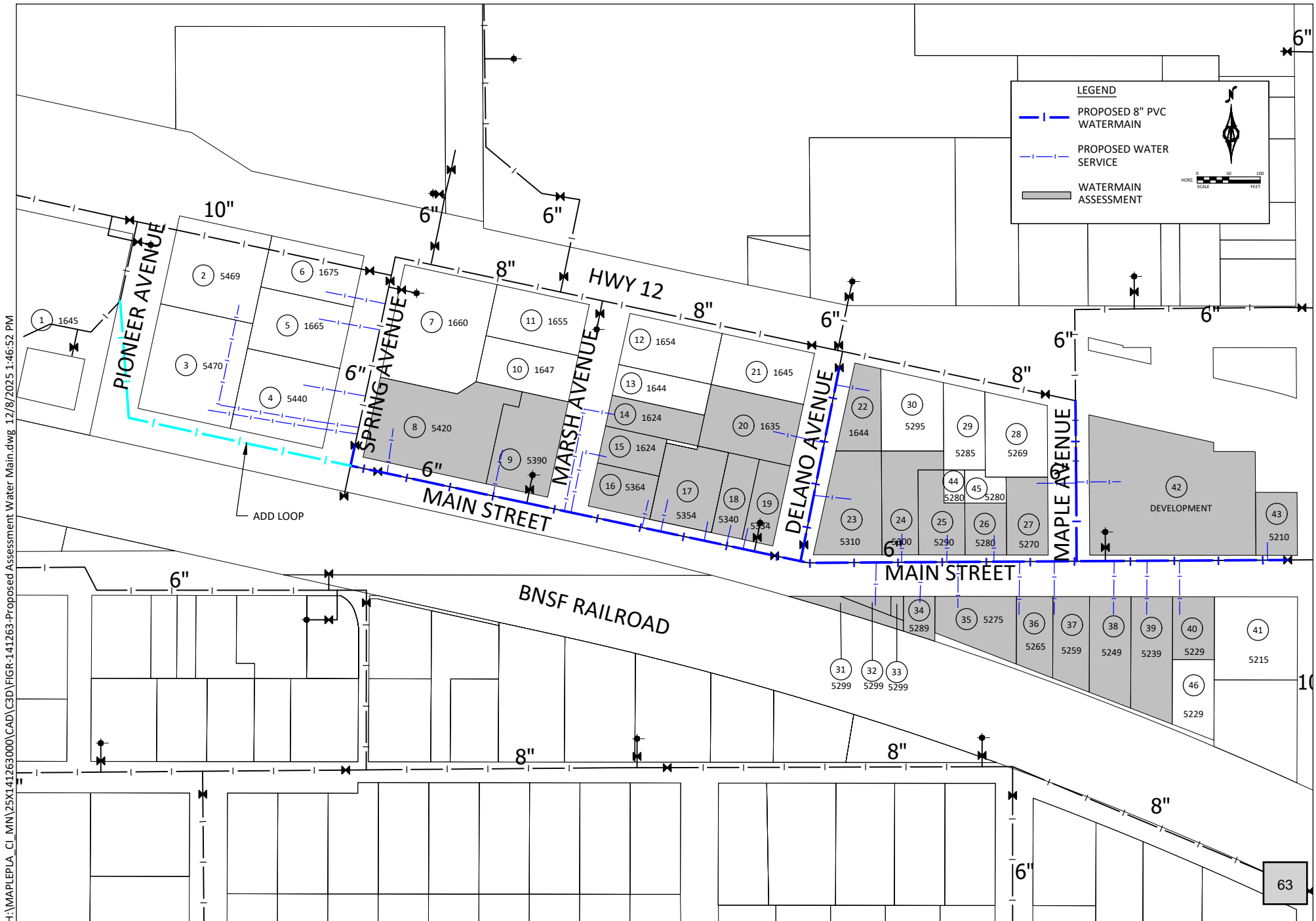
Preliminary Assessment Rolls



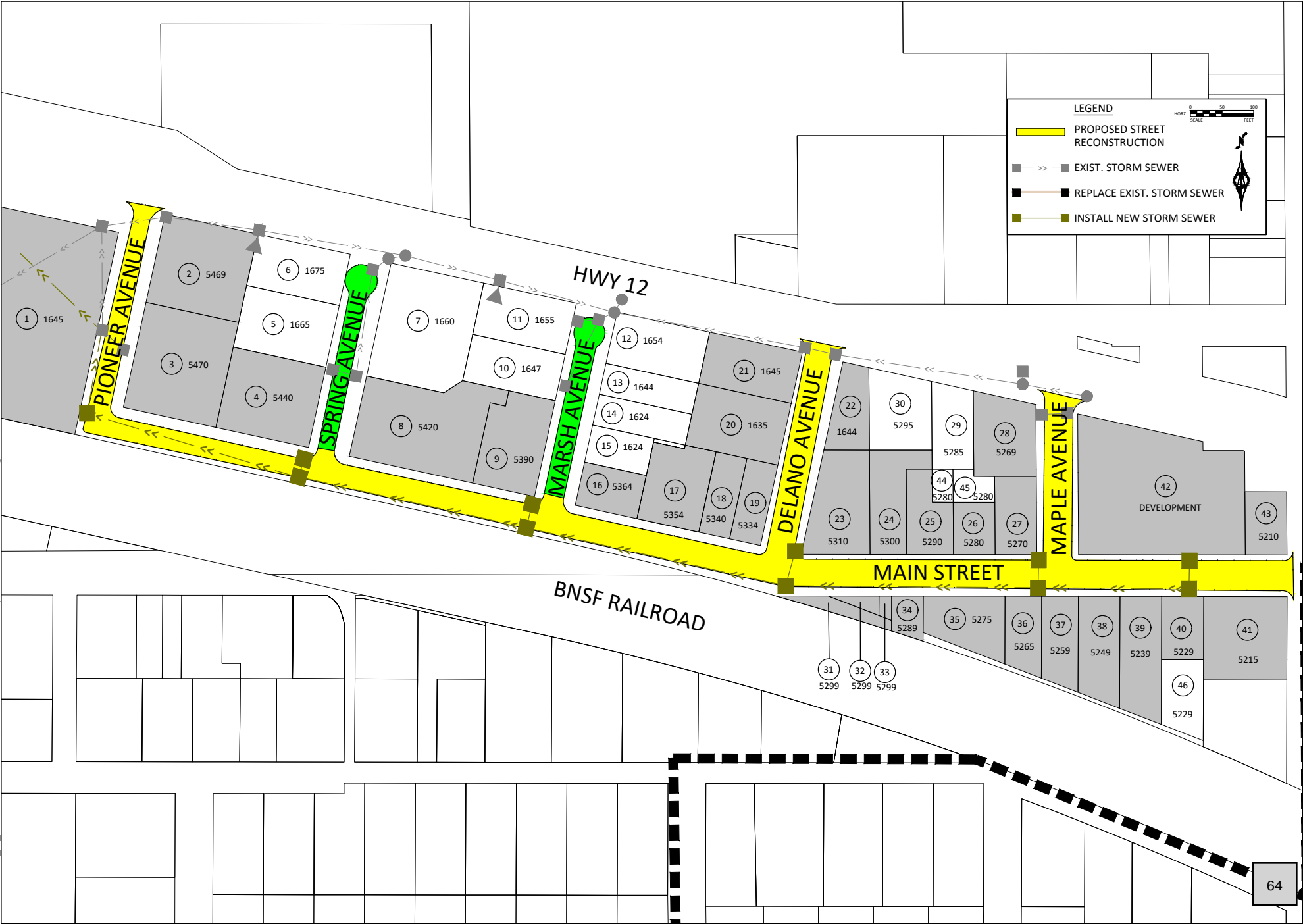
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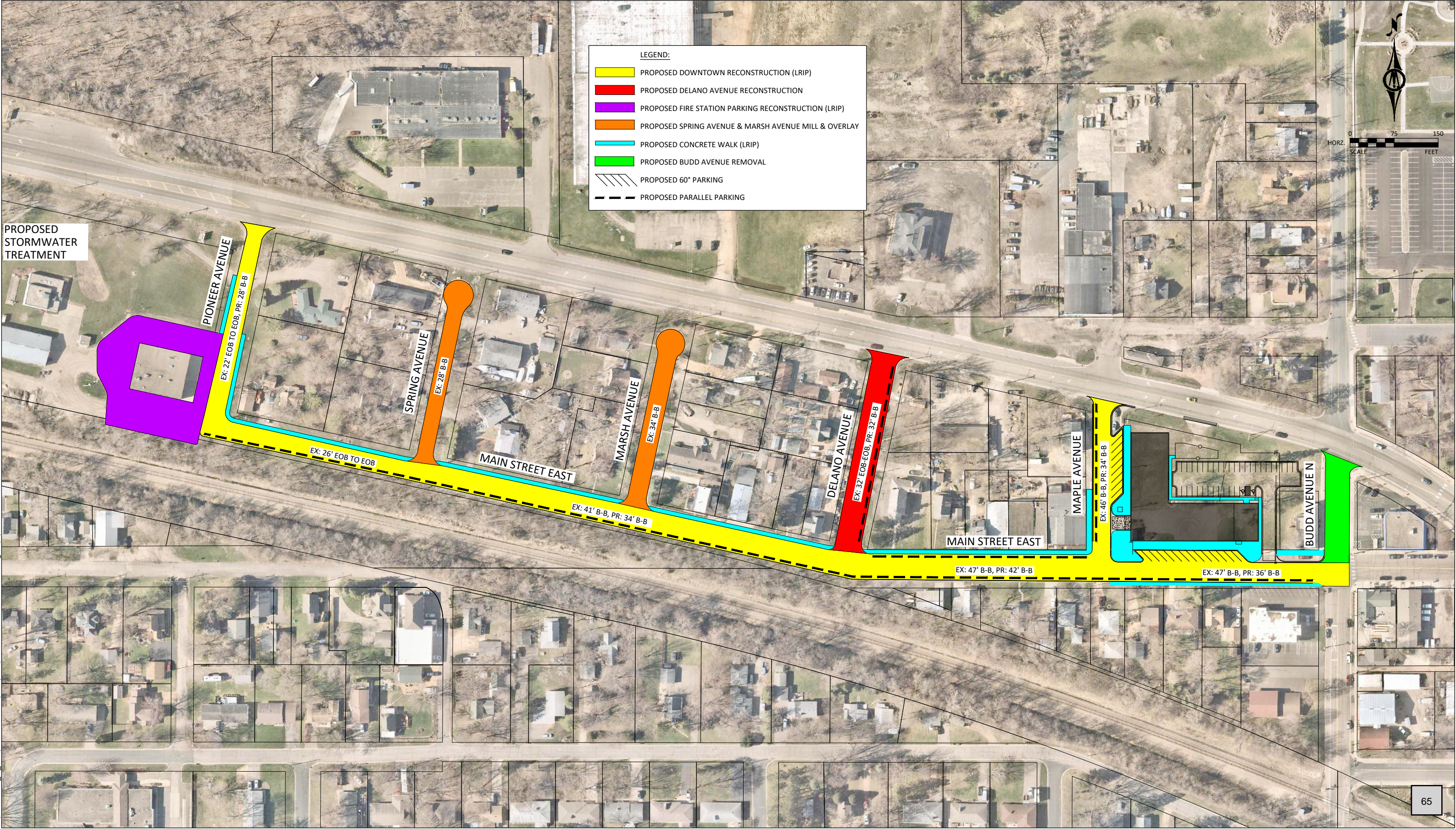


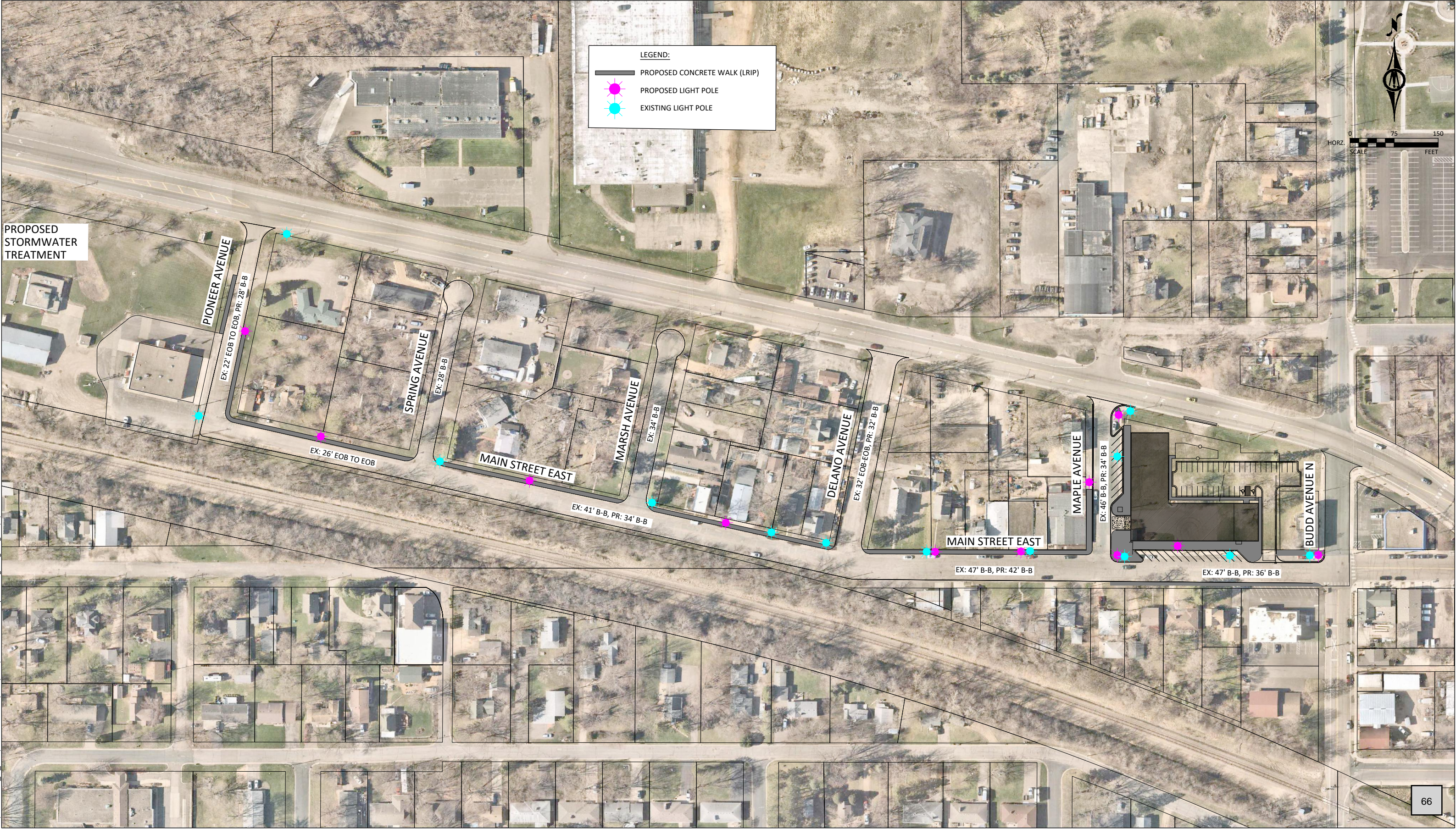
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PRELIMINARY COST ESTIMATE

Section 5, Item B.

2026 STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
BMI PROJECT NO. 141263

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
PRORATA					
1	MOBILIZATION	1	LUMP SUM	\$195,000.00	\$195,000.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$16,000.00	\$16,000.00
STREET AND STORM SEWER IMPROVEMENTS					
3	CLEARING & GRUBBING	1	LUMP SUM	\$10,000.00	\$10,000.00
4	MISC REMOVALS	1	LUMP SUM	\$10,000.00	\$10,000.00
5	SAWING BITUMINOUS (FULL DEPTH)	1,250	LIN FT	\$2.50	\$3,125.00
6	SAWCUT CONCRETE	300	LIN FT	\$5.25	\$1,575.00
7	REMOVE CONCRETE CURB (ANY TYPE)	3,600	LIN FT	\$5.00	\$18,000.00
8	REMOVE CONCRETE	10,000	SQ FT	\$2.00	\$20,000.00
9	COMMON EXCAVATION (CV) (P)	11,000	CU YD	\$27.00	\$297,000.00
10	SUBGRADE EXCAVATION (CV)	2,950	CU YD	\$28.00	\$82,600.00
11	GRANULAR BORROW (CV)	8,300	CU YD	\$33.50	\$278,050.00
12	GEOTEXTILE FABRIC TYPE V	16,120	SQ YD	\$3.00	\$48,360.00
13	AGGREGATE BASE CLASS 5 (100% CRUSHED)	11,800	TON	\$30.00	\$354,000.00
14	TYPE SP 9.5 WEAR COURSE MIX (2,B)	1,400	TON	\$105.00	\$147,000.00
15	TYPE SP 12.5 NON WEAR COURSE MIX (2,B)	1,750	TON	\$90.00	\$157,500.00
16	4" CONCRETE	20,700	SQ FT	\$10.00	\$207,000.00
17	6" CONCRETE DRIVEWAY	2,000	SQ FT	\$12.00	\$24,000.00
18	8" CONCRETE DRIVEWAY	1,000	SQ FT	\$18.00	\$18,000.00
19	TRUNCATED DOMES	180	SQ FT	\$75.00	\$13,500.00
20	TYPE SP 9.5 WEAR COURSE MIX (2,B) (DRIVEWAY)	750	TON	\$180.00	\$135,000.00
21	CONCRETE CURB & GUTTER DESIGN B618	5,800	LIN FT	\$25.00	\$145,000.00
22	MAINTAIN MAIL SERVICE	1	LUMP SUM	\$5,000.00	\$5,000.00
23	ADJUST FRAME & RING CASTING	9	EACH	\$1,150.00	\$10,350.00
24	STRIPING	1	LUMP SUM	\$10,000.00	\$10,000.00
25	COMMON TOPSOIL BORROW (LV)	2,800	CU YD	\$40.00	\$112,000.00
26	LANDSCAPING	1	ALLOWANCE	\$70,000.00	\$70,000.00
27	SOD	8,300	SQ YD	\$12.00	\$99,600.00
28	SEED AND BLANKET	4,000	SQ YD	\$3.50	\$14,000.00
29	REMOVE DRAINAGE STRUCTURE	7	EACH	\$700.00	\$4,900.00
30	REMOVE SEWER PIPE (STORM)	250	LIN FT	\$15.00	\$3,750.00
31	4" HDPE PERFORATED DRAINTILE	1,800	LIN FT	\$18.00	\$32,400.00
32	DRAINTILE CLEANOUT	35	EACH	\$400.00	\$14,000.00
33	RC PIPE SEWER DES 3006 CL V	2,500	LIN FT	\$105.00	\$262,500.00
34	CONNECT TO EXISTING STORM SEWER	0	EACH	\$2,400.00	\$0.00
35	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1 2'X3'	5	EACH	\$3,000.00	\$15,000.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
36	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4020-48"	12	EACH	\$5,800.00	\$69,600.00
37	STORM SEWER TREATMENT	1	LUMP SUM	\$90,000.00	\$90,000.00
38	ROCK CONSTRUCTION ENTRANCE	4	EACH	\$1,800.00	\$7,200.00
39	SILT FENCE, TYPE MS	2,000	LIN FT	\$3.00	\$6,000.00
40	STORM DRAIN INLET PROTECTION	22	EACH	\$200.00	\$4,400.00
41	SEDIMENT CONTROL LOG TYPE STRAW	1,000	LIN FT	\$4.00	\$4,000.00
	ESTIMATED CONSTRUCTION COST				\$3,015,410.00
	CONTINGENCY (5%)				\$150,770.50
	TOTAL ESTIMATED CONSTRUCTION COST				\$3,166,180.50
	PROJECT COSTS (25%)				\$791,545.13
	TOTAL ESTIMATED STREET AND STORM PROJECT COST				\$3,957,725.63

BUDD AVE REMOVAL

1	MOBILIZATION	1	LS	\$1,000.00	\$1,000.00
2	REMOVE CONCRETE CURB & GUTTER	175	LIN FT	\$5.00	\$875.00
3	REMOVE CONCRETE WALK	1,400	SQ FT	\$2.00	\$2,800.00
4	REMOVE BITUMINOUS STREET	800	SQ YD	\$10.00	\$8,000.00
5	CONCRETE CURB & GUTTER DESIGN B618	150	LIN FT	\$25.00	\$3,750.00
6	SIDEWALK MODIFICATIONS	1	LUMP SUM	\$10,000.00	\$10,000.00
7	STORM SEWER MODIFICATIONS	1	LUMP SUM	\$10,000.00	\$10,000.00
8	COMMON TOPSOIL BORROW	200	CU YD	\$40.00	\$8,000.00
9	SEED AND BLANKET	1,000	SQ YD	\$5.00	\$5,000.00
	ESTIMATED CONSTRUCTION COST				\$49,425.00
	CONTINGENCY (5%)				\$2,471.25
	TOTAL ESTIMATED CONSTRUCTION COST				\$51,896.25
	PROJECT COSTS (25%)				\$12,974.06
	TOTAL ESTIMATED BUDD AVE REMOVAL COST				\$64,870.31

MILL AND OVERLAY IMPROVEMENTS IMPROVEMENTS

1	MILL BITUMINOUS SURFACE	2040	SY	\$2.00	\$4,080.00
2	CURB REPAIR AND PATCHING	1	LUMP SUM	\$9,000.00	\$9,000.00
3	BITUMINOUS WEAR (1.5")	190	TON	\$105.00	\$19,950.00
4	ADJUST STRUCTURES	1	LUMP SUM	\$1,150.00	\$1,150.00
5	TURF RESTORATION	1	LUMP SUM	\$2,000.00	\$2,000.00
	TOTAL ESTIMATED CONSTRUCTION COST				\$36,180.00
	CONTINGENCY				\$1,809.00
	TOTAL ESTIMATED CONSTRUCTION COST				\$37,989.00
	PROJECT COSTS (25%)				\$9,497.25
	TOTAL ESTIMATED MILL AND OVERLAY PROJECT COST				\$47,486.25

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
LIGHTING IMPROVEMENTS					
1	MOBILIZATION	1	LS	\$4,950.00	\$4,950.00
2	LIGHTING UNIT TYPE SPECIAL A	9	EACH	\$6,000.00	\$54,000.00
3	LIGHTING UNIT TYPE SPECIAL B	2	EACH	\$12,000.00	\$24,000.00
4	LIGHT FOUNDATION DESIGN E MODIFIED	11	EACH	\$1,500.00	\$16,500.00
5	GFCI RECEPTACLES	11	EACH	\$300.00	\$3,300.00
6	GROUNDING ELECTRODE	11	EACH	\$100.00	\$1,100.00
7	HANDHOLE	8	EACH	\$3,000.00	\$24,000.00
8	EQUIPMENT PAD B	1	EACH	\$1,500.00	\$1,500.00
9	SERVICE CABINET - TYPE L2	1	EACH	\$16,000.00	\$16,000.00
10	UNDERGROUND CABLE SPLICE	2	EACH	\$300.00	\$600.00
11	2" NON-METALLIC CONDUIT	2,350	LIN FT	\$8.00	\$18,800.00
12	UNDERGROUND WIRE 1/C 6 AWG	11,750	LIN FT	\$3.00	\$35,250.00
ESTIMATED CONSTRUCTION COST					\$200,000.00
CONTINGENCY (5%)					\$10,000.00
TOTAL ESTIMATED CONSTRUCTION COST					\$210,000.00
PROJECT COSTS (25%)					\$52,500.00
TOTAL ESTIMATED LIGHTING COST					\$262,500.00
UNDERGROUND POWER					
1	UNDERGROUND POWER	1	LUMP SUM	\$200,000.00	\$200,000.00
TOTAL ESTIMATED POWER CONVERSION COST					\$200,000.00
SANITARY SEWER IMPROVEMENTS					
1	BYPASS PUMPING	1	LS	\$10,000.00	\$10,000.00
2	REMOVE EXISTING SANITARY SEWER (ANY TYPE, ANY SIZE)	4,400	LF	\$4.00	\$17,600.00
3	REMOVE SANITARY MANHOLE (ANY TYPE, ANY SIZE)	8	EACH	\$700.00	\$5,600.00
4	4" PVC, SERVICE PIPE	300	LF	\$40.00	\$12,000.00
5	6" PVC SERVICE PIPE	500	LF	\$50.00	\$25,000.00
6	SERVICE WYE	26	EACH	\$1,000.00	\$26,000.00
7	8" PVC, SDR 35	2,900	LF	\$70.00	\$203,000.00
8	SANITARY MANHOLE	8	EACH	\$7,000.00	\$56,000.00
9	CONNECT TO EXISTING SANITARY SEWER	6	EACH	\$3,000.00	\$18,000.00
10	CONNECT TO EXISTING SERVICE	26	EACH	\$900.00	\$23,400.00
11	TRACER WIRE BOX	26	EACH	\$225.00	\$5,850.00
12	CHIMNEY SEAL	10	EACH	\$375.00	\$3,750.00
13	SUBSURFACE INVESTIGATION	10	HOUR	\$800.00	\$8,000.00
14	TRENCH ROCK	100	TON	\$60.00	\$6,000.00
ESTIMATED CONSTRUCTION COST					\$420,000.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	CONTINGENCY				\$21,010.00
	TOTAL ESTIMATED CONSTRUCTION COST				\$441,210.00
	PROJECT COSTS (25%)				\$110,302.50
	TOTAL ESTIMATED SANITARY SEWER PROJECT COST				\$551,512.50
	WATERMAIN IMPROVEMENTS				
1	SUBSURFACE INVESTIGATION	10	HOUR	\$800.00	\$8,000.00
2	REMOVE WATERMAIN	2,200	LIN FT	\$10.00	\$22,000.00
3	REMOVE WATER SERVICE PIPE (INCLUDING CURB STOP)	1,200	LIN FT	\$10.00	\$12,000.00
4	REMOVE HYDRANT	3	EACH	\$600.00	\$1,800.00
5	REMOVE GATE VALVE & BOX	10	EACH	\$300.00	\$3,000.00
6	TRENCH ROCK	200	TON	\$60.00	\$12,000.00
7	TEMPORARY WATER SERVICE	1	LUMP SUM	\$40,000.00	\$40,000.00
8	CONNECT TO EXISTING WATERMAIN	5	EACH	\$2,750.00	\$13,750.00
9	6" GATE VALVE & BOX	5	EACH	\$3,000.00	\$15,000.00
10	8" GATE VALVE & BOX	11	EACH	\$3,800.00	\$41,800.00
11	HYDRANT	4	EACH	\$7,800.00	\$31,200.00
12	HYDRANT EXTENSION	4	LIN FT	\$2,000.00	\$8,000.00
13	GATE VALVE EXTENSION	15	LIN FT	\$250.00	\$3,750.00
14	6" PVC, C900 WATERMAIN	200	LIN FT	\$65.00	\$13,000.00
15	8" PVC, C900 WATERMAIN	2,700	LIN FT	\$75.00	\$202,500.00
16	INSULATION	50	SY	\$65.00	\$3,250.00
17	WATERMAIN FITTINGS	3,000	POUND	\$18.00	\$54,000.00
18	1" COPPER WATER SERVICE, TYPE K	1,300	LIN FT	\$50.00	\$65,000.00
19	1" CURB STOP & BOX	26	EACH	\$800.00	\$20,800.00
20	1" CORPORATION STOP	26	EACH	\$725.00	\$18,850.00
21	TRACER WIRE BOX	26	EACH	\$225.00	\$5,850.00
22	CONNECT TO EXISTING SERVICE	24	EACH	\$700.00	\$16,800.00
23	ADJUST GATE VALVE & BOX	11	EACH	\$550.00	\$6,050.00
	ESTIMATED CONSTRUCTION COST				\$618,400.00
	CONTINGENCY				\$30,920.00
	TOTAL ESTIMATED CONSTRUCTION COST				\$649,320.00
	PROJECT COSTS (25%)				\$162,330.00
	TOTAL ESTIMATED WATERMAIN PROJECT COST				\$811,650.00
	TOTAL ESTIMATED PROJECT COST				\$5,895,744.69

2026 Downtown Reconstruction Cost Summay Breakdown

COST SUMMARY	ASSESSABLE (35%)	NON-ASSESSABLE (REMAINING 65% +)	CITY ASSESSMENT PORTION	PROPERTY ASSESSED	CITY TOTAL	TOTAL
STREET & STORM SEWER COST	\$1,192,713.90	\$2,215,040.10	\$510,581.90	\$682,132.00	\$2,725,622.00	\$3,407,754.00
UNDERGROUND POWER - ESTIMATED				\$0.00	\$200,000.00	\$200,000.00
STREET LIGHTING				\$0.00	\$262,500.00	\$262,500.00
SIDEWALK & BUDD AVENUE REMOVAL				\$0.00	\$354,276.56	\$354,276.56
FIRE STATION	\$0.00	\$260,565.38	\$0.00	\$0.00	\$260,565.38	\$260,565.38
INCLUDES FULL REBUILD						
MILL & OVERLAY	\$0.00	\$47,486.25	\$0.00	\$0.00	\$47,486.25	\$47,486.25
SPRING AND MARSH						
WATERMAIN	\$284,077.50	\$527,572.50	\$219,391.92	\$64,685.58	\$746,964.42	\$811,650.00
SANITARY SEWER	\$193,029.38	\$358,483.13	\$147,674.73	\$45,354.65	\$506,157.85	\$551,512.50
SUMMARY	\$1,669,820.78	\$3,409,147.35	\$877,648.55	\$792,172.22	\$5,103,572.46	\$5,895,744.69
LRIP ELIGIBLE (MAX \$1.5M)						\$3,679,062.52
MAIN, MAPLE, PIONEER						

PRELIMINARY ASSESSMENT ROLL
2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
12/8/2025

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	SANITARY UNIT	WATER UNIT	STREET ASSESSMENT (FOOT)	SANITARY (UNIT)	WATERMAIN (UNIT)	TOTAL ASSESSMENT
1	CITY OF MAPLE PLAIN	PO BOX 97	1645 Pioneer Avenue	2411824330029		327		327			\$73,908.93	\$0.00	\$0.00	\$73,908.93
2	MN BEEF PROMO & RSRCH CNCIL	PO BOX 39	5469 HWY 12	2411824330018		143		143	1		\$32,321.03	\$1,814.19	\$0.00	\$34,135.22
3	MP MAIN LLC	5470 MAIN ST E	5470 Main Street East	2411824330036		150	170	235	1		\$53,114.98	\$1,814.19	\$0.00	\$54,929.17
4	S L BOURGERIE & R BOURGERIE	5440 MAIN ST E	5440 Main Street East	2411824330030		150		150			\$33,903.18	\$0.00	\$0.00	\$33,903.18
5	MARIA'S GARDENS LLC	5025 FERN DRIVE LORETTO MN 55357	1665 Spring Avenue	2411824330011				0			\$0.00	\$0.00	\$0.00	\$0.00
6	KAJ ENTERPRISES LLC	481 PRAIRIE CREEK DR DELANO MN 55328	1675 Spring Avenue	2411824330041				0			\$0.00	\$0.00	\$0.00	\$0.00
7	I J BREKHUS & D L BREKHUS	4527 PLEASANT ST SE PRIOR LAKE MN 55372	1660 Spring Avenue	2411824330037				0			\$0.00	\$0.00	\$0.00	\$0.00
8	J J HATECKE & R E HATECKE	5420 MAIN ST E	5420 Main Street East	2411824330004		200		200	1	1	\$45,204.24	\$1,814.19	\$2,695.23	\$49,713.66
9	J M GOLDADE & N J SWANSON	5390 MAIN ST E	5390 Main Street East	2411824340061		100		100		1	\$22,602.12	\$0.00	\$2,695.23	\$25,297.35
10	LTW INC	1720 RESTHAVEN LA MOUND MN 55364	1647 Marsh Avenue	2411824340060				0			\$0.00	\$0.00	\$0.00	\$0.00
11	MARIAH J SCHWECKE	1655 MARSH AVE	1655 Marsh Avenue	2411824340064				0			\$0.00	\$0.00	\$0.00	\$0.00
12	DJ.B FUTURES INC ET AL	1654 MARSH AVE MAPLE PLAIN MN 55359	1654 Marsh Avenue	2411824340063				0			\$0.00	\$0.00	\$0.00	\$0.00
13	BRADLEY D DICKHAUSEN	1644 MARSH AVE	1644 Marsh Avenue	2411824340055				0			\$0.00	\$0.00	\$0.00	\$0.00
14	MARK A SHEPARD & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340054				0		1	\$0.00	\$0.00	\$2,695.23	\$2,695.23
15	MARK A SHEPARD & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340053				0		1	\$0.00	\$0.00	\$2,695.23	\$2,695.23
16	KATHLEEN PURDY	440 ENCHANTED DR SHOREWOOD MN 55364	5364 Main Street East	2411824340052	(d)	100		100	1	1	\$22,602.12	\$1,814.19	\$2,695.23	\$27,111.54
17	PINE PROPERTIES LLC	11221 LORRY LANE MINNETONKA MN 55305	5354 Main Street East	2411824340082		100		100	1	1	\$22,602.12	\$1,814.19	\$2,695.23	\$27,111.54
18	RIVER HILLS REVOCABLE TRUST	2937 LAKE SHORE AVE	5340 Main Street East	2411824340050		50		50	1	1	\$11,301.06	\$1,814.19	\$2,695.23	\$15,810.48
19	RIVER HILLS REVOCABLE TRUST	2937 LAKE SHORE AVE	5334 Main Street East	2411824340049		130	50	155	1	1	\$35,033.29	\$1,814.19	\$2,695.23	\$39,542.71
20	THOMAS S WOLF & ANN RIEFF	4624 BROOK ST	1635 Delano Avenue	2411824340048		100		100	1	1	\$22,602.12	\$1,814.19	\$2,695.23	\$27,111.54
21	MALIK HOSPITALITY GROUP LLC	5329 HWY 12	1645 Delano Avenue	2411824340062		83		83	1		\$18,759.76	\$1,814.19	\$0.00	\$20,573.95
22	SANDI KAY MILLAR & CHARLES R MILLAR	1397 30TH ST SE BUFFALO MN 55313	1644 Delano Avenue	2411824340037		143		143	1	1	\$32,321.03	\$1,814.19	\$2,695.23	\$36,830.45
23	STEEPLE ON MAIN LLC	5310 MAIN ST E	5310 Main Street East	2411824340073		169	109	224	1	1	\$50,628.75	\$1,814.19	\$2,695.23	\$55,138.17
24	TIMOTHY G CROLLEY	5300 MAIN ST E	5300 Main Street East	2411824340074		58		58	1	1	\$13,109.23	\$1,814.19	\$2,695.23	\$17,618.65
25	CHRIS JANE PALM	PO BOX 403	5290 Main Street East	2411824340076		74		74	1	1	\$16,725.57	\$1,814.19	\$2,695.23	\$21,234.99
26	J JAMES & L JAMES	1225 MAPLEWOOD DR LONG LAKE MN 55356	5280 Main Street East	2411824340042		66		66	1	1	\$14,917.40	\$1,814.19	\$2,695.23	\$19,426.82
27	5270 MAIN STREET LLC	1613 MAPLE AVENUE	5270 Main Street East	2411824340044		124	66	157	1	1	\$35,485.33	\$1,814.19	\$2,695.23	\$39,994.75
28	NELLY AND CO LLC	1325 CO RD 12 SW MONTROSE MN 55363	5269 HWY 12	2411824340034		114		114	1		\$25,766.42	\$1,814.19	\$0.00	\$27,580.60
29	IRONWOOD PROPERTIES LLC	709 MINNETONKA HIGHLAND LANE LONG LAKE MN 55356	5285 HWY 12	2411824340035				0			\$0.00	\$0.00	\$0.00	\$0.00
30	IRONWOOD PROPERTIES LLC	709 MINNETONKA HIGHLAND LANE LONG LAKE MN 55356	5295 HWY 12	2411824340036				0			\$0.00	\$0.00	\$0.00	\$0.00
31	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE MN 55359	5299 Main Street East	2511824210135	(c)		67	34			\$7,684.72	\$0.00	\$0.00	\$7,684.72
32	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE MN 55359	5299 Main Street East	2511824210067	(c)		40	20	1	1	\$4,520.42	\$1,814.19	\$2,695.23	\$9,029.84
33	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE MN 55359	5299 Main Street East	2511824210068	(c)	20		20			\$4,520.42	\$0.00	\$0.00	\$4,520.42
34	KENZIE ERVIN & JEFFREY ERVIN	5289 MAIN ST E	5289 Main Street East	2511824210066		50		50	1	1	\$11,301.06	\$1,814.19	\$2,695.23	\$15,810.48
35	LESTER A JONES	5275 MAIN ST E	5275 Main Street East	2511824210065		129		129	1	1	\$29,156.74	\$1,814.19	\$2,695.23	\$33,666.15
36	BETSY L SUTHERLAND	POST OFFICE BOX 203	5265 Main Street East	2511824210064		58		58	1	1	\$13,109.23	\$1,814.19	\$2,695.23	\$17,618.65
37	SCOTT A STEVENSON	5259 MAIN ST E	5259 Main Street East	2511824210063		58		58	1	1	\$13,109.23	\$1,814.19	\$2,695.23	\$17,618.65
38	ARIC J MIECH	5249 MAIN ST E	5249 Main Street East	2511824210062		66		66	1	1	\$14,917.40	\$1,814.19	\$2,695.23	\$19,426.82
39	J WINDLER JR & S WINDLER	860 FOREST ARMS LANE ORONO MN 55364	5239 Main Street East	2511824210061		66		66	1	1	\$14,917.40	\$1,814.19	\$2,695.23	\$19,426.82
40	K P T LE & A T VO	5229 MAIN ST E	5229 Main Street East	2511824210060		67		67	1	1	\$15,143.42	\$1,814.19	\$2,695.23	\$19,652.84
41	YAAB PROPERTIES LLC	5215 MAIN ST E	5215 Main Street East	2511824210132		132		132	1		\$29,834.80	\$1,814.19	\$0.00	\$31,648.98
42	DEVELOPMENT ⁽¹⁾				(b)	264	223	376	71	71	\$84,983.97	\$128,807.20	\$191,361.50	\$405,152.67
43	MAGNOLIA 8 PROPERITIES LLC	2670 KELLEY PARKWAY 311 ORONO MN 55356	5210 Main Street East	2411824340032		66		66		1	\$14,917.40	\$0.00	\$2,695.23	\$17,612.63
44	J JAMES & L JAMES	1225 MAPLEWOOD DR LONG LAKE MN 55356	5280 Main Street East	2411824340039	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
45	J JAMES & L JAMES	1225 MAPLEWOOD DR LONG LAKE MN 55356	5280 Main Street East	2411824340043	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
46	K P T LE & A T VO	5229 MAIN ST E	5229 Main Street East	2511824210069	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00

PRELIMINARY ASSESSMENT ROLL
2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
12/8/2025

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	SANITARY UNIT	WATER UNIT	STREET ASSESSMENT (FOOT)	SANITARY (UNIT)	WATERMAIN (UNIT)	TOTAL ASSESSMENT
	CITY OF MAPLE PLAIN				(a)	1556		1556	10.4	10.4	\$351,689.00	\$18,867.53	\$28,030.42	\$398,586.95
				Total		4913	725	5277	106.4	105.4	\$1,192,713.90	\$193,029.38	\$284,077.50	\$1,669,820.78

Notes

⁽¹⁾ Currently four lots owned by the City scheduled for development
Project Costs Not Included: Sidewalks, Power, Lighting, Budd Avenue, Mill and Overlay

Notes

(a) RR frontage of 1139', add 417' of frontage/sideyards dropped from Adj FF Conversions. Convert RR frontage to 10.4 ERU's based on avg frontage of 111'
(b) Assumed SAC count based on 71 units
(c) Triangular properties calculcated based on sideyard midpoints for Adj. FF
(d) Two services - one in assessment area
(e) No direct access lot