

January 2023

Feasibility Report

2023 Full-Depth Pavement Reconstruction



Street Improvements and Appurtenance Work Locations:

- **Atwood Street**
 - **Park Drive, Valley Fair Drive**
 - **Dominion Avenue, Leavitt Woods Lane, Maple Trail, Wood Duck Trail, Wolf Ridge Avenue**
-



**FEASIBILITY REPORT
FOR
2023 FULL-DEPTH PAVEMENT RECONSTRUCTION
SHAKOPEE, MINNESOTA**

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.



Ryan Halverson

Date January 6, 2023 **License No. 49803**

FEASIBILITY REPORT

2023 FULL-DEPTH PAVEMENT RECONSTRUCTION

Street Improvements and Appurtenance Work:

- Atwood Street – 5th Avenue to 6th Avenue
- Park Drive, Valley Fair Drive
- Dominion Avenue, Leavitt Wood Lane, Maple Trail, Wood Duck Trail, Wolf Ridge Avenue

City Project Number CIF-23-001

JANUARY 2023

Prepared By:

City of Shakopee
Engineering Department
485 Gorman Street
Shakopee, MN 55379
(952) 233-9300
(952) 233-3801 (Fax)

EXECUTIVE SUMMARY

The intent of this section is to highlight the important issues of this project. More detailed information is contained in the body of the report.

The City of Shakopee Engineering Department has completed a feasibility report to analyze the full-depth pavement reconstruction of multiple streets throughout the City of Shakopee because of substantial pavement distress and failure.

The recommended improvements consist of full depth reclamation of the streets and upgrading all pedestrian curb ramps in the project area to meet current ADA standards and storm drainage improvements.

The improvement project locations are as follows:

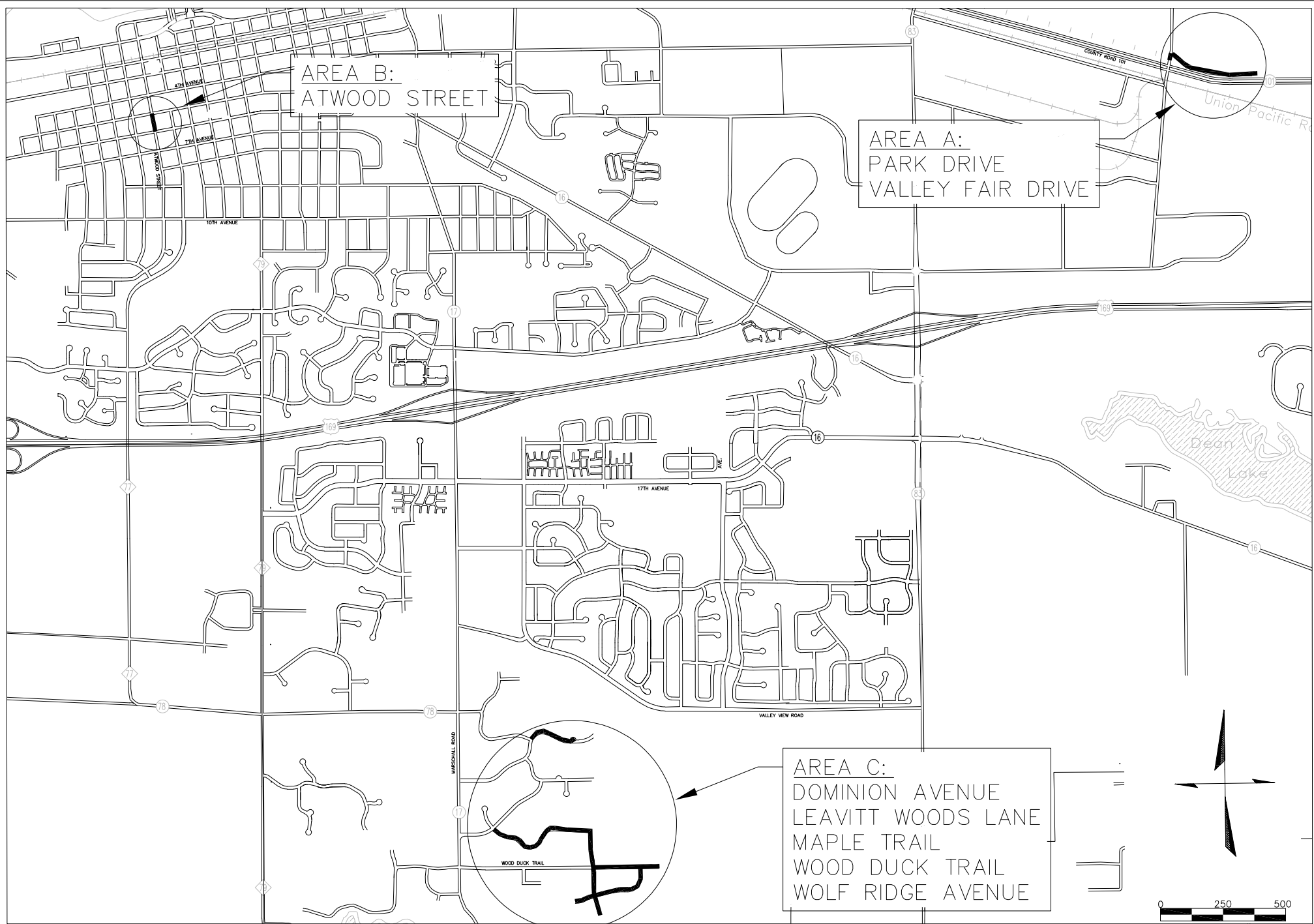
- Atwood Street 5th Avenue to 6th Avenue
- Park Drive Valley Fair Drive to end of Cul-de-sac
- Valley Fair Drive From CR101 to the Valley Fair Entrance
- Dominion Avenue
- Leavitt Woods Lane - Wood Duck Trail
- Wolf Ridge Avenue - Maple Trail

The estimated costs for the proposed improvements are as follows:

COSTS:	
Street Improvements	\$ 2,345,000
Street Lighting	\$ 12,000
Storm Sewer Improvements	\$ 270,000
Water main Improvements	\$ 2,000
Sanitary Sewer Improvements	\$ 7,000
TOTAL PROJECT COST	\$ 2,636,000

The project is proposed to be funded as follows:

FUNDING:	
Assessments	\$ 628,000
Capital Improvement Fund	\$ 1,729,000
Storm Drainage Fund	\$ 270,000
Shakopee Public Utilities	\$ 2,000
Sanitary Sewer	\$ 7,000
TOTAL PROJECT COST	\$ 2,636,000



**2023 FULL DEPTH PAVEMENT
RECONSTRUCTION
PROJECT AREA MAP**

DATE:	JAN 2023
DRAWN BY:	AE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
1

1. BACKGROUND

The City of Shakopee 2023 Capital Improvement Plan (CIP) contains the 2023 Full-Depth Pavement Reconstruction Project. This project is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure. The CIP project consists of full depth reclamation of the roadways for the following locations:

- Atwood Street from 5th Avenue to 6th Avenue
- Park Drive from Valley Fair Drive to end of Cul-de-sac
- Valley Fair Drive from CR101 to the Valley Fair Entrance
- Dominion Avenue
- Leavitt Woods Lane
- Maple Trail
- Wood Duck Trail
- Wolf Ridge Avenue

All existing infrastructure elements (street, utilities, sidewalk & trails, street lighting, etc.) within the project area were evaluated as part of this feasibility report.

2. ROADWAYS

A. EXISTING CONDITIONS

The streets within the proposed project area were constructed between 1986 and 2001, resulting in the existing street pavement being in service for approximately 21-36 years. Maintenance and improvements to the streets in the different project areas have varied including crack sealing, seal coats and heavy patching in some areas in recent years.

Park Drive is a 36-feet wide asphalt roadway. This street exists with concrete curb and gutter and storm sewer for surface water drainage (see Appendix A, Figure A1). The bituminous asphalt surface has deteriorated significantly. The curb and gutter is in fair condition. The roadway was originally constructed in 1986.

Valley Fair Drive varies from a 75 feet to 89 feet wide asphalt roadway. This street exists with a bituminous median and bituminous curb and gutter (see Appendix A, Figure A1). The bituminous asphalt surface has deteriorated significantly. The median has deteriorated and the curb and gutter has significant cracks. This roadway was constructed in 1986. The county overlaid the first 100-feet of Valley Fair Drive in 2009.

Atwood Street is a 44-feet wide asphalt roadway. This street exists with concrete curb and gutter and storm sewer for surface water drainage (see Appendix A, Figure A1). There is concrete sidewalk on both the east and west side of the street and in poor condition. The bituminous asphalt surface has deteriorated

significantly. There is also a significant amount of curb and gutter that has cracked, settled and holding standing water. The roadway in this area was last constructed in 1986.

The Dominion Hills/Maple Trail Estates roadways within the project area are 28-foot wide bituminous asphalt, with rolling hills and windy curves with 5-foot aggregate shoulders and drainage ditches on both sides of the road (see Appendix A, Figure A2). The roadway's bituminous asphalt pavement has failed and is showing significant fatigue and distress. In addition, the subgrade is pumping and rutting into the aggregate and bituminous surface in several locations. The roadways in this area were originally constructed in 2001.

A geotechnical investigation was performed for the project to obtain and analyze soil samples up to 16 feet below the street pavement. The geotechnical evaluation report contains information regarding the subsurface soil and groundwater conditions and includes appropriate design and construction recommendations. Soil borings indicate the following soils: Park Drive area has generally good sandy soils with some moist or wet sand too. Borings in the Dominion Hills neighborhood shows varying soils from good to poor condition, including sand and gravel, sandy clay, clay/loam, sand/loam and clayey/silty soils with some sand gravel pockets with varying amounts of moisture. Borings were not performed on Atwood Street, but soil borings in the area from past projects show silty sand, sandy clay and coarse sand with gravel.

B. PROPOSED CONDITIONS

Based on condition of the existing bituminous asphalt surfaces throughout the project areas, complete replacement of the street section is warranted. The proposed full depth pavement reclamation will provide benefits, such as, reduced maintenance costs, improved pavement section to match today's standard and performance, and improved aesthetics. Proposed street improvements are as follows:

Proposed street improvements for Park Drive include full depth reclamation of the bituminous asphalt surface and constructing a 4-inch asphalt bituminous surface and 8-inch reclaimed aggregate base (see appendix B, Figure B1). Minor subgrade corrections will only be made in areas where poor subgrade material is encountered. Portions of the existing curb and gutter will be replaced where significant cracks, settlements or ponding of water occur. The roadway width will remain the same.

Proposed street improvements for Valley Fair Drive include full depth reclamation of the bituminous asphalt surface and constructing a 5-inch asphalt bituminous surface and 10-inch reclaimed aggregate base (see appendix B, Figure B1). Minor subgrade corrections will only be made in areas where poor

subgrade material is encountered. New concrete median will be installed to the limits of the street reclamation. Portions of the existing curb and gutter will be replaced where significant cracks, settlements or ponding of water occur.

Proposed street improvements for Atwood Street include narrowing the roadway to 37-feet wide and reconstruction of the bituminous asphalt surface to a 4-inch asphalt bituminous surface, 8-inch reclaimed aggregate base. The proposed width meets city standards and matches newly reconstructed portions of Atwood Street to the south. New curb and gutter and sidewalk will be constructed on both sides of the street. (see Appendix B, Figure B1). Additional subgrade excavation may be needed for portions of the street where bad subsoil is encountered. This will be evaluated in the field and performed where necessary.

Proposed street improvements for the Dominion Hills and Maple Trail Estates project area include reconstruction of the bituminous asphalt surface to a 4-inch asphalt bituminous surface, 8-inch reclaimed aggregate base, a 1-foot sand section and a geotextile fabric. The roadway will be rebuilt to the same 28-foot wide surface and replacing 3-feet of the existing shoulder (see Appendix B, Figure B2). Additional subgrade excavation below 1-foot may be needed for portions of the neighborhood where wet subsoil is encountered. This will be evaluated in the field and performed where necessary. Subsurface drain tile will be installed at key locations to drain the sand subgrade section.

The west end stub of Wolf Ridge Avenue will be evaluated for removal during final design. There are no driveways on this portion of roadway, and recent acquisitions by the SMSC may render this roadway unnecessary. Staff will communicate with the adjacent properties owners, further evaluate, and will make a determination in final design.

Other improvements include the reconstruction of the ends of driveways, replacement of landscaping elements and repairing irrigation systems that are impacted. Disturbed boulevard areas will be restored with a compost-topsoil blend and sod.

The total estimated project cost for the proposed street improvements, excluding street lighting, is \$2,345,000.

3. STREET LIGHTING SYSTEM

A. EXISTING CONDITIONS

The street reconstruction program has historically included the replacement of streetlights located inside or immediately adjacent to the project area. All

streetlights throughout the project areas have been evaluated for existing condition and potential replacement.

Park Drive has zero (0) street lights. Valley Fair Drive has two (2) streetlight lights on top of the street lighting signal intersection of County Road 101 and Valley Fair Drive.

Atwood Street has two (2) collector style free-standing fiberglass street light poles with cobra-head type fixtures, LED bulbs and underground service located at the intersections on each end on the project.

In the Dominion Hills and Maple Lake Estimates neighborhoods, there are eleven (11) free-standing fiberglass street light poles with lantern type fixtures, LED bulbs and underground service located at intersections and spaced evenly throughout the neighborhood.

B. PROPOSED STREET LIGHTING IMPROVEMENTS

There are no proposed improvements to the street lighting recommended with this project. There may be a need to relocate street lights or underground wiring to accommodate the reconstruction of the roadways or pedestrian facilities, so it is proposed to include some budget for these minor relocation efforts. This will be determined in final design and eliminated if relocation is not necessary.

The total estimated project cost for the street lighting improvements is \$12,000.

4. STORM DRAINAGE AND TREATMENT SYSTEM

A. EXISTING CONDITIONS

The existing storm drainage system on Park Drive consists of concrete curb and gutter, storm sewer catch basins and reinforced concrete pipe. The surface water on Park Drive is collected in the storm sewer network that drains into ditches that eventually flows to the Minnesota River (see Appendix A, Figure A1). The system was constructed in 1986.

The existing drainage system on Valley Fair Drive consists of water flowing over the surface and into ditches and wetlands that eventually flow to the Minnesota River.

The existing storm drainage system on Atwood Street consists of concrete curb and gutter, storm sewer catch basins and reinforced concrete pipe (see Appendix A, Figure A1). The surface water on Atwood Street moves into a trunk system that runs east along 5th Avenue, and then north on Holmes Street, then west on

3rd Avenue, and then north on Fuller Street where it eventually discharges to the Minnesota River. The system was constructed in 1986.

The existing storm drainage system in the Dominion Hills project area consists of ditches along both sides of the roadways, concrete pipes under the roadway and corrugated metal culverts under driveways, discharging stormwater into detention ponds and natural wetlands located throughout the project area.

B. PROPOSED DRAINAGE IMPROVEMENTS

Storm drainage improvements will be made to the existing system of Park Drive, with the installation of new storm sewer catch basins replacing the existing catch basin manholes in the area (see Appendix B, Figure B1).

There are no proposed storm sewer improvements on Valley Fair Drive.

Storm drainage improvements will be made to the existing system of Atwood Street, with the installation of new storm sewer catch basins near the intersection of Atwood Street and 5th Avenue (see Appendix B, Figure B1).

Stormwater treatment requirements are triggered for the Dominion and Maple Trail project area. Due to the clay soils, infiltration is likely not possible. Further evaluation is necessary during final design. The project costs related to storm drainage includes a \$100,000 placeholder for the stormwater mitigation related to this portion of the project. Treatment is proposed to be provided either on-site, modifying existing stormwater basins, or with future off-site improvements.

The total estimated project cost for the proposed storm sewer improvements is \$270,000.

5. SANITARY SEWER SYSTEM

A. EXISTING CONDITIONS

The existing sanitary sewer main on Park Drive consists of 12-inch polyvinyl chloride pipe (PVC) sewer main and with a lift station at the east end of the culdesac (see Appendix A, Figure A1). From the lift station, pipe material and size changes to 4-inch ductile iron pipe (DIP) which crosses under County Road 101 to the south. The sanitary sewer was constructed in 1986.

There is no sanitary sewer main on Valley Fair Drive.

There is no sanitary sewer main on Atwood Street. The properties located in the project area receive sanitary sewer service from 5th Avenue and 6th Avenue.

A lateral sanitary sewer system has not been extended to the Dominion Hills and Maple Trail Estates project areas within the project area, residents are responsible for maintaining a private septic system.

B. PROPOSED SANITARY SEWER IMPROVEMENTS

No sanitary sewer improvements are proposed as part of this project. Sanitary sewer manhole castings will be adjusted as part of the project which will require funding.

The total estimated project cost for the proposed sanitary sewer improvements is \$7,000.

6. WATER SYSTEM

A. EXISTING CONDITIONS

The existing water main system on Park Drive consists of 12-inch diameter ductile iron pipe (see Appendix A, Figure A1). The water main in this area was constructed in 1986.

There is no water main on Valley Fair Drive.

There is no water main on Atwood Street. The properties located in the project area receive water service from 5th Avenue and 6th Avenue.

A lateral water system has not been extended to the Dominion Hills and Maple Trail Estates neighborhoods within the project area. Residents are responsible for their private well system.

B. PROPOSED WATER MAIN IMPROVEMENTS

The water department at Shakopee Public Utilities (SPU) reviewed the condition of the water main system in all project areas and has made the following recommendations:

The water main system on Park Drive is in good condition and no improvements are proposed.

The total estimated project cost for the proposed water main improvements, which includes adjusting water gate valves is \$2,000.

7. RIGHT-OF-WAY AND EASEMENT

All public infrastructure owned, maintained and operated by the City throughout the Dominion Hills, Maple Trail Estates, and Atwood Street project areas are located within City right-of-way or easements. No additional easements for any existing or proposed improvements located within the roadway will be needed for those areas.

A portion of the Park Drive cul-de-sac appears to be constructed outside of platted right-of-way (See Figure 2). Staff has located a Developer's Agreement that requires the adjacent development to dedicate necessary easements and right-of-way. City staff will work with the attorney and the adjacent property owner to secure the proper roadway easement.

Figure 2 – Park Drive Right-of-Way



8. SPECIAL ASSESSMENTS – STREET IMPROVEMENTS

The City's Special Assessment Policy outlines when a project becomes assessable. Per the City's Special Assessment Policy, street reconstructions and full depth pavement reclamations are assessable to the benefiting properties.

In accordance with the City's Special Assessment Policy, 30% of the project costs for only the street improvements and street lighting are proposed to be assessed to the benefiting properties, and 70% of the project cost for the proposed street improvements and street lighting are proposed to be funded by the Capital Improvement Fund. All other utilities are proposed to be funded out of their respective utility fund and are not assessed.

All of the project areas listed in this report are proposed to be bid together for better economy of scale pricing. Due to the varying size of lots, roadway widths and proposed improvements, each neighborhood will be assessed based on the actual cost of the street improvements specific to each neighborhood.

In accordance with the special assessment guidance, assessments have been computed as follows:

All lots adjacent to Park Drive and Valley Fair Drive are proposed to be assessed on an area basis (see Appendix C, Figure C1). Because frontage roads along highways are deemed to be of benefit to commercial or industrial properties, the entire costs of any improvement on such frontage roads shall be assessable to the benefitted properties, even if only those properties on one side of such frontage roads are benefitted.

All lots on Atwood Street are proposed to not be assessed (see Appendix C, Figure C2). The benefitting properties were assessed under the 1998 Street Reconstruction project which included reconstruction 5th Avenue and 6 Avenue, adjacent to their property. This area is proposed to be paid out of the capital improvement funds.

All lots in the Dominion Hills and Maple Trail Estates area are proposed to be assessed on a cost per lot basis. An assessment rate (cost per lot basis) is calculated by dividing 30 percent (per assessment policy) of the total cost of assessable street improvements by the total number of assessable lots benefitting from the improvement (see Appendix C, Figure C3). Corner lots that only have improvements made to one street will be assessed a rate of one-half that of an interior lot. A corner lot is defined as a lot of record with two sides adjacent to existing City streets.

Park Drive and Valley Fair Drive Assessments

Total Assessable Street Improvements = \$126,611

Total Area = 148.1 Acres

Cost per Acre = \$854.84

Dominion Hills and Maple Trail Estates Assessments

Total Assessable Street Improvements = \$501,389

Total Lots = 34 Lots

Cost per Lot = \$14,747 / Lot

A preliminary assessment roll is included in Appendix C, showing the preliminary assessment amounts. Actual assessments will be calculated and based on the final project costs and apportionments, or based on the maximum benefit appraisal value, as determined by City Council at the final assessment public hearing.

Due to the value of the assessments for the Dominion Hills and Maple Trail Estates project area. Staff will evaluate and determine if a cap on the amount of assessments is prudent, similar to previous projects like the \$12,000 special assessment cap for the Wood Duck Trail road reconstruction. Per policy the amount to be assessed, shall be the cost of providing the improvement, as long as the cost does not exceed the increase in the market value of the property being assessed. This will be determined and a recommendation will be made to City Council at, or prior to the assessment public hearing at the end of the project based on final actual costs.

9. ESTIMATED COSTS & FUNDING

The total estimated cost of the proposed project is \$2,636,000. The preliminary estimate includes the cost for project administration, legal, engineering and construction contingency. The following costs and estimated funding were prepared using 2022 construction costs and are subject to change, depending on the final design of the project, bids received, and actual work performed.

Table 1. Cost & Funding Comparison of Original CIP and Amended Project Scope

	Original CIP	Feasibility Estimate
Estimated Expenditures		
Estimated Construction Cost Street & Utility	\$2,500,000	\$2,260,000
Contingencies (10%)	\$250,000	\$226,000
Administration, Engineering, Legal (5%)	\$150,000	\$150,000
Total Estimated Project Costs (Feasibility)	\$2,650,000	\$2,636,000
Estimated Revenue		
Special Assessments	\$750,000	\$628,000
Capital Improvements Fund	\$1,620,000	\$1,729,000
Storm Sewer Fund	\$270,000	\$270,000
Sanitary Sewer Fund	\$5,000	\$7,000
Shakopee Public Utilities	\$5,000	\$2,000
Total Estimated Revenue (Feasibility)	\$2,650,000	\$2,636,000

10. PROJECT SCHEDULE

Table 2 below outlines the preliminary project schedule.

Table 2. Project Schedule

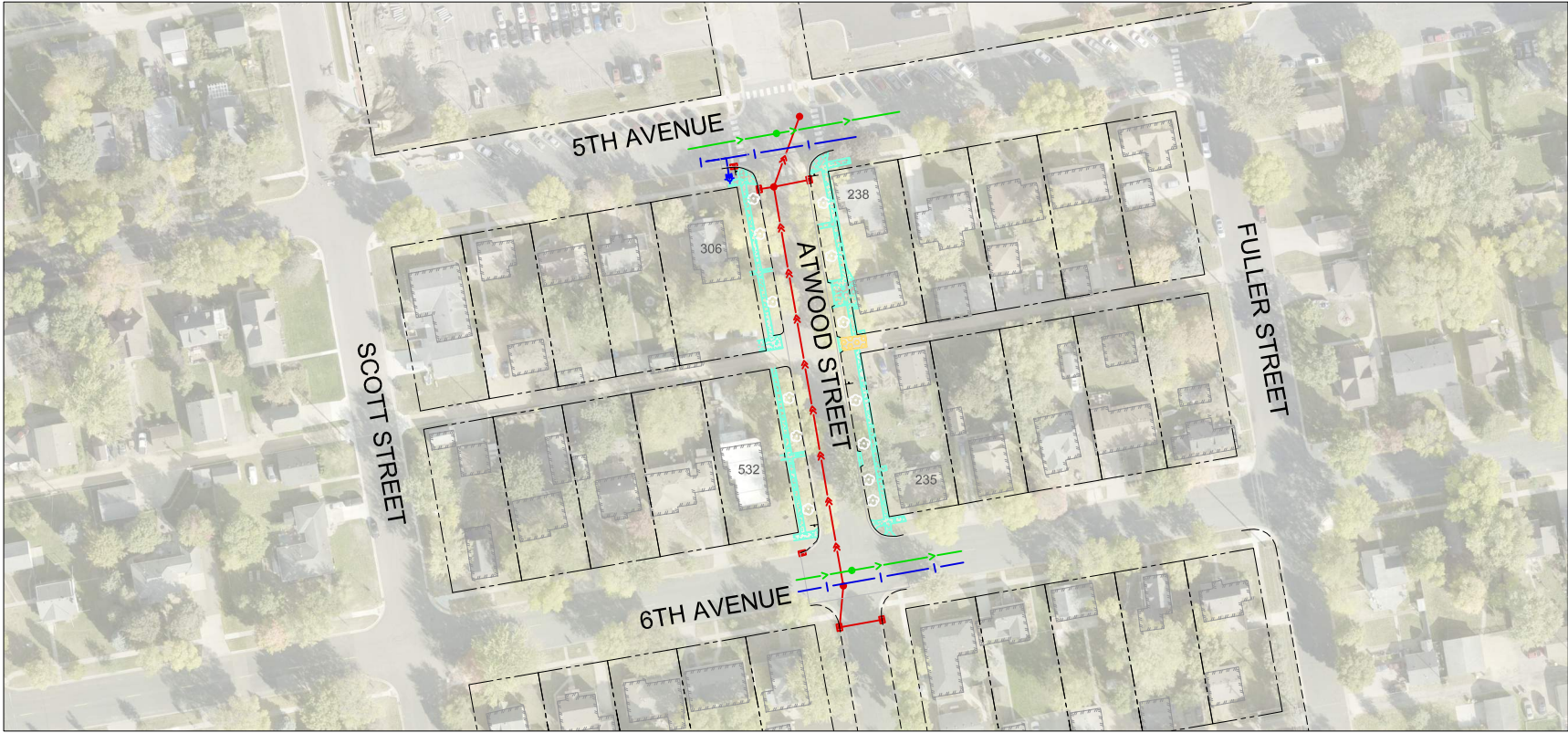
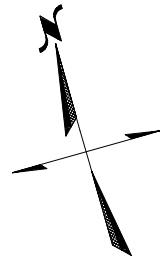
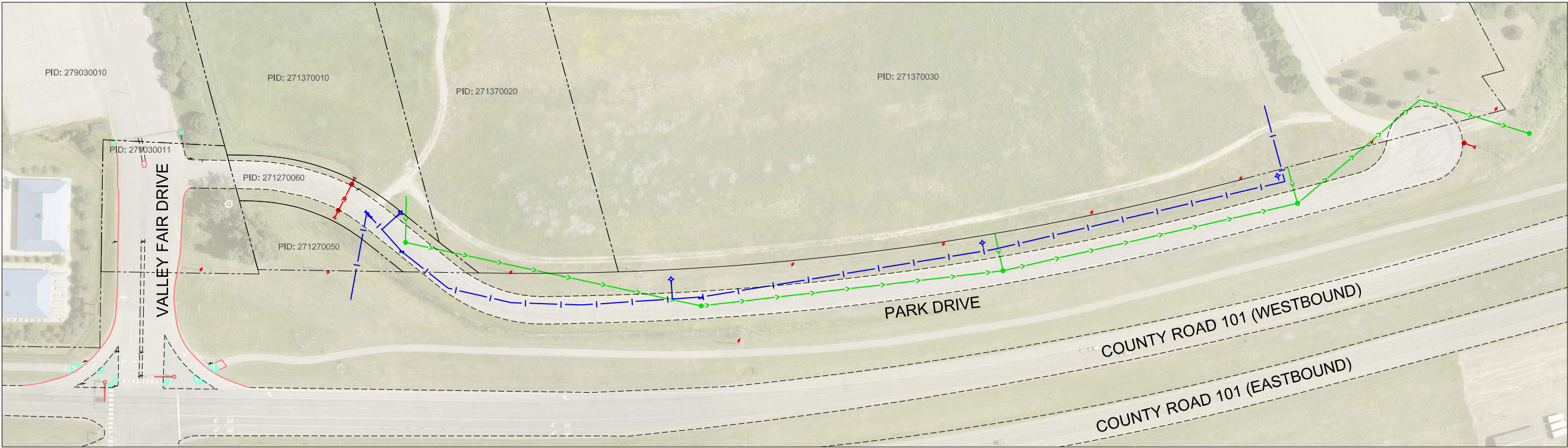
Action	Target Date
Resident Information Meeting	January 5, 2023
City Council Receives Feasibility Report, Calls for Public Hearing	January 17, 2023
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	February 21, 2023
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	March 7, 2023
City Receives and Opens Project Bids	April 4, 2023
City Council Considers Award of Contract	April 18, 2023
Start Project Construction	May 2023
Construction Substantially Complete	September 2023
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2023
Hold Assessment Public Hearing	November 2023

11. CONCLUSION

The overall condition of the City's street and utility infrastructure system is critical to the operation, safety, welfare and economic health of the entire community. Because of the infrastructure needs described and the proposed solutions and estimated costs provided in this report, the proposed project is considered to be necessary, cost effective and feasible.

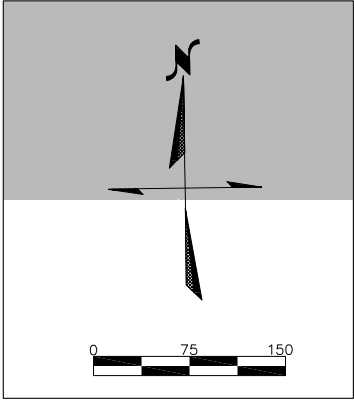
APPENDIX A

Existing Conditions Figure



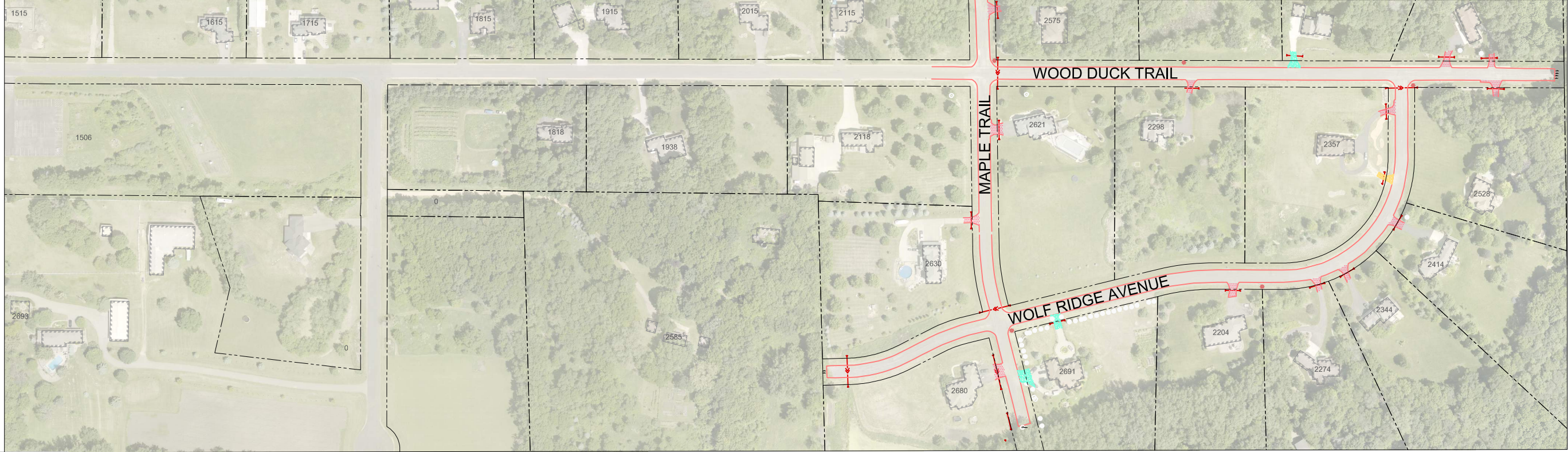
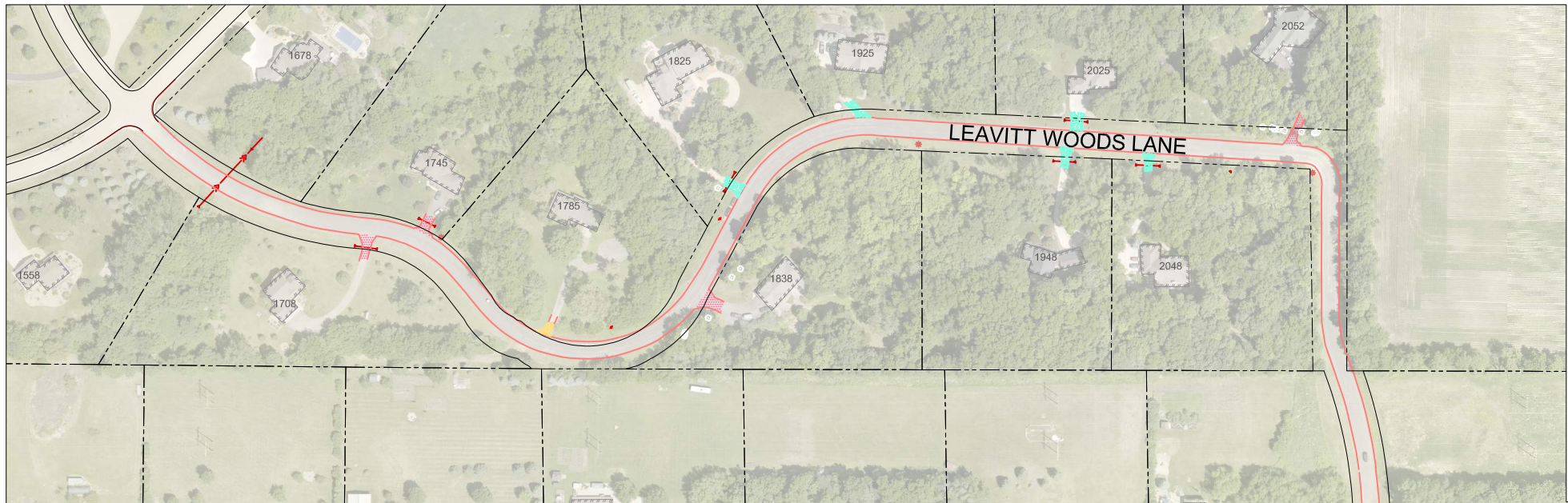
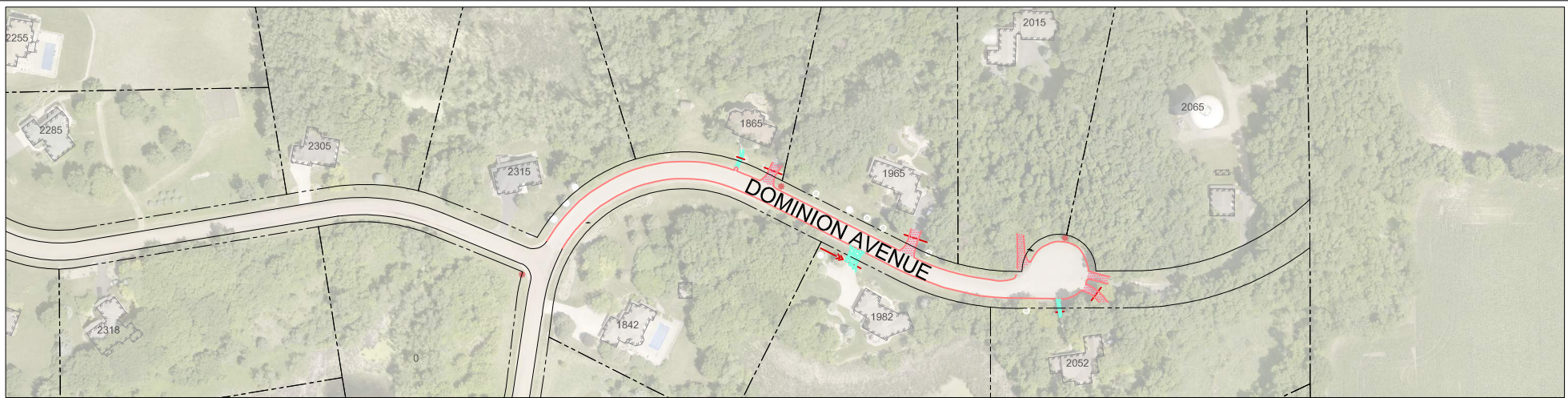
LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING CURB AND GUTTER
	EXISTING BITUMINOUS EDGE
	EXISTING CONCRETE DRIVEWAYS AND SIDEWALKS

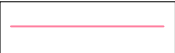


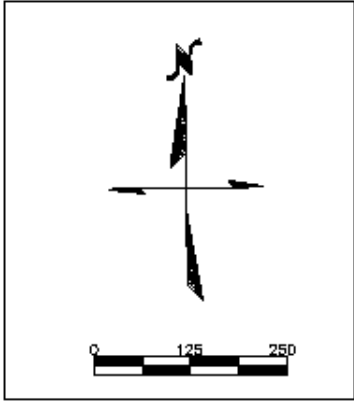
*2023 FULL-DEPTH PAVEMENT RECONSTRUCTION
EXISTING CONDITIONS*





LEGEND

	EXISTING STORM SEWER
	EXISTING BITUMINOUS EDGE
	EXISTING CONCRETE DRIVEWAYS AND SIDEWALKS
	EXISTING BITUMINOUS DRIVEWAYS



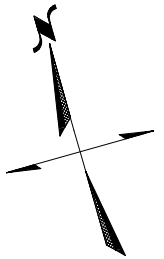
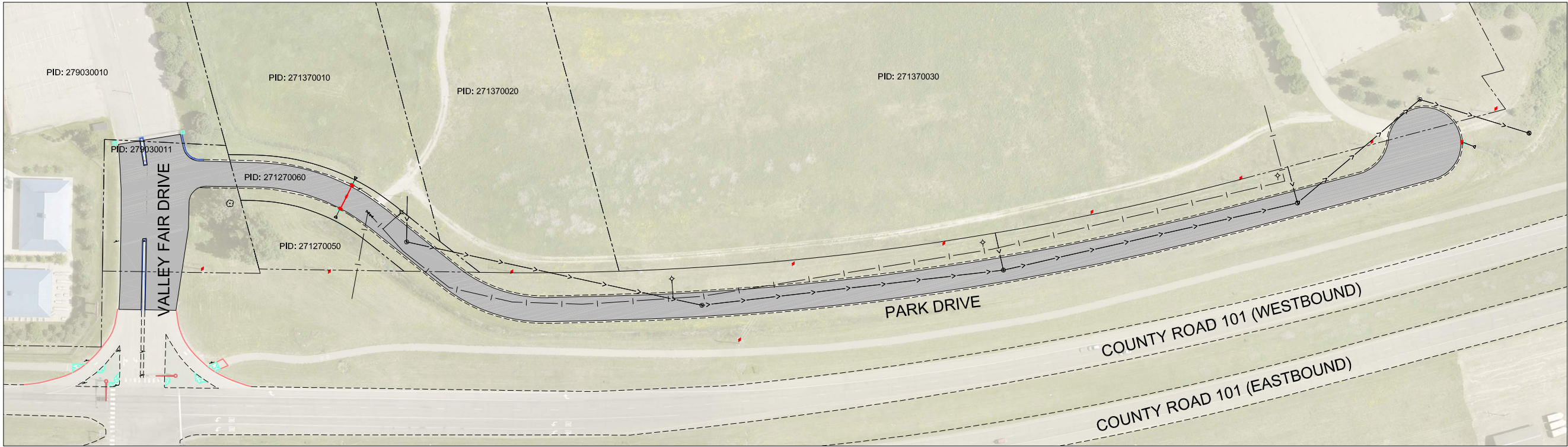
*2023 FULL-DEPTH PAVEMENT RECONSTRUCTION
EXISTING CONDITIONS*



DATE:	JAN 2023	FIGURE:
DRAWN BY:	AIE	A2
SHAKOPEE ENGINEERING DEPARTMENT		

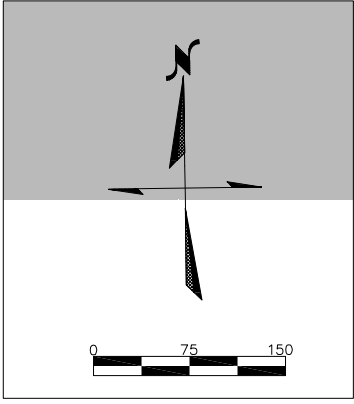
APPENDIX B

Proposed Conditions Figure



LEGEND

- | | | | |
|--|--|--|--------------------------|
| | PROPOSED STORM SEWER | | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER | | EXISTING SANITARY SEWER |
| | PROPOSED CONCRETE DRIVEWAYS AND SIDEWALKS | | EXISTING STORM SEWER |
| | PROPOSED BITUMINOUS ALLEYS, DRIVEWAYS AND TRAILS | | EXISTING WATER MAIN |
| | PROPOSED STREET CONSTRUCTION | | |

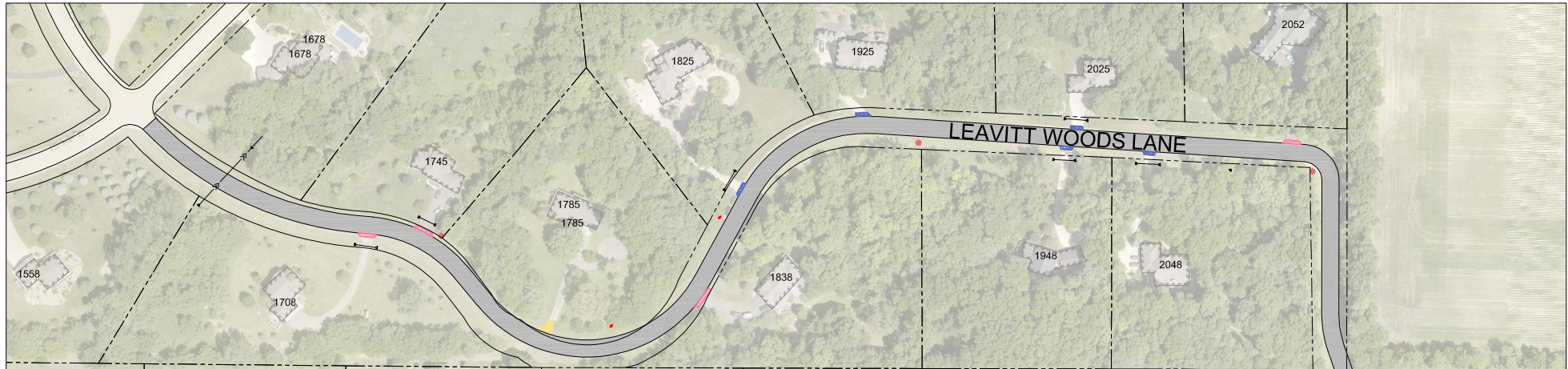
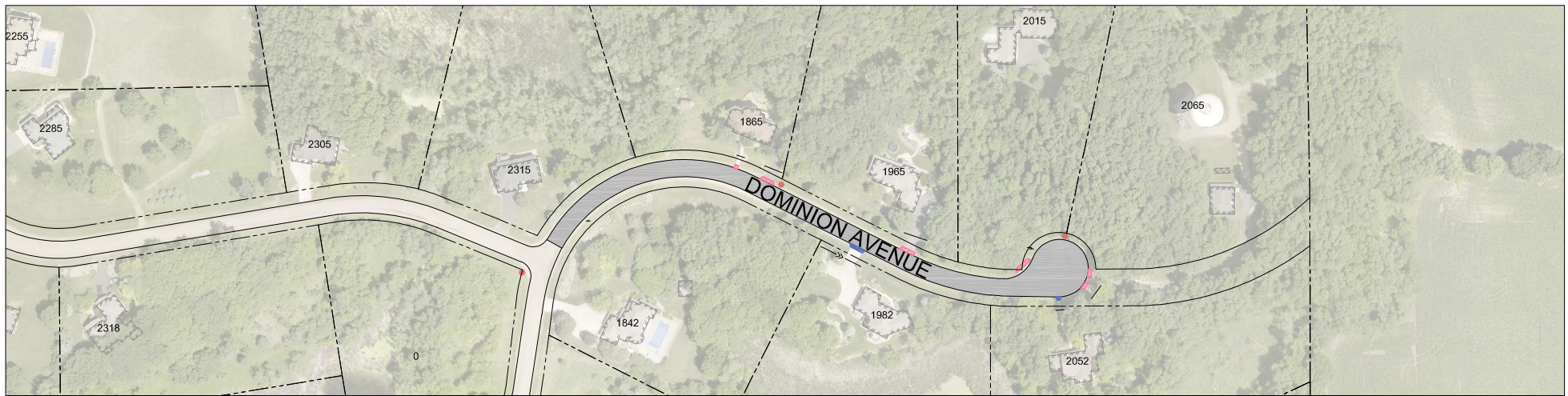


2023 FULL-DEPTH PAVEMENT RECONSTRUCTION PROPOSED CONDITIONS

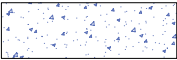


DATE:	JAN 2023
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
B1



LEGEND



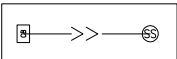
PROPOSED CONCRETE
DRIVEWAYS AND SIDEWALKS



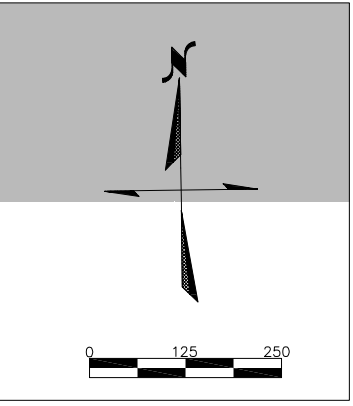
PROPOSED BITUMINOUS ALLEYS,
DRIVEWAYS AND TRAILS



PROPOSED STREET CONSTRUCTION



EXISTING STORM SEWER



2023 FULL-DEPTH PAVEMENT RECONSTRUCTION
PROPOSED CONDITIONS



APPENDIX C

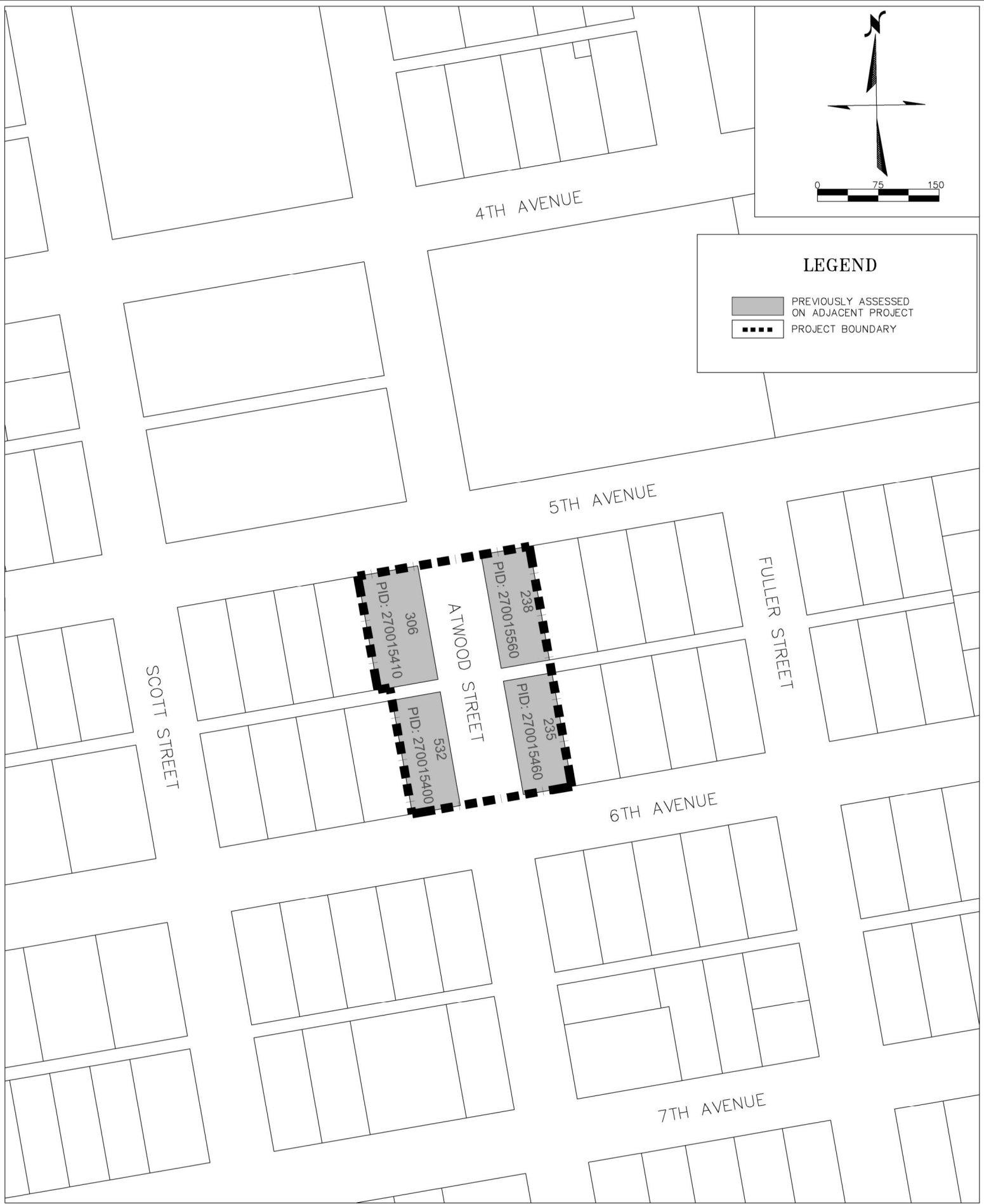
Preliminary Assessment Roll



2023 FULL-DEPTH RECONSTRUCTION
ASSESSMENT MAP
PARK DRIVE AND VALLEY FAIR DRIVE

DATE:	JAN 2023
DRAWN BY:	AE
SHAKOPEE ENGINEERING DEPARTMENT	

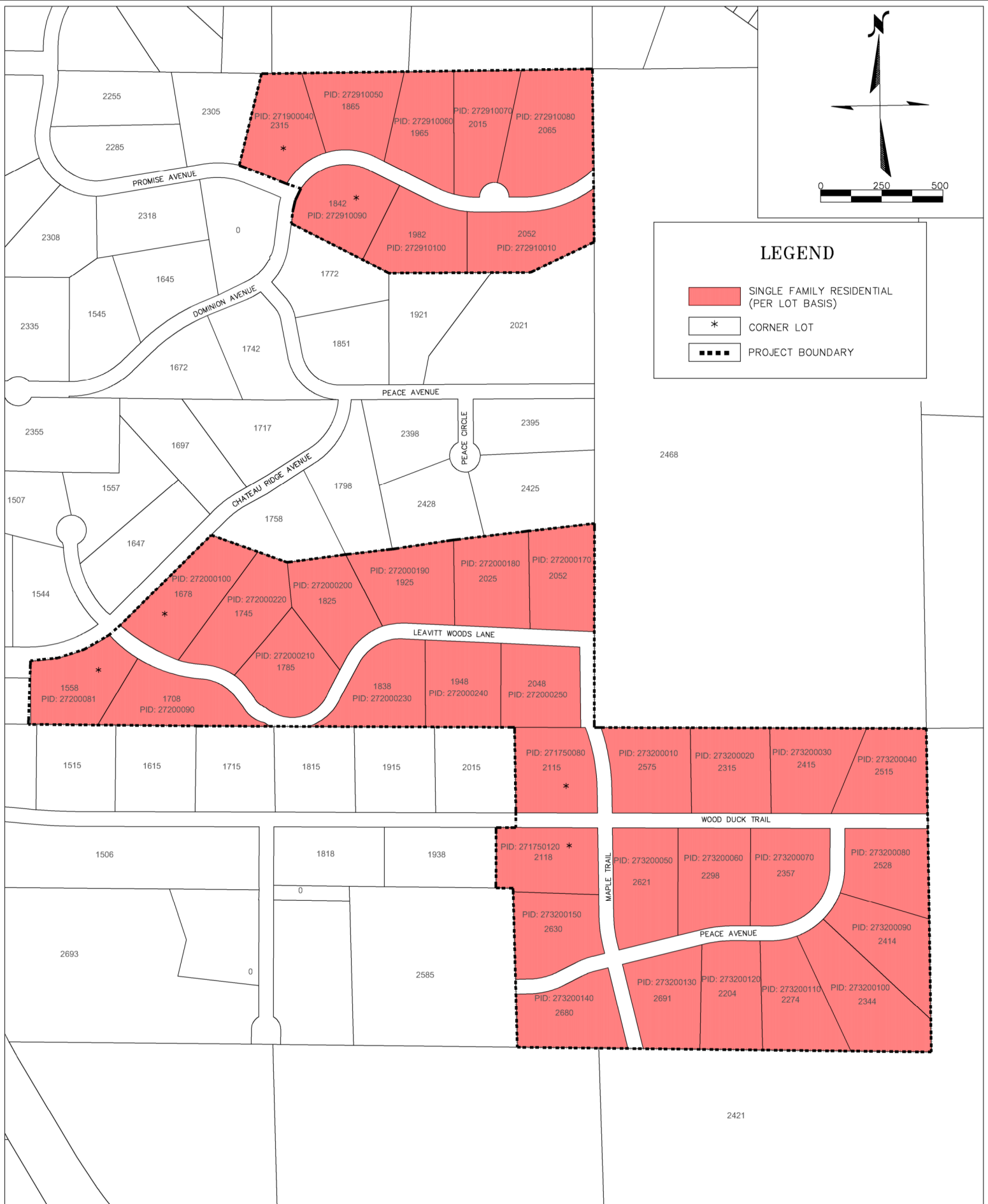
FIGURE:
C1



2023 FULL-DEPTH RECONSTRUCTION
ASSESSMENT MAP
ATWOOD STREET

DATE:	JAN 2023
DRAWN BY:	AE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
C2



**2023 FULL-DEPTH RECONSTRUCTION
ASSESSMENT MAP
DOMINION HILLS/MAPLE ESTATES AREA**

DATE:	JAN 2023
DRAWN BY:	AE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
C3

PRELIMINARY-ASSESSMENT ROLL					
2023 Full-Depth Pavement Reconstruction - CIF-23-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER ACRE BASIS AREA A	STREET ASSESSMENT
279030010	VALLEYFAIR LLC PO 543185 DALLAS, TX 75354	1 VALLEY FAIR DR S Shakopee, MN 55379	Section 03 Township 115 Range 022 GOVT LOTS 2 & 3 EX RR &	125.37	\$ 107,171.45
271370010	VALLEYFAIR LLC PO 543185 DALLAS, TX 75354		SubdivisionName PRAIRIE HOUSE 2ND ADDN Lot 001 Block 001	2.35	\$ 2,008.88
271370030	VALLEYFAIR LLC PO 543185 DALLAS, TX 75354	5605 COUNTY ROAD 101 E Shakopee, MN 55379	SubdivisionName PRAIRIE HOUSE 2ND ADDN Lot 003 Block 001	17.38	\$ 14,857.14
271370020	VALLEYFAIR LLC PO 543185 DALLAS, TX 75354		SubdivisionName PRAIRIE HOUSE 2ND ADDN Lot 002 Block 001	3	\$ 2,564.52

PRELIMINARY-ASSESSMENT ROLL					
2023 Full-Depth Pavement Reconstruction - CIF-23-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA C	STREET ASSESSMENT
273200010	MADDOCK WILLIAM A & LISA A 2575 MAPLE TRL SHAKOPEE, MN 55379	2575 MAPLE TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 001 Block	1	\$ 14,747.00
273200020	LALA DISTRIBUTION INC 3401 CLARK ST BURNSVILLE, MN 55337	2315 WOOD DUCK TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 002 Block	1	\$ 14,747.00
273200030	TRUST 2415 WOOD DUCK TRL SHAKOPEE, MN 55379	2415 WOOD DUCK TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 003 Block	1	\$ 14,747.00
273200040	MCCALL ZACHARY & AMY 2515 WOOD DUCK TRL SHAKOPEE, MN 55379	2515 WOOD DUCK TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 004 Block	1	\$ 14,747.00
273200050	SICHMELLER DEREK J 2621 MAPLE TRL SHAKOPEE, MN 55379	2621 MAPLE TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 001 Block	1	\$ 14,747.00
273200060	SINGLETON JUSTIN 2298 WOOD DUCK TRL SHAKOPEE, MN 55379	2298 WOOD DUCK TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 002 Block	1	\$ 14,747.00
273200070	BRAUN SHANNON M & TRACY M 2357 WOLF RIDGE AVE SHAKOPEE, MN 55379	2357 WOLF RIDGE AVE Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 003 Block	1	\$ 14,747.00

PRELIMINARY-ASSESSMENT ROLL					
2023 Full-Depth Pavement Reconstruction - CIF-23-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA C	STREET ASSESSMENT
273200080	GEYEN CHRISTOPHER R 2528 WOOD DUCK TRL SHAKOPEE, MN 55379	2528 WOOD DUCK TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 001 Block	1	\$ 14,747.00
273200090	PAWLOWSKI KARL L & JENNIFER T 2414 WOLF RIDGE AVE SHAKOPEE, MN 55379	2414 WOLF RIDGE AVE Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 002 Block	1	\$ 14,747.00
273200100	CUNNINGHAM CHERYL ANN LIMMER 2344 WOLF RIDGE AVE SHAKOPEE, MN 55379	2344 WOLF RIDGE AVE Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 003 Block	1	\$ 14,747.00
273200110	LERUM LANCE O 2274 WOLF RIDGE AVE SHAKOPEE, MN 55379	2274 WOLF RIDGE AVE Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 004 Block	1	\$ 14,747.00
273200120	JOHNSON ERIC B & JILL M 2204 WOLF RIDGE AVE SHAKOPEE, MN 55379	2204 WOLF RIDGE AVE Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 005 Block	1	\$ 14,747.00
273200130	LELYUKH SERGEY & LYUDMILA 2691 MAPLE TRL SHAKOPEE, MN 55379	2691 MAPLE TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 006 Block	1	\$ 14,747.00
273200140	BURGER DAVID 2680 MAPLE TRL SHAKOPEE, MN 55379	2680 MAPLE TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 001 Block	1	\$ 14,747.00
273200150	DONG TONY & KAREN 2630 MAPLE TRL SHAKOPEE, MN 55379	2630 MAPLE TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 3RD ADDN Lot 001 Block	1	\$ 14,747.00
272910050	JAYATILLEKA SARATH G 1865 DOMINION AVE SHAKOPEE, MN 55379	1865 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 001 Block 003	1	\$ 14,747.00
272910060	LINVILLE ERIC 1965 DOMINION AVE SHAKOPEE, MN 55379	1965 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 002 Block 003	1	\$ 14,747.00
272910070	ROHE JAMES & KATHLEEN 2015 DOMINION AVE SHAKOPEE, MN 55379	2015 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 003 Block 003	1	\$ 14,747.00
272910080	CITY OF SHAKOPEE 485 GORMAN ST SHAKOPEE, MN 55379	2065 DOMINION AVE SHAKOPEE, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 004 Block 003	1	\$ 14,747.00

PRELIMINARY-ASSESSMENT ROLL					
2023 Full-Depth Pavement Reconstruction - CIF-23-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA C	STREET ASSESSMENT
272910090	MARES JOHN 1842 DOMINION AVE SHAKOPEE, MN 55379	1842 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 001 Block 004	0.5	\$ 7,373.50
272910100	RAIDT BERNARD G 1982 DOMINION AVE SHAKOPEE, MN 55379	1982 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 002 Block 004	1	\$ 14,747.00
272910110	DOUMA THOMAS & KRISTINA ENGEL-DOUMA 2052 DOMINION AVE SHAKOPEE, MN 55379	2052 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 003 Block 004	1	\$ 14,747.00
272000090	PHAM DUyen M 1708 LEAVITT WOODS LN SHAKOPEE, MN 55379	1708 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 002 Block 002	1	\$ 14,747.00
272000100	HOVERSTEN KYLE M 1678 CHATEAU AVE SHAKOPEE, MN 55379	1678 CHATEAU AVE Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 001 Block 003	0.5	\$ 7,373.50
272000170	CARLSON JEFF 2052 LEAVITT WOODS LN SHAKOPEE, MN 55379	2052 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 008 Block 003	1	\$ 14,747.00
272000180	FRANCOIS CHRIS & BEATRIX 2025 LEAVITT WOODS LN SHAKOPEE, MN 55379	2025 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 009 Block 003	1	\$ 14,747.00
272000190	THORN CHARLES A 1925 LEAVITT WOODS LN SHAKOPEE, MN 55379	1925 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 010 Block 003	1	\$ 14,747.00
272000200	ROEDER CHAD MICHAEL 1825 LEAVITT WOODS LN SHAKOPEE, MN 55379	1825 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 011 Block 003	1	\$ 14,747.00
272000210	ANDERSON CHRISTOPHER T 1785 LEAVITT WOODS LN SHAKOPEE, MN 55379	1785 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 012 Block 003	1	\$ 14,747.00
272000220	JUUL PETER J & RITA A 1745 LEAVITT WOODS LN SHAKOPEE, MN 55379	1745 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 013 Block 003	1	\$ 14,747.00
272000230	KUNZER MARK R & YVONNE M 1838 LEAVITT WOODS LN SHAKOPEE, MN 55379	1838 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 001 Block 004	1	\$ 14,747.00

PRELIMINARY-ASSESSMENT ROLL					
2023 Full-Depth Pavement Reconstruction - CIF-23-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA C	STREET ASSESSMENT
272000240	KUMSHER CHRISTOPHER G & NANCY 1948 LEAVITT WOODS LN SHAKOPEE, MN 55379	1948 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 002 Block 004	1	\$ 14,747.00
272000250	INTERVIVOS TRUST 2048 LEAVITT WOODS LN SHAKOPEE, MN 55379	2048 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 003 Block 004	1	\$ 14,747.00
271900040	FINK STEVE M 2315 PROMISE AVE SHAKOPEE, MN 55379	2315 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 004 Block 001	0.5	\$ 7,373.50
271750080	SCHANHAAR STEPHEN J & DIANNE S 2115 WOOD DUCK TRL SHAKOPEE, MN 55379	2115 WOOD DUCK TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 1ST ADDN Lot 008 Block	0.5	\$ 7,373.50
271750120	JENNY PATRICIA P 2118 WOOD DUCK TRL SHAKOPEE, MN 55379	2118 WOOD DUCK TRL Shakopee, MN 55379	SubdivisionName MAPLE TRAIL ESTATES 1ST ADDN Lot 003 Block	0.5	\$ 7,373.50
272000081	BENNETT TODD J & JULIE A 1558 CHATEAU AVE SHAKOPEE, MN 55379	1558 CHATEAU AVE SHAKOPEE, MN 55379	Block 002 Lot 001 SubdivisionCd 27200 SubdivisionName	0.5	\$ 7,373.50

Total Assessments \$ 628,000.00

APPENDIX D

PUBLIC ENGAGEMENT

TO: Mayor and City Council
William H. Reynolds, City Administrator

FROM: Steve Lillehaug, City Engineer/Public Works Director
Ryan Halverson, Assistant City Engineer

SUBJECT: 2023 Full Depth Pavement Reconstruction Public Engagement

DATE: January 6, 2023

This memo provides information regarding public outreach conducted for the 2023 Full Depth Pavement Reconstruction project including details from the January 5, 2023, neighborhood open house and survey information and results as follows:

Open House

An in-person and virtual open house meeting was held on January 5, 2023, for the 2023 Full Depth Pavement Reconstruction Project. Five property owners attended the meeting. A PowerPoint presentation was given discussing the existing and proposed improvements, project costs and funding sources, discussion on special assessments and the proposed project schedule. After the presentation, residents were given the opportunity to ask questions and discuss specifics about their property and neighborhood. There was discussion about the construction process, access during construction, phasing of the project and concerns about specific design considerations. Residents provided additional information related to their property such as identifying sprinkler systems, and drainage issues.

Attendees were generally supportive of the proposed project improvements and layout. The attendees that spoke at the meeting had concerns with access to their property during construction, assessment costs, cause of the pavement failure, and a couple indicated they believed the roads could wait longer before reconstruction.

Property Survey

Property owners were mailed a brief survey requesting input and information about the streets, drainage and utilities in their neighborhoods. Attached to this memo is the survey mailed to property owners and a compilation of all responses that were received at the time of this memo.

Staff Response

All information provided by residents at the open house and by survey responses related to existing deficiencies or requested design improvements will be evaluated by staff. They will be given proper consideration, and where feasible, incorporated into final design of the project improvements.

2023 Full Depth Pavement Reconstruction Survey Summary Results

Storm (2)	Drain tile (3)	Sprinkler systems (4)	Sewer (5) Atwood Street Only	Sewer/Water (6) Dominion Hills Only	Comments/Concerns/Issues re: streets, sidewalks, utilities, etc. (7)
No	Unknown	No	No		no comments
Yes, our back yard floods	Yes, it drains to the back yard	No			no comments
No	No	No	n/a		no comments
No	Unknown	Yes (10 heads)	n/a		no comments
No	Unknown	yes	n/a		no comments
Yes-street in front of house on Leavitt- puddles when it rains/snow melts, road uneven, front yard at corner of Leavitt/Maple floods at the corner when snow melts. There is drainage ditch along property front on Maple/Leavitt.	Unknown	No			no comments
No	Yes, it drains to the back yard	Yes	n/a		no comments
Yes, our driveway is sinking due to the high volume of water that passes under our driveway culvert washing away the soil that supports our driveway. The city has sent people in the past to look at the sinkhole and have added soil-but our driveway continues to sink due to the condition and design of the culvert. This culvert and driveway require repair.	No	Yes			Our main concern is to get the culvert under our driveway and the sinking driveway repaired/remediated as part of this project.
No	Yes, it drains to the back yard	Yes			no comments