

January 2019

Feasibility Report

2019 Street Reconstruction



- **7th Avenue (Sommerville St to Spencer St)**
- **Scott Street (4th Ave to 6th Ave)**
- **Minnesota Street (4th Ave to South end of Cul De Sac)**

Street Improvements and Appurtenance Work



**FEASIBILITY REPORT
FOR
2019 STREET 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 16, 2019 **License No.** 49803

FEASIBILITY REPORT

2019 STREET RECONSTRUCTION

- 7th Avenue from Sommerville Street to Spencer Street
- Scott Street from 4th Avenue to 6th Avenue
- Minnesota Street from 4th Avenue to south end of Cul-de-sac

City Project Number CIF19-003

January 2019

Prepared By:

City of Shakopee
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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.

On August 8, 2018, City Council ordered the preparation of a feasibility report to analyze the reconstruction of the following streets:

- 7th Avenue from Sommerville Street to Spencer Street
- Scott Street from 4th Avenue to 6th Avenue
- Minnesota Street from 4th Avenue to end of Cul de sac

The recommended improvements consist of reconstructing the streets and sidewalks, installing new storm sewer, replacing existing watermain and sanitary sewer including services and replacing the existing street lighting.

The estimated costs for the proposed improvements are \$739,000 for the assessable street improvements (including \$18,000 for street lighting), \$80,000 for the non-assessable street improvements, \$156,000 for the storm sewer improvements, \$259,000 for the watermain improvements, and \$163,000 for the sanitary sewer improvements. The total estimated project cost is \$1,397,000.

The project is proposed to be funded as follows:

Assessments	\$ 123,000
Capital Improvement Fund	\$ 696,000
Storm Sewer Fund	\$ 156,000
Shakopee Public Utilities	\$ 259,000
Sanitary Sewer Fund	<u>\$ 163,000</u>
TOTAL PROJECT COST	\$ 1,397,000

1. BACKGROUND

On August 8, 2018, the City Council ordered the preparation of a feasibility report to analyze the reconstruction of the following streets:

7th Avenue from Sommerville Street to Spencer Street

Scott Street from 4th Avenue to 6th Avenue

Minnesota Street from 4th Avenue to the south end of Cul de sac

This report was prepared in response to City Council direction to prepare a feasibility report and will determine the feasibility and cost effectiveness of reconstructing the above-mentioned streets. All existing infrastructure elements (street, sidewalks, utilities, street lighting, 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.

This project is included in the City's Proposed 2019 Capital Improvement Program.



A. EXISTING CONDITIONS

The streets within the proposed project area were most recently improved between 1980 and 1986, resulting in the existing street pavement being in service for more than 40 plus years. Improvements to the streets in the project area have since been limited to patching and seal coating.

The roadways within the project area are generally flat, have concrete curb and gutter and some storm sewer for surface water drainage (see Appendix A, Existing Conditions Figures). The roadways' bituminous asphalt pavement has aged and is showing significant fatigue and distress.

The typical service life for bituminous asphalt is approximately 30 years. Generally, it is no longer cost effective to routinely maintain these streets with seal coating or thin overlay procedures. The existing pavements in a majority of the project area are deteriorated to the point where they require more than normal maintenance. There are many transverse and longitudinal cracks, areas of patching, crown problems and curb and gutter deficiencies. Complete reconstruction of the street in the proposed project area is warranted.

Scott Street ranges from 41-feet between 5th Avenue and 6th Avenue to 59-feet wide between 4th Avenue to 5th Avenue. Minnesota Street is 37-feet wide. 7th Avenue is 45-feet wide.

Concrete sidewalk exists on the north side of 7th Avenue from Sommerville Street to Spencer Street, on the east side of Scott Street between 4th and 5th Avenue, and on the west side of Minnesota Street from 4th Avenue to the south end of the Cul-de-sac. The concrete sidewalk along Scott Street has a mixture of some panels deteriorating, a few with major cracks, and then a few panels in fair condition. Minnesota Street has deteriorated and is in poor condition. The concrete sidewalk along 7th Avenue is starting to deteriorate. Most pedestrian ramps in the project areas are out of compliance with the Americans with Disabilities Act (ADA).

A geotechnical investigation was performed within the project area to obtain and analyze soil samples 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 primarily indicate good soils containing sand, silty fine sand, sand with gravel and clay, clayey sand to depths that range from 1 to 14 feet below the pavement surface. Bedrock was noted in all 3 boring locations on Minnesota Street at depths between 2.5 feet and 6 feet. The presence of groundwater was not noted in the soil borings.

B. PROPOSED CONDITIONS

Based on age and condition of the existing bituminous asphalt surfaces and the proposed replacement of underlying utilities throughout the project area, complete replacement of the street surface is warranted. Proposed street improvements include full depth reconstruction for the proposed street to a width of 37 feet back-to-back and a 7-ton design for 7th Avenue and Minnesota Street. Scott Street is proposed to be reconstructed to a width of 41 feet back-to-back (see Appendix B, Street and Storm Sewer Improvements Figures).

Street grades will be designed to provide improved drainage to the storm sewer system. The proposed reconstruction does not include substantial changes to the roadway alignment or elevation. The proposed 37 feet wide street for 7th Avenue and 41 feet wide street for Scott St is a reduction from existing conditions and provides some of the following benefits:

- Reduced hard surface
- Reduced maintenance/construction cost
- Reduction in runoff
- Reduced speeds through a residential area
- Increased green space
- Less impact to boulevard trees
- Allows adjustment to street grades for improved drainage

The existing subgrade soil material will provide a stable foundation to support the proposed street and utility improvements. Removal of poor soils in isolated areas throughout the project for utility and or roadway construction will be performed as recommended in the geotechnical report by ITCO Allied Engineering dated November 14, 2018 and as determined in the field during construction.

It should be noted that in-depth property surveys are not performed and when constructing the new driveways, the determined location generally matches existing driveway locations and widths. It is not the intent under this project to verify or fix driveway-property line issues, which sometimes exist. Rather, the construction under this project generally occurs within City right-of-way.

It is proposed to reconstruct the five-foot concrete sidewalk along the west side of Minnesota Street and the east side of Scott Street. It is also proposed to reconstruct half a block of sidewalk on the north side of 7th Avenue. There is an incomplete segment of sidewalk on 7th Avenue, but there are trees and other obstacles to constructing this sidewalk. Staff will work with the homeowner to complete this missing segment of walk either with this project or in the future. Pedestrian ramps in all areas will be upgraded to meet ADA compliance.

Other improvements include the reconstruction of the ends of driveways, the replacement of trees that are impacted, replacement of landscaping elements and 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 is \$819,000, including street lighting.

3. STREET LIGHTING SYSTEM

A. EXISTING CONDITIONS

The street reconstruction program has historically included the replacement of street lights located within the neighborhood. There are five free-standing lights inside or immediately adjacent to the project area. Free-standing lights are defined as a light mounted on poles, which do not contain any other overhead utilities attached to them. These lights consist of older style wood utility poles that have been in service for many years or since the construction of the neighborhood. The existing free-standing street lights have cobra-head type light fixtures and have underground power service. Other street lights in the neighborhood exist on multi-use type poles, which are unable to be removed. The existing multi-use lights poles have cobra-head type fixtures and overhead power service. There is one street light on multi-use poles.

B. PROPOSED STREET LIGHTING IMPROVEMENTS

The recommended street light improvements include replacement of the five free-standing street lights with a fiberglass pole, cut-off type LED light fixtures and underground power service. The one other street light that is mounted on multi-use transmission poles within the neighborhood will also be replaced with LED fixture (see Appendix D, Street Lighting Improvements Figures).

The total estimated project cost for the street lighting improvements is \$18,000.

4. STORM DRAINAGE AND TREATMENT SYSTEM

A. EXISTING CONDITIONS

The project area is located within the Lower Minnesota River Watershed District and ultimately flows to the Minnesota River. The existing storm drainage system in the project area consists of a network of storm sewer pipes, ranging in size from 12-inch to 24-inch, reinforced concreted pipe, installed between 1980 and 1986

and is generally undersized by today's standards. The surface water within the project areas flow overland to the underground networks of Scott Street, Minnesota Street, and 7th Avenue.

Storm sewer along Scott Street collects in the local system, moves into a trunk system that runs east along 4th Avenue, and then north on Fuller Street where it eventually discharges to the Minnesota River.

Storm sewer on Minnesota Street connects to a trunk system that runs west on 4th Avenue, and then north along Market Street where it discharges to the river.

The 7th Avenue storm sewer runs into two separate trunk systems. The east half connects to a trunk system that runs east to Market Street and discharges to the river. The west half connects to a trunk system that runs north on Sommerville street, then west to Lewis Street at 3rd Avenue and then north, where it discharges to the river near Highway 101.

B. PROPOSED DRAINAGE IMPROVEMENTS

Storm sewer improvements will be made to the existing system that includes replacing mainline storm sewer, catch basins and laterals where necessary. As indicated, the storm sewer system is to some extent undersized. A more complete system is proposed to be installed including replacing existing storm sewer with upgraded pipe sizes, new lateral lines and catch basins (see Appendix B, Street and Storm Sewer Improvements Figures). This expansion of the drainage system and installation of additional pipes and catch basin structures will help minimize localized drainage problems.

The total estimated project cost for the proposed storm sewer improvements is \$156,000.

5. SANITARY SEWER SYSTEM

A. EXISTING CONDITIONS

The existing sanitary sewer collection system within the project area consists of 8-inch diameter polyvinyl chloride pipe (PVC) sewer main on Scott Street between 4th Avenue and 5th Avenue, 8-inch diameter Ductile Iron Pipe (DIP) sewer main on Minnesota Street from 4th Avenue to the end of the Cul-de-sac, and 8-inch diameter vitrified clay pipe (VCP) on 7th Avenue. The sanitary sewer main under Scott Street sanitary sewer in 1984, Minnesota Street was constructed in 1980, and the 7th Avenue sewer has an unknown constructed date. Due to the age and

materials used in the original construction of the sanitary sewer system, several segments of pipe are subject to sags, cracked pipe and minor root intrusion.

B. PROPOSED SANITARY SEWER IMPROVEMENTS

Complete replacement of the 8-inch diameter VCP and sanitary sewer main along Minnesota Street and is recommended due to the extent of the root intrusion, sags and cracked pipe within the collection system. The DIP sanitary sewer pipe along Minnesota Street is recommended to be replaced due to its age and potential condition of sewer services connecting to this collection system (see Appendix C, Sanitary Sewer and Water Main Improvements Figures). Isolated replacement of the problem areas is not cost effective. In accordance with past City construction practice, individual service lines will be replaced with PVC to match existing 4-inch or 6-inch pipes between the sewer main and the property line. New sanitary sewer main will be extended on Scott Street between 5th Avenue and 6th Avenue, to provide perpendicular connection to two houses that appear to have long private services that connect to the sewer main on 6th Avenue. The existing PVC sewer along Scott Street is recommended to remain due to its young age, material type and condition.

The total estimated project cost for the proposed sanitary sewer improvements is \$163,000.

6. WATER SYSTEM

A. EXISTING CONDITIONS

The existing water main system in the project area is 8-inch diameter ductile iron pipe on Minnesota Street and 6-inch cast iron between 4th Avenue and 5th Avenue on Scott Street. The water main under Minnesota Street was constructed in 1984. The water main under Scott Street was constructed in 1966.

B. PROPOSED WATER MAIN IMPROVEMENTS

Recommended water main improvements include complete replacement of the existing cast and DIP iron water main with new ductile iron water main (see Appendix C, Sanitary Sewer and Water Main Improvements Figures). All 6-inch watermain will be upgraded to 8-inch diameter water main to provide additional flow as requested by Shakopee Public Utilities.

Additional water main will be added on 7th Avenue between Sommerville Street and Spencer Street, and on Scott Street between 5th Avenue and 6th Avenue. There is no watermain under either section of those streets currently. The homes along

these portions of the project have long private services that run through other neighboring lots or under long sections of the public roadway.

The proposed improvements also include replacement of valves, hydrants and water services extending from the water main in the street up to and including the water curb stop located at the property line. Replacement pipe materials include ductile iron pipe, which is more resistant to corrosion than cast iron pipe, and copper service pipe.

The total estimated project cost for the proposed water main improvements is \$259,000.

7. RIGHT-OF-WAY AND EASEMENTS

All public infrastructure owned, maintained and operated by the City throughout the project area is located within City right-of-way or easements. It is not anticipated that the City will need to obtain any additional easement for any existing or proposed improvement located within the roadway. If necessary, any identified easements needed during final design will be further coordinated with the City Attorney and the identified property owners.

8. SPECIAL ASSESSMENTS

8.1 Street Improvements

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.

In accordance with the special assessment guidance, assessments have been computer as follows. Single family residential lots are proposed be assessed based on a typical 60 foot front footage. Single family residential lots in the project area and adjacent area, are typically 60 feet wide by 142 feet deep. Multi-family residential lots are proposed to be assessed at a rate of one-half of a single family residential lot per multi-family unit. Lots with institutional uses will be assessed on a front footage basis. 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.

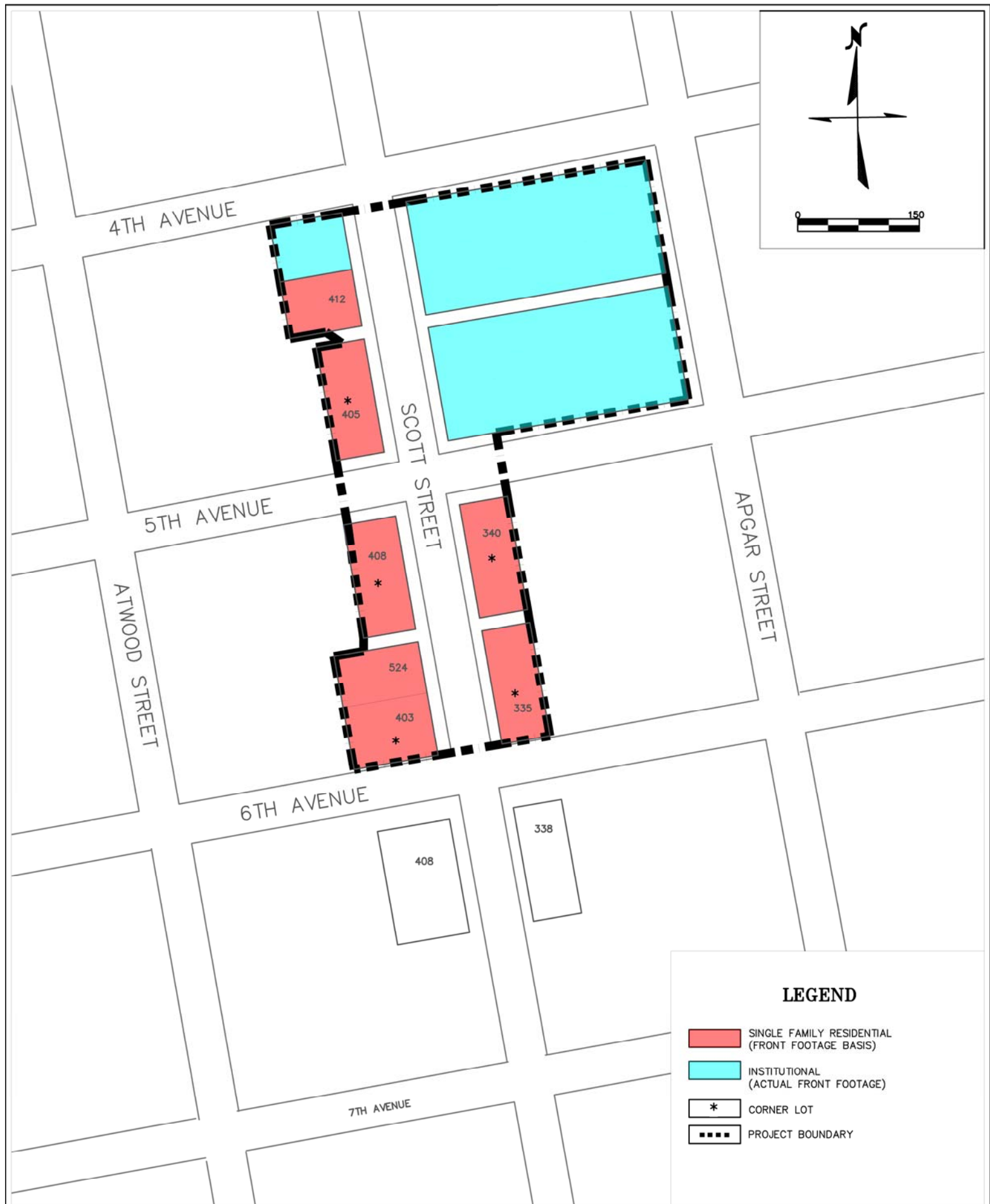
An assessment rate (cost per front foot) is calculated by dividing 30% (per assessment policy) of the total cost of assessable street improvements by the total front footage of the assessable lots benefitting from the improvement (see Figures 2-4, Assessment Map). Below provides a summary of the assessment computations base rate.

Total Assessable* Street Improvements = \$739,000
30% of Assessable* Street Improvements = \$221,700
Total Front Footage = 3,103 feet

Cost per Front Foot = \$71.45 / foot

* Collector streets will be assessed to the equivalent local street costs. All street oversizing costs associated with collector streets will not be assessed. Scott Street is proposed to be constructed 41 feet wide, where the local street equivalent would be 37 feet wide.

A preliminary assessment roll is included in Appendix E. The estimated assessment rate is \$4,287 for a typical single family residential lot. See Figures 2-4 depicting the different assessment methodology per parcel. Actual assessments will be based on the final project costs and apportionments.



LEGEND

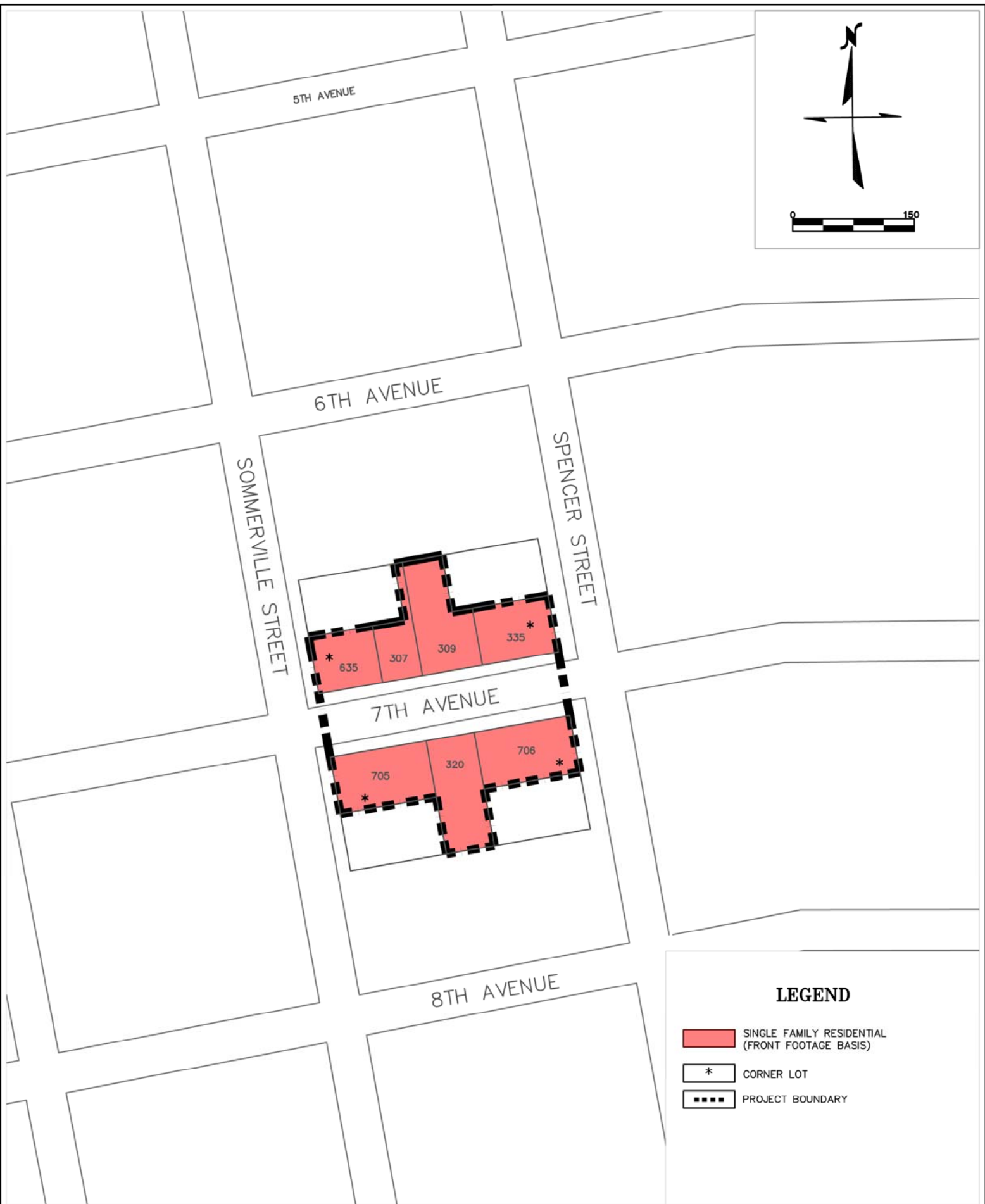
- SINGLE FAMILY RESIDENTIAL
(FRONT FOOTAGE BASIS)
- INSTITUTIONAL
(ACTUAL FRONT FOOTAGE)
- * CORNER LOT
- PROJECT BOUNDARY

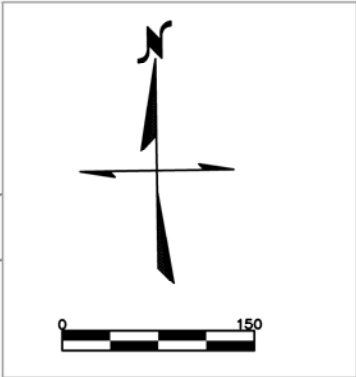
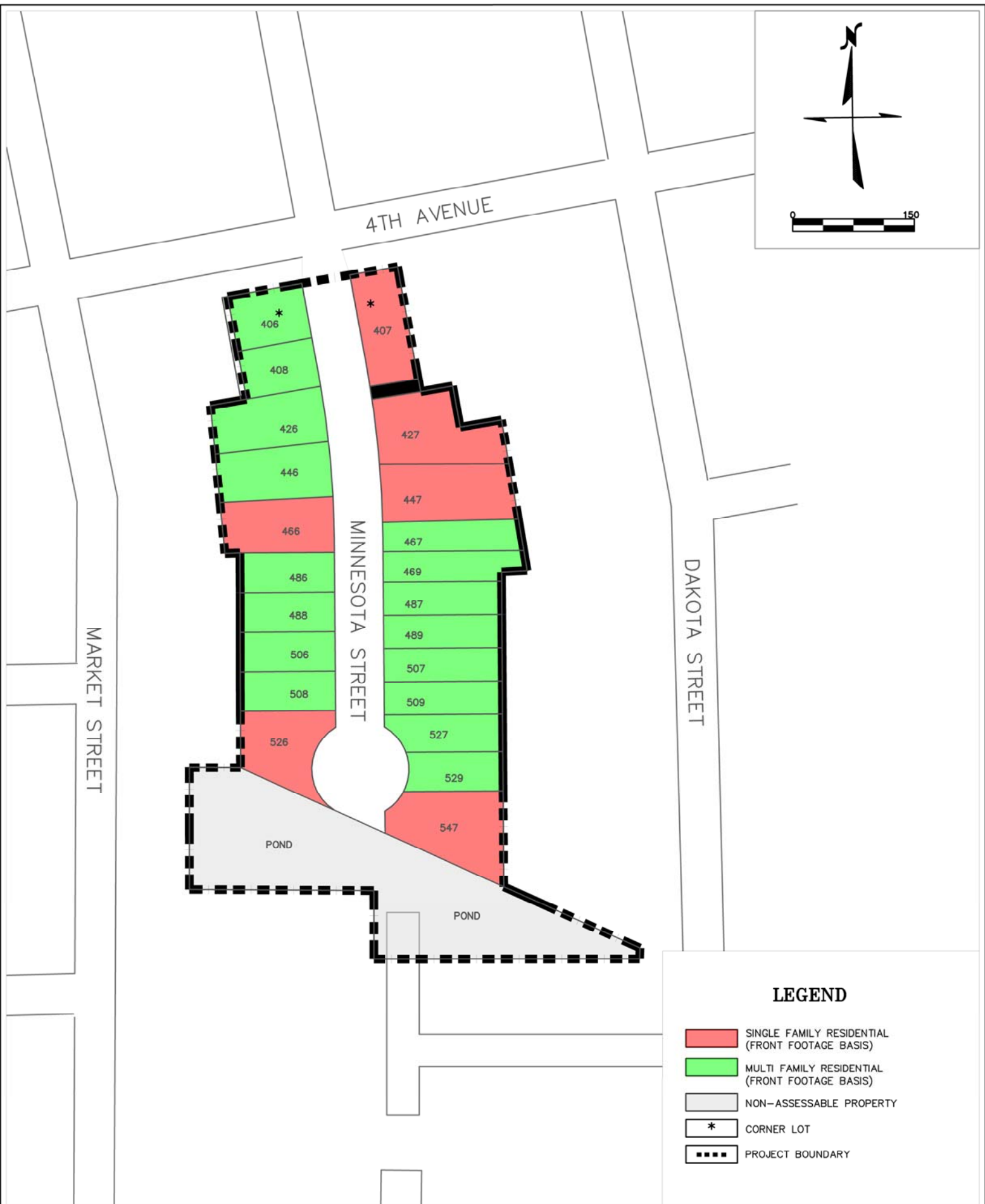
2019 STREET RECONSTRUCTION SCOTT STREET ASSESSMENT MAP

DATE:	JAN 2019
DRAWN BY:	AJE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
2







LEGEND

- SINGLE FAMILY RESIDENTIAL (FRONT FOOTAGE BASIS)
- MULTI FAMILY RESIDENTIAL (FRONT FOOTAGE BASIS)
- NON-ASSESSABLE PROPERTY
- * CORNER LOT
- PROJECT BOUNDARY



2019 STREET RECONSTRUCTION MINNESOTA STREET ASSESSMENT MAP

DATE:	JAN 2019
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SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
4

9. ESTIMATED COSTS & FUNDING

The total estimated cost of the proposed project is \$1,363,000. Table 1 provides a summary of the estimated project costs and recommended funding amounts from the various sources as indicated. The preliminary estimate includes the cost for project administration, legal, engineering and construction contingency. The following costs and estimated funding were prepared using 2018 construction costs and are subject to change, depending on the final design of the project, bids received, and actual work performed.

Table 1 - Estimated Cost & Funding Source
2019 Street & Utility Reconstruction Project CIF19-003

	Streets (including street lighting)	Storm Sewer	Sanitary Sewer	Water Main	Estimated Total
Estimated Expenditures					
Estimated Construction Cost Street & Utility	\$677,000.00	\$129,000.00	\$135,000.00	\$214,000.00	\$1,155,000.00
Contingencies (8%)	\$54,000.00	\$10,000.00	\$11,000.00	\$17,000.00	\$92,000.00
Administration, Engineering, Legal (12%)	\$88,000.00	\$17,000.00	\$17,000.00	\$28,000.00	\$150,000.00
Total Estimated Project Costs (Feasibility)	\$819,000.00	\$156,000.00	\$163,000.00	\$259,000.00	\$1,397,000.00
Estimated Revenue					
Special Assessments	\$123,000.00				\$123,000.00
Capital Improvements Fund	\$696,000.00				\$696,000.00
Storm Sewer Fund		\$156,000.00			\$156,000.00
Sanitary Sewer Fund			\$163,000.00		\$163,000.00
Shakopee Public Utilities				\$259,000.00	\$259,000.00
Total Estimated Revenue (Feasibility)	\$819,000.00	\$156,000.00	\$163,000.00	\$259,000.00	\$1,397,000.00

10. PROJECT SCHEDULE

Table 2 is the preliminary schedule for the project.

Action	Target Date
City Council Receives Feasibility Report, Calls for Public Hearing	January 22, 2019
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	February 19, 2019
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	March 5, 2019
City Receives and Opens Project Bids	April 2019
City Council Considers Award of Contract	April 2019
Start Project Construction	May 2019
Construction Substantially Complete	October 2019
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2019
Hold Assessment Public Hearing	November 2019

11. CONCLUSION

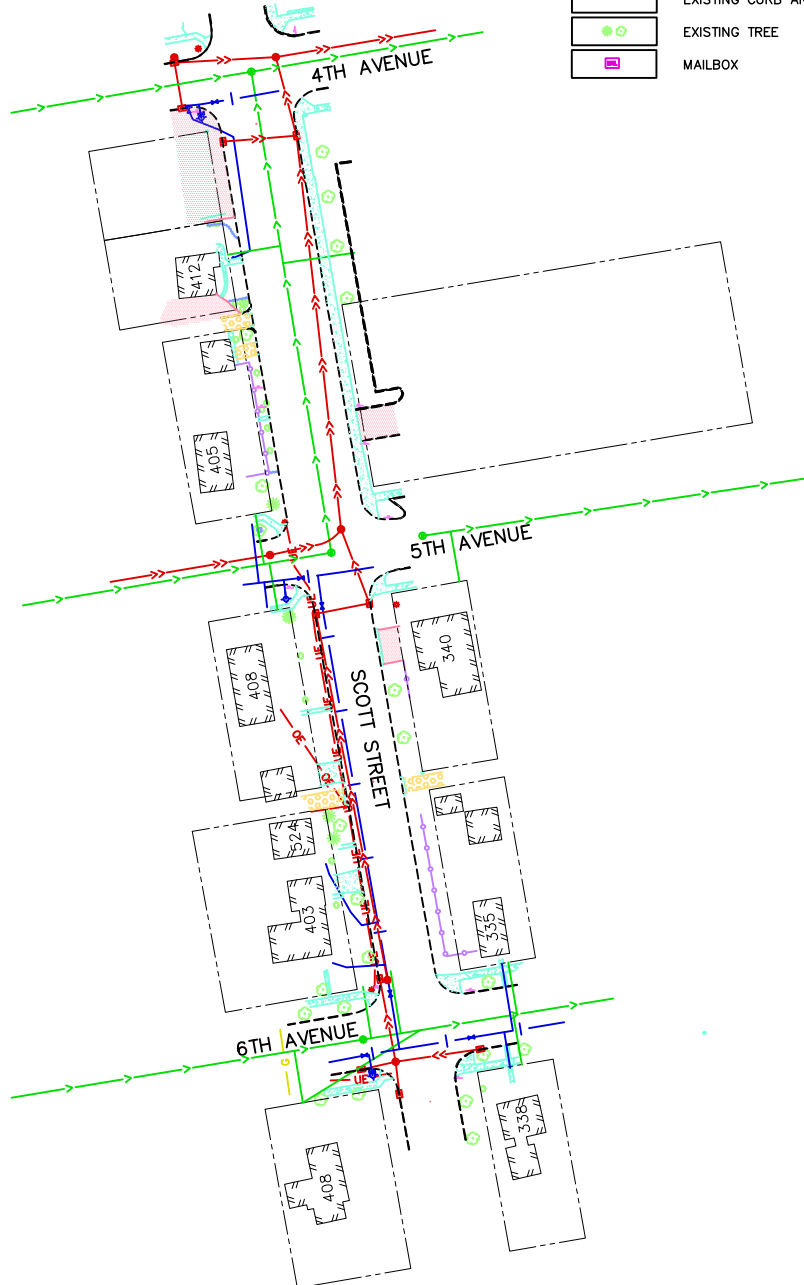
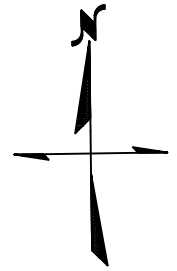
The overall condition of the City's street and utility infrastructure system is critical to the operation, safety, welfare and economic health of the entire community. As a result of the infrastructure needs described and the proposed solutions and estimated costs provided in this report, the proposed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

APPENDIX A

Existing Conditions Figures

LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	EXISTING GAS LINE
	CONCRETE DRIVEWAYS AND SIDEWALKS
	BITUMINOUS DRIVEWAYS
	GRAVEL DRIVEWAYS AND ALLEYS
	EXISTING CURB AND GUTTER
	EXISTING TREE
	MAILBOX



2019 STREET RECONSTRUCTION SCOTT STREET EXISTING CONDITIONS

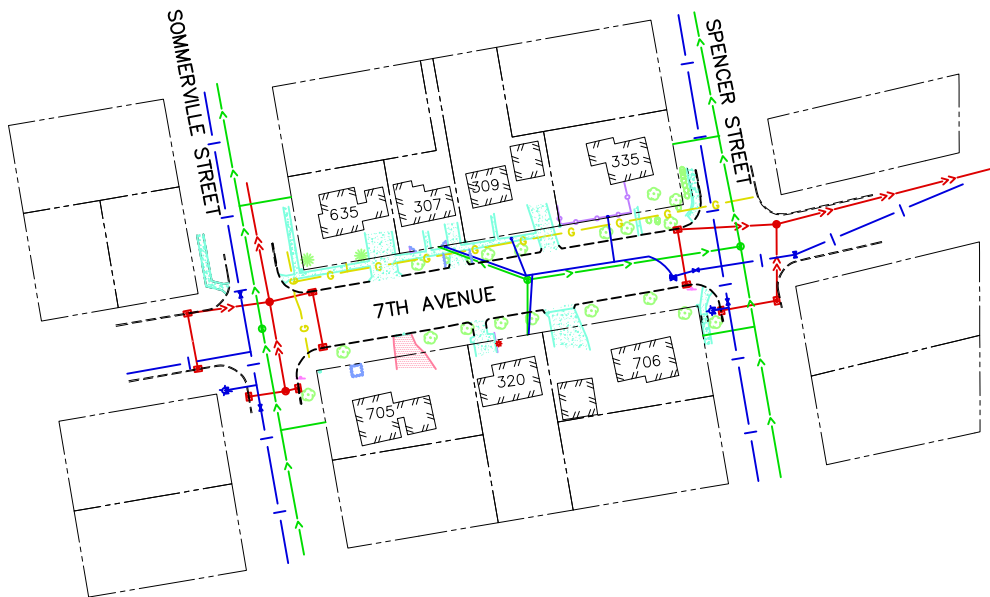
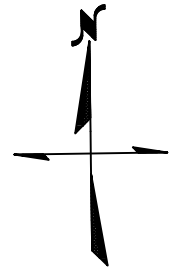


DATE:	JAN 2019
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
A.1

LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	EXISTING GAS LINE
	CONCRETE DRIVEWAYS AND SIDEWALKS
	BITUMINOUS DRIVEWAYS
	GRAVEL DRIVEWAYS AND ALLEYS
	EXISTING CURB AND GUTTER
	EXISTING TREE
	MAILBOX



2019 STREET RECONSTRUCTION 7TH AVENUE EXISTING CONDITIONS

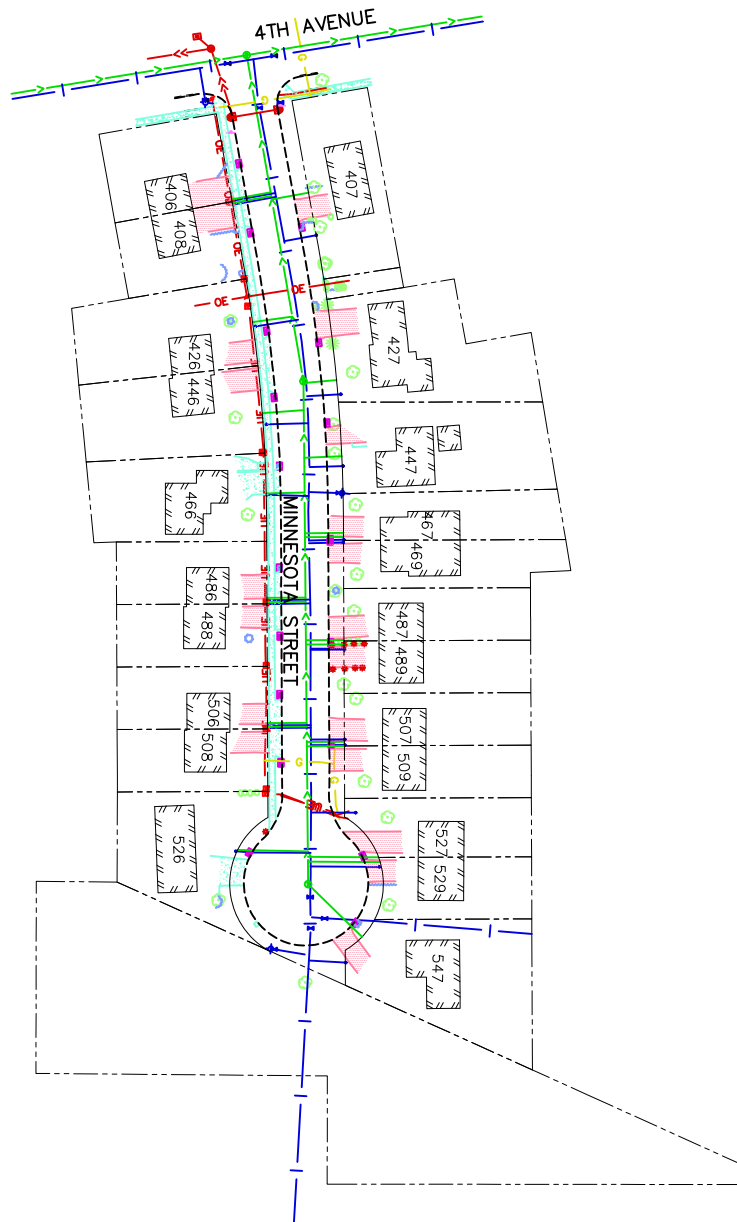
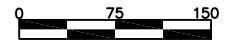
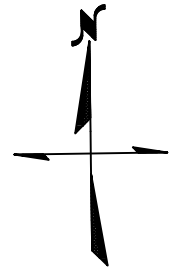


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FIGURE:
A.2

LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	EXISTING GAS LINE
	CONCRETE DRIVEWAYS AND SIDEWALKS
	BITUMINOUS DRIVEWAYS
	GRAVEL DRIVEWAYS AND ALLEYS
	EXISTING CURB AND GUTTER
	EXISTING TREE
	MAILBOX



2019 STREET RECONSTRUCTION MINNESOTA STREET EXISTING CONDITIONS



DATE:	JAN 2019
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SHAKOPEE ENGINEERING DEPARTMENT	

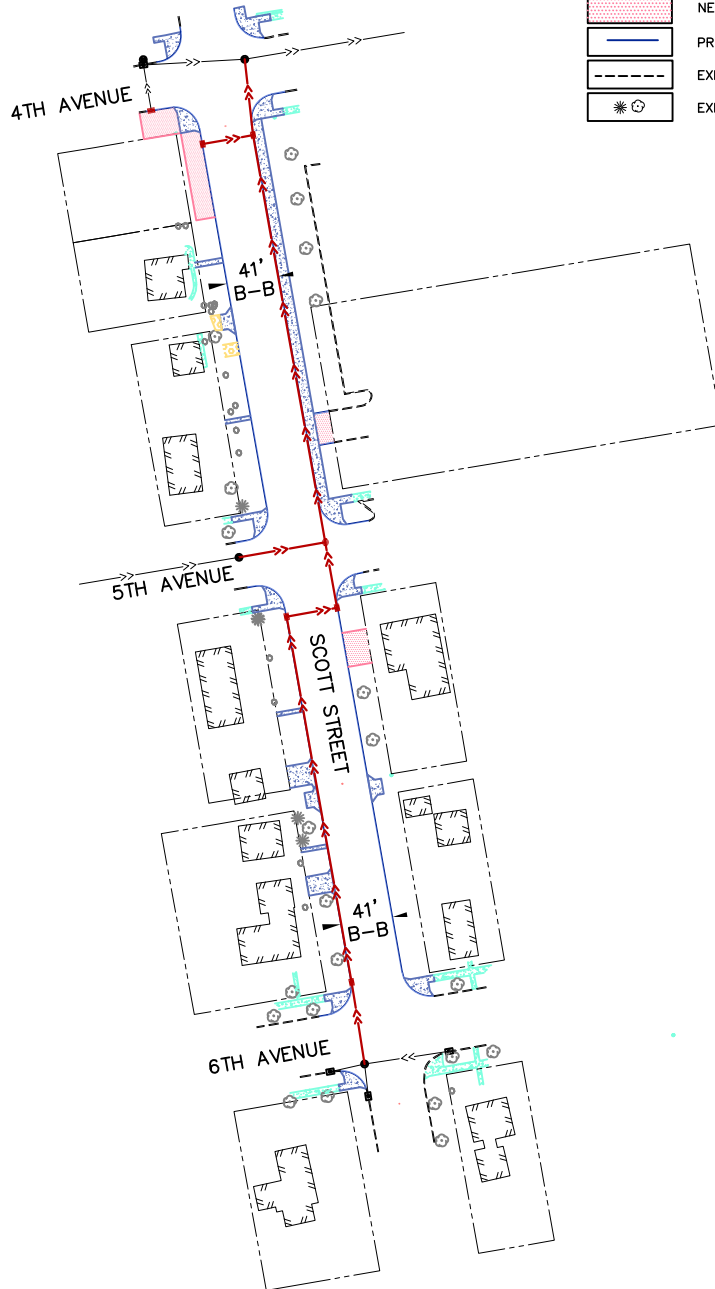
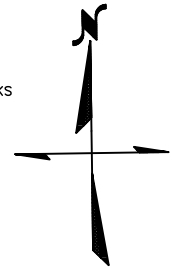
FIGURE:
A.3

APPENDIX B

Street and Storm Sewer Improvements Figures

LEGEND

	PROPOSED STORM SEWER
	EXISTING STORM SEWER TO REMAIN
	PROPOSED VALLEY GUTTERS, ALLEYS, AND SIDEWALKS
	CONCRETE SIDEWALKS TO REMAIN
	NEW BITUMINOUS DRIVEWAYS
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER TO REMAIN
	EXISTING TREE



2019 STREET RECONSTRUCTION

SCOTT STREET

PROPOSED STREET AND STORM SEWER

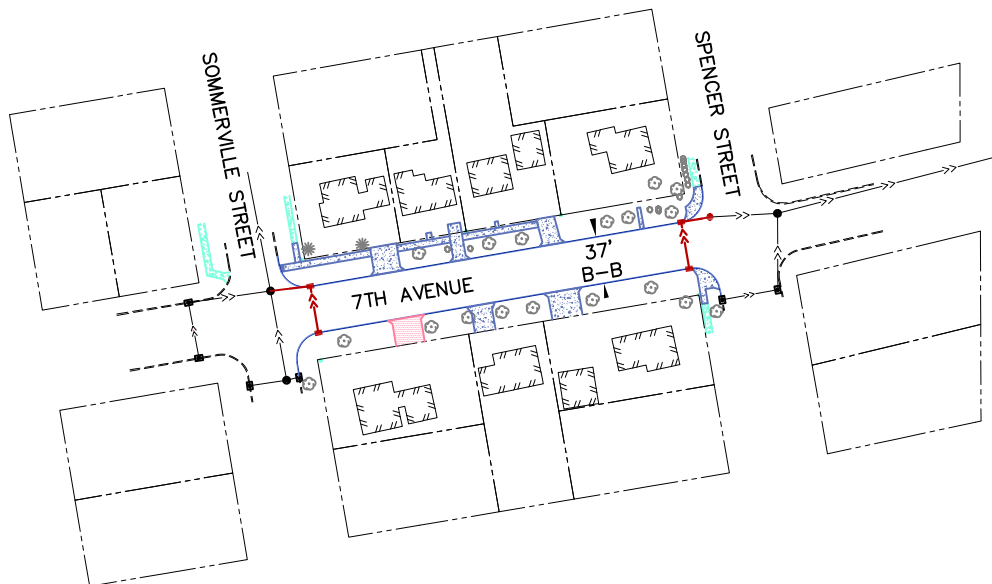
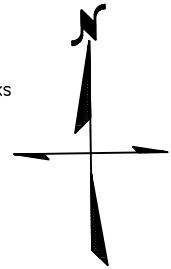


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 SHAKOPEE ENGINEERING DEPARTMENT

FIGURE:
B.1

LEGEND

	PROPOSED STORM SEWER
	EXISTING STORM SEWER TO REMAIN
	PROPOSED VALLEY GUTTERS, ALLEYS, AND SIDEWALKS
	CONCRETE SIDEWALKS TO REMAIN
	NEW BITUMINOUS DRIVEWAYS
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER TO REMAIN
	EXISTING TREE



2019 STREET RECONSTRUCTION

7TH AVENUE

PROPOSED STREET AND STORM SEWER

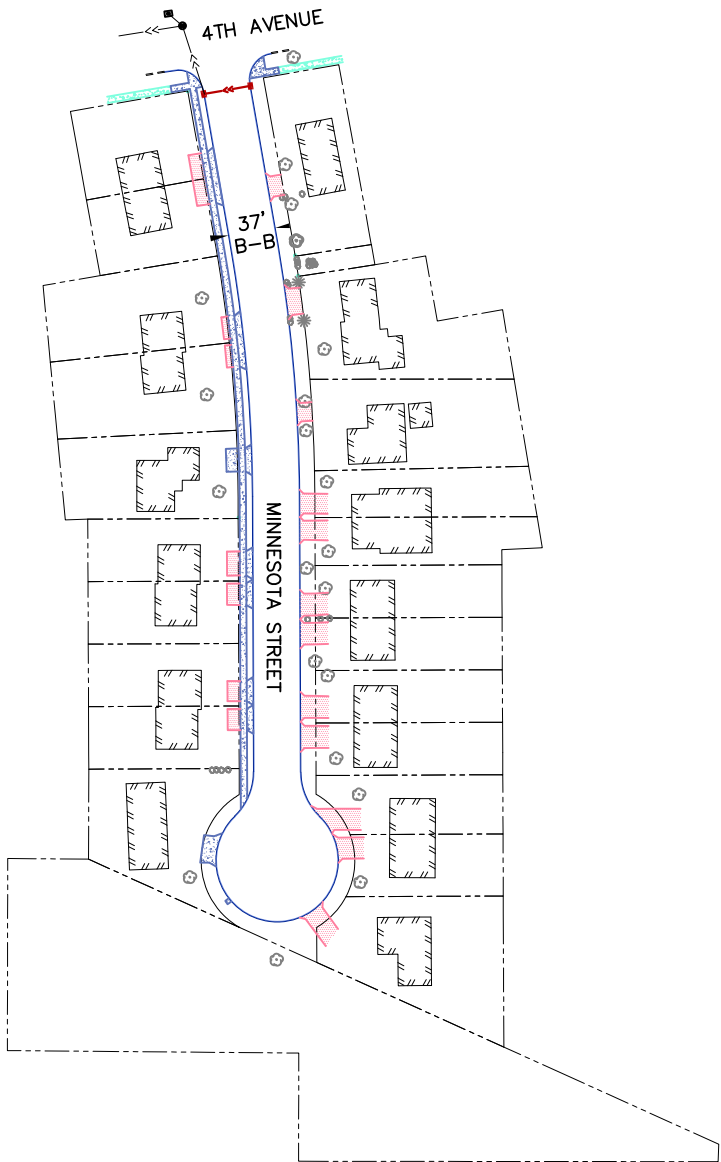
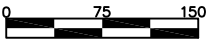
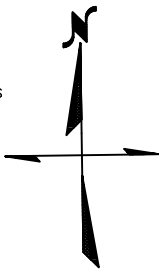


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FIGURE:
B.2

LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER TO REMAIN
- PROPOSED VALLEY GUTTERS, ALLEYS, AND SIDEWALKS
- CONCRETE SIDEWALKS TO REMAIN
- NEW BITUMINOUS DRIVEWAYS
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING TREE



2019 STREET RECONSTRUCTION
 MINNESOTA STREET
 PROPOSED STREET AND STORM SEWER

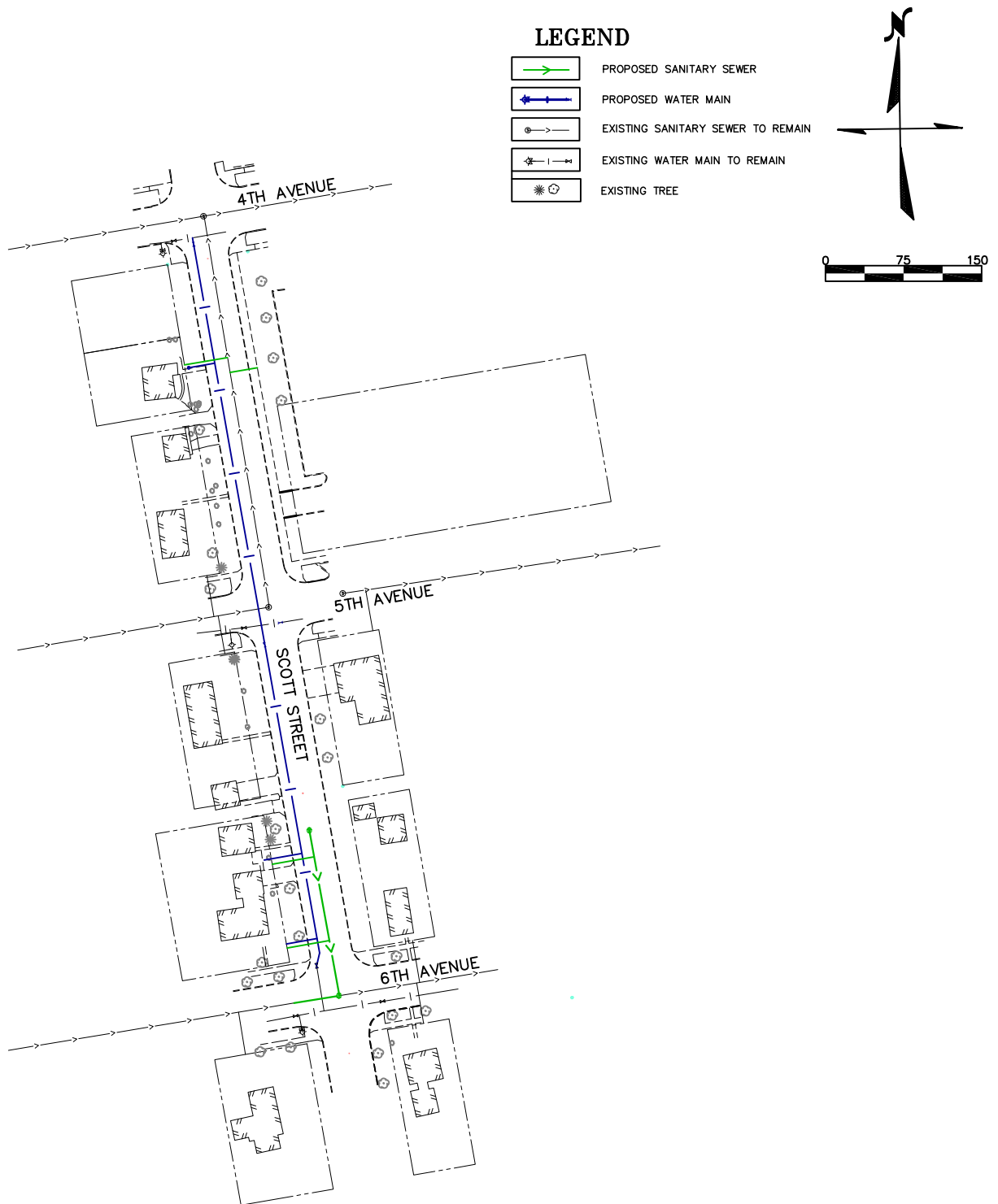


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FIGURE:
 B.3

APPENDIX C

Sanitary Sewer and Water Main Improvements Figures



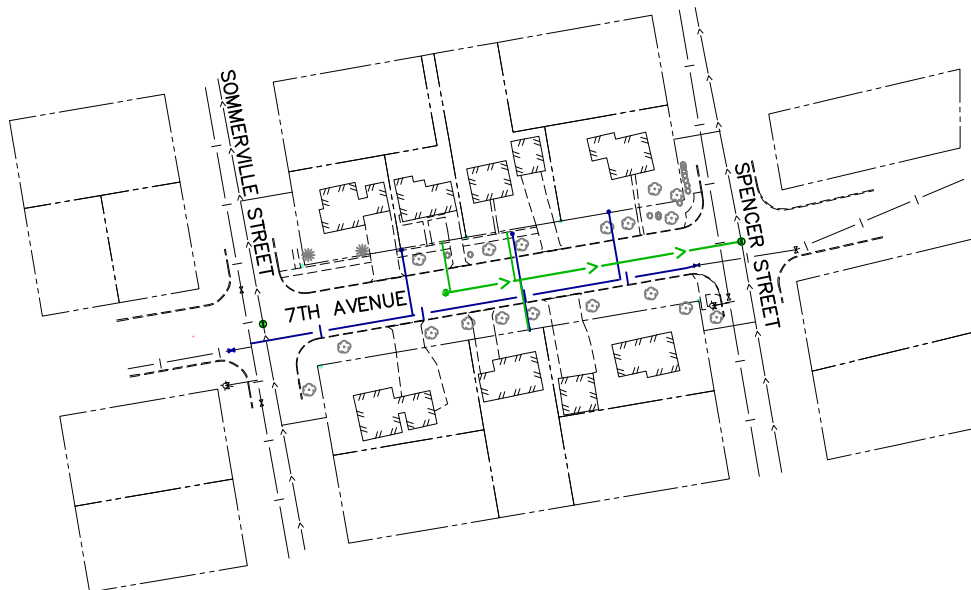
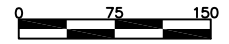
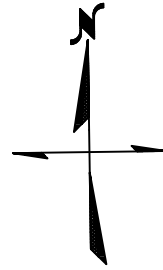
2019 STREET RECONSTRUCTION
SCOTT STREET
PROPOSED SANITARY SEWER AND WATER MAIN

DATE:	JAN 2019
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SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
C.1

LEGEND

	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	EXISTING SANITARY SEWER TO REMAIN
	EXISTING WATER MAIN TO REMAIN
	EXISTING TREE



2019 STREET RECONSTRUCTION

7TH AVENUE
PROPOSED SANITARY SEWER AND WATER MAIN

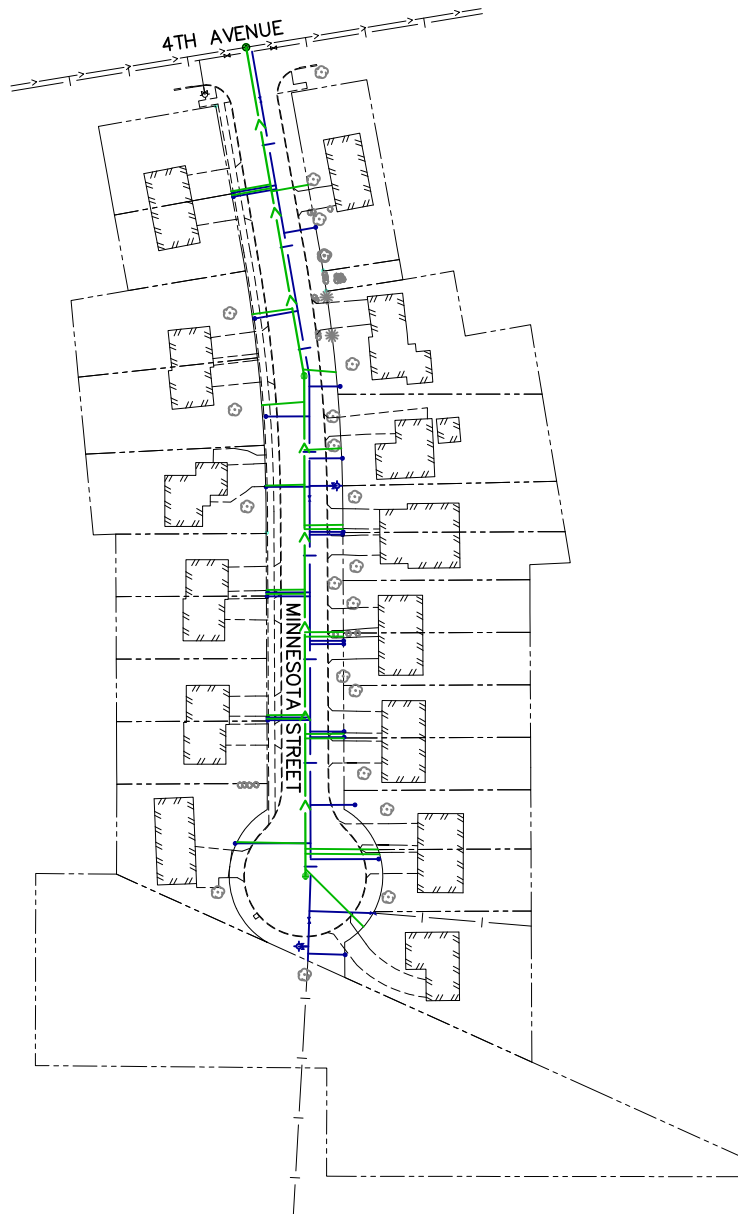
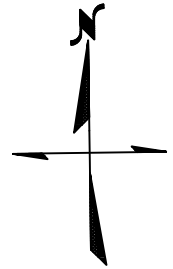


DATE:	JAN 2019
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
C.2

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING WATER MAIN TO REMAIN
- EXISTING TREE



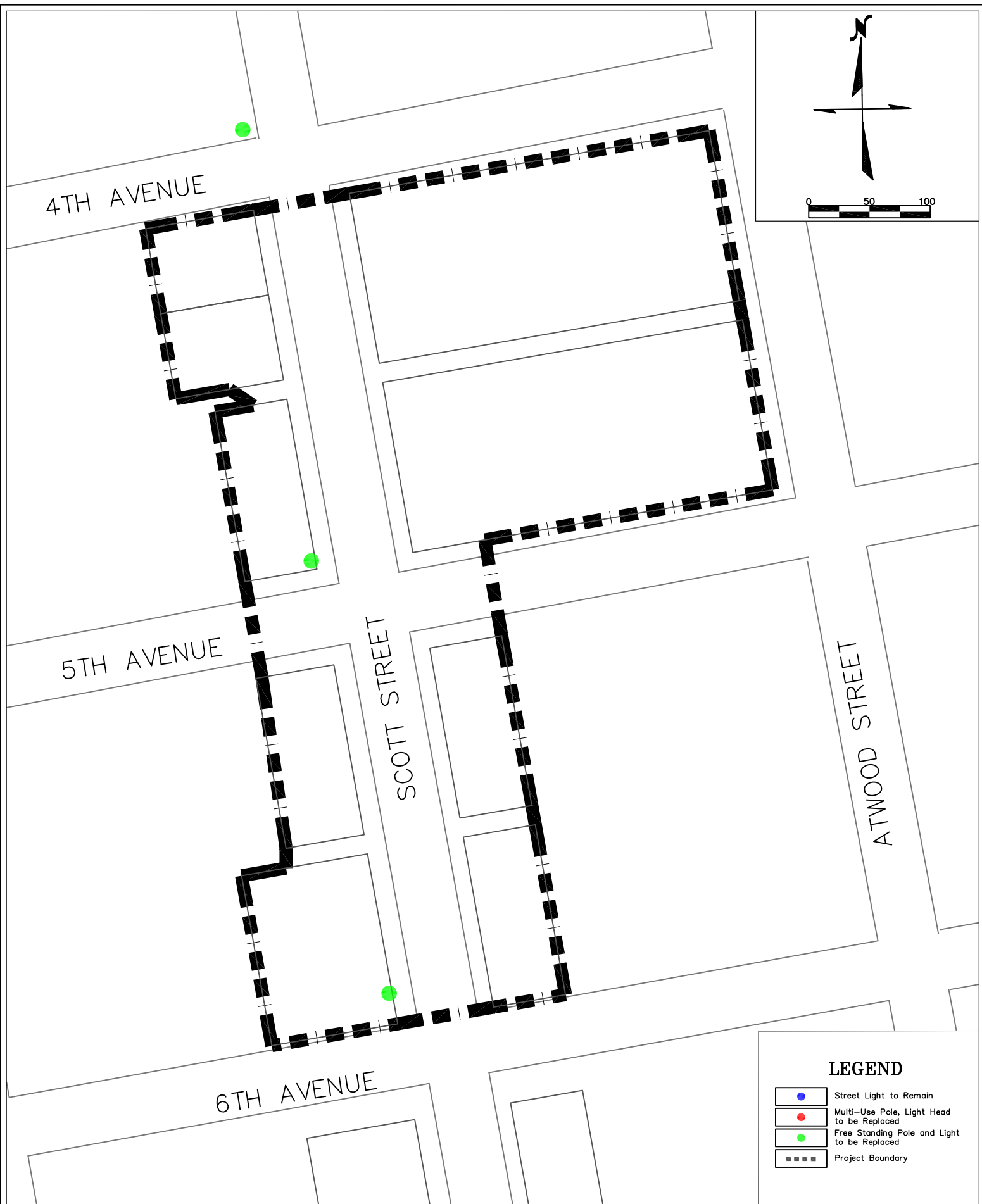
2019 STREET RECONSTRUCTION MINNESOTA STREET PROPOSED SANITARY SEWER AND WATER MAIN

DATE: JAN 2019
DRAWN BY: AIE
SHAKOPEE ENGINEERING DEPARTMENT

FIGURE:
C.3

APPENDIX D

Street Lighting Improvements Figures



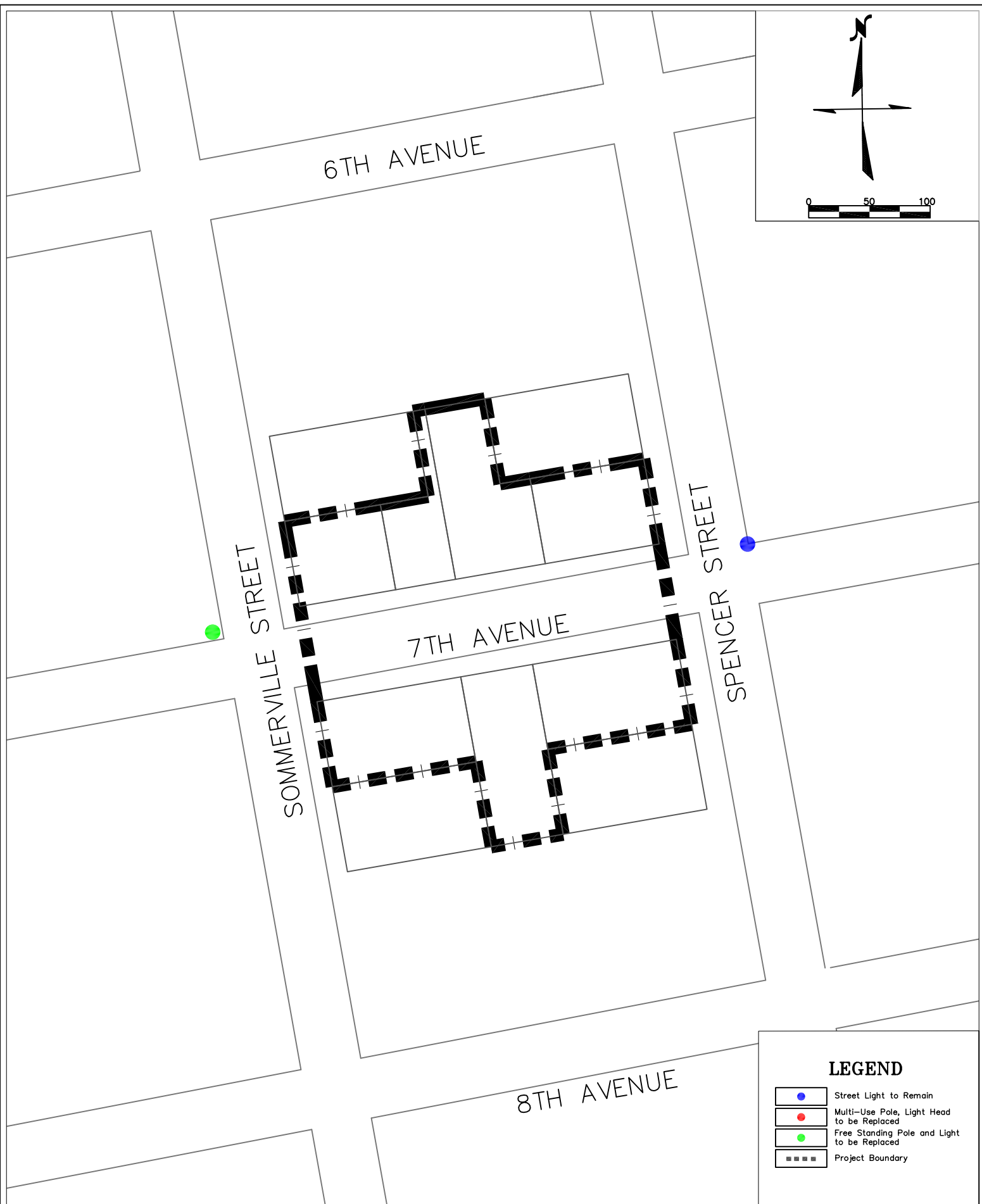
LEGEND

- Street Light to Remain
- Multi-Use Pole, Light Head to be Replaced
- Free Standing Pole and Light to be Replaced
- Project Boundary



2019 STREET RECONSTRUCTION
SCOTT STREET
STREET LIGHTS

DATE:	JAN 2019	FIGURE:
DRAWN BY:	AIE	D.1
SHAKOPEE ENGINEERING DEPARTMENT		



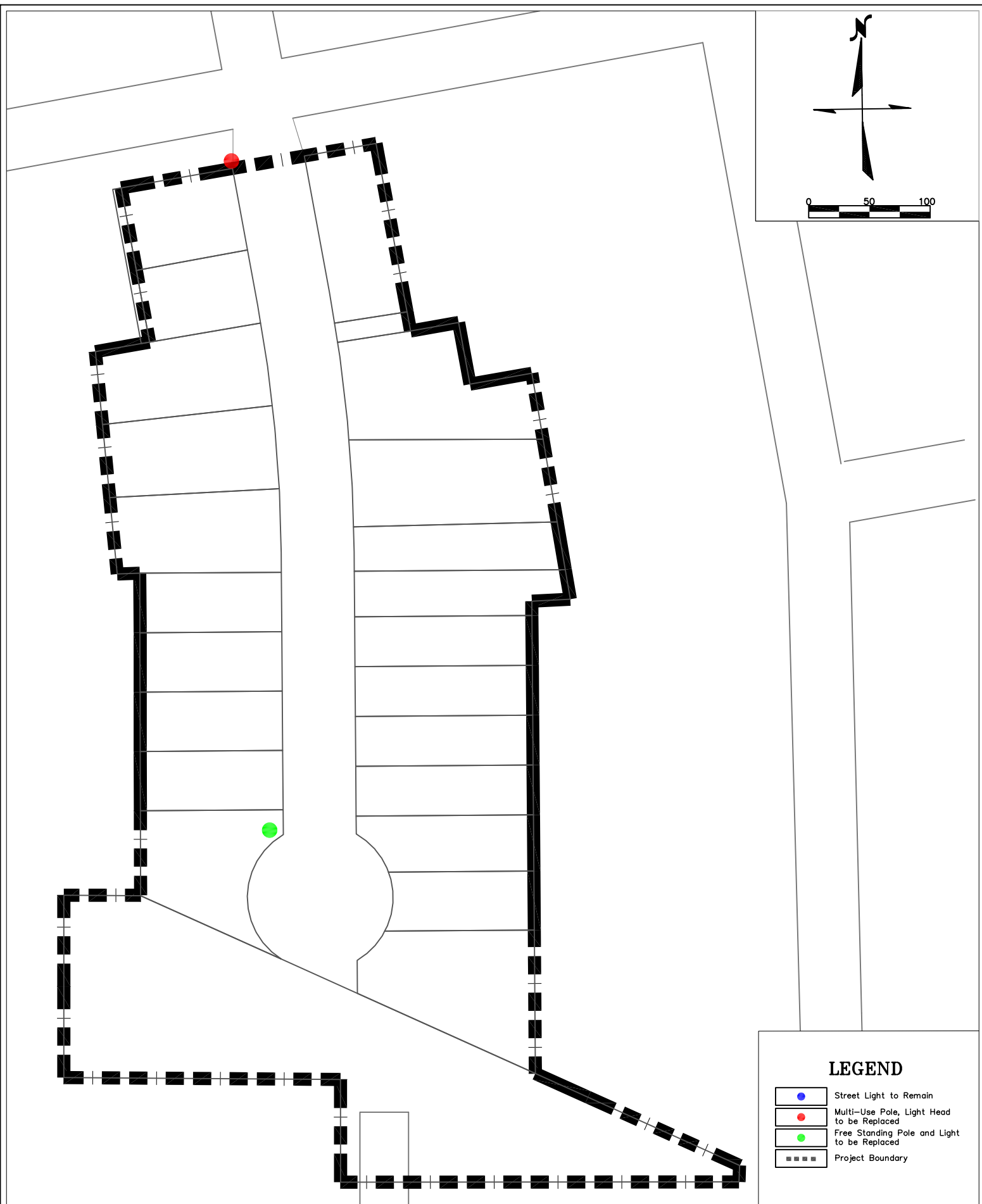
LEGEND

	Street Light to Remain
	Multi-Use Pole, Light Head to be Replaced
	Free Standing Pole and Light to be Replaced
	Project Boundary



2019 STREET RECONSTRUCTION
7TH AVENUE STREET LIGHTS

DATE:	JAN 2019	FIGURE: D.2
DRAWN BY:	AIE	
SHAKOPEE ENGINEERING DEPARTMENT		



LEGEND

	Street Light to Remain
	Multi-Use Pole, Light Head to be Replaced
	Free Standing Pole and Light to be Replaced
	Project Boundary



2019 STREET RECONSTRUCTION
MINNESOTA STREET STREET LIGHTS

DATE:	JAN 2018
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
D.3

APPENDIX E

Preliminary Assessment Roll

PRELIMINARY-ASSESSMENT ROLL
2019 Street & Utility Reconstruction - CIF19-003

<i>PID</i>	<i>PROPERTY OWNER</i>	<i>PROPERTY ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>FRONT FOOTAGE BASIS</i>	<i>STREET ASSESSMENT</i>
270014390	MURRAY MICHAEL C & NICOLE M 405 5 AVE W SHAKOPEE, MN 55379	405 5TH AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 005 Block 059 SubdivisionCd 27001	30	\$ 2,143.50
270014410	LEADSTROM BRITTNEY L 1397 BALSAM TRL SHAKOPEE, MN 55379	412 SCOTT ST S SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 006 Block 059 SubdivisionCd 27001	60	\$ 4,287.00
270015310	WHITE KYLE W 6336 OVERLOOK CT SAVAGE, MN 55378	403 6TH AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 005 Block 070 SubdivisionCd 27001	90	\$ 6,430.50
270015320	UNZE CARRIE A & BRIAN H 1245 MILLER ST S SHAKOPEE, MN 55379	408 5TH AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 006 Block 070 SubdivisionCd 27001	30	\$ 2,143.50
270015360	SHARP KELLEY 335 6 AVE W SHAKOPEE, MN 55379	335 6TH AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 001 Block 071 SubdivisionCd 27001	30	\$ 2,143.50
270015450	COLE ROBERT J 340 5 AVE W SHAKOPEE, MN 55379	340 5TH AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 010 Block 071 SubdivisionCd 27001	30	\$ 2,143.50
270015920	WILSON SHANTE L 635 SOMMERVILLE ST S SHAKOPEE, MN 55379	635 SOMMERVILLE ST S SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 001 Block 079 SubdivisionCd 27001	30	\$ 2,143.50
270015940	MADISON SHERYL L 307 7 AVE E SHAKOPEE, MN 55379	307 7TH AVE E SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 002 Block 079 SubdivisionCd 27001	60	\$ 4,287.00
270015950	O'KEEFE KEVIN R 309 7 AVE E SHAKOPEE, MN 55379	309 7TH AVE E SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 003 Block 079 SubdivisionCd 27001	60	\$ 4,287.00
270015960	DAGNER RENEE E 335 7TH AVE E SHAKOPEE, MN 55379	335 7TH AVE E SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 004 Block 079 SubdivisionCd 27001	30	\$ 2,143.50
270017630	BERENS JOHN A & SUSAN B 706 SPENCER ST S SHAKOPEE, MN 55379	706 SPENCER ST S SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 006 Block 102 SubdivisionCd 27001	30	\$ 2,143.50
270017650	DALLMANN PAUL H 320 7 AVE E SHAKOPEE, MN 55379	320 7TH AVE E SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 008 Block 102 SubdivisionCd 27001	60	\$ 4,287.00
270017660	CHEEVER VICTOR M 705 SOMMERVILLE ST S SHAKOPEE, MN 55379	705 SOMMERVILLE ST S SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 009 Block 102 SubdivisionCd 27001	30	\$ 2,143.50

PRELIMINARY-ASSESSMENT ROLL
2019 Street & Utility Reconstruction - CIF19-003

<i>PID</i>	<i>PROPERTY OWNER</i>	<i>PROPERTY ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>FRONT FOOTAGE BASIS</i>	<i>STREET ASSESSMENT</i>
270970010	PIEKARSKI DAVID M 407 MINNESOTA ST S SHAKOPEE, MN 55379	407 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 001 Block 001 SubdivisionCd 27097	30	\$ 2,143.50
270970020	DAVTYAN SAMVEL 427 MINNESOTA ST S SHAKOPEE, MN 55379	427 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 001 Block 002 SubdivisionCd 27097	60	\$ 4,287.00
270970030	WENDORFF GARY R 447 MINNESOTA ST S SHAKOPEE, MN 55379	447 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 002 Block 002 SubdivisionCd 27097	60	\$ 4,287.00
270970040	DASSRATH RAYMOND 526 MINNESOTA ST S SHAKOPEE, MN 55379	467 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 003 Block 002 SubdivisionCd 27097	30	\$ 2,143.50
270970050	GALLAGHER ROXANNE 469 MINNESOTA ST S SHAKOPEE, MN 55379	469 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 004 Block 002 SubdivisionCd 27097	30	\$ 2,143.50
270970060	CLARKE JENNIFER 487 MINNESOTA ST S SHAKOPEE, MN 55379	487 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 005 Block 002 SubdivisionCd 27097	30	\$ 2,143.50
270970070	UHRICH BRITTNEY 489 MINNESOTA ST S SHAKOPEE, MN 55379	489 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 006 Block 002 SubdivisionCd 27097	30	\$ 2,143.50
270970080	MORSE JANA 507 MINNESOTA ST S SHAKOPEE, MN 55379	507 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 007 Block 002 SubdivisionCd 27097	30	\$ 2,143.50
270970090	SAO SAMAUN 509 MINNESOTA ST S SHAKOPEE, MN 55379	509 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 008 Block 002 SubdivisionCd 27097	30	\$ 2,143.50
270970100	PUMPER DAVID F 527 MINNESOTA ST S SHAKOPEE, MN 55379	527 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 009 Block 002 SubdivisionCd 27097	30	\$ 2,143.50
270970110	ESPINO RAMIRO 186 ARABIAN AVE W SHAKOPEE, MN 55379	529 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 010 Block 002 SubdivisionCd 27097	30	\$ 2,143.50
270970120	JOHNSON DAWN M & MICHAEL A 547 MINNESOTA ST S SHAKOPEE, MN 55379	547 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 011 Block 002 SubdivisionCd 27097	60	\$ 4,287.00
270970130	FRIEDLY ARGIL A & TOMOKO HAUGEN 406 MINNESOTA ST S SHAKOPEE, MN 55379	406 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 001 Block 003 SubdivisionCd 27097	15	\$ 1,071.75

PRELIMINARY-ASSESSMENT ROLL
2019 Street & Utility Reconstruction - CIF19-003

<i>PID</i>	<i>PROPERTY OWNER</i>	<i>PROPERTY ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>FRONT FOOTAGE BASIS</i>	<i>STREET ASSESSMENT</i>
270970140	LALLAK JAMES J & MELINDA A 408 MINNESOTA ST S SHAKOPEE, MN 55379	408 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 002 Block 003 SubdivisionCd 27097	30	\$ 2,143.50
270970150	SPAGENSKE WAYNE 426 MINNESOTA ST S SHAKOPEE, MN 55379	426 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 003 Block 003 SubdivisionCd 27097	30	\$ 2,143.50
270970160	CANCHARI-NUNEZ JAVIER 446 MINNESOTA ST S SHAKOPEE, MN 55379	446 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 004 Block 003 SubdivisionCd 27097	30	\$ 2,143.50
270970170	LELYUKH PETER & NATALYA 466 MINNESOTA ST S SHAKOPEE, MN 55379	466 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 005 Block 003 SubdivisionCd 27097	60	\$ 4,287.00
270970180	PAULSON BRANDON L 486 MINNESOTA ST S SHAKOPEE, MN 55379	486 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 006 Block 003 SubdivisionCd 27097	30	\$ 2,143.50
270970190	ASCIC JASMIN 488 MINNESOTA ST S SHAKOPEE, MN 55379	488 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 007 Block 003 SubdivisionCd 27097	30	\$ 2,143.50
270970200	PODOLSKE ANN M 506 MINNESOTA ST S SHAKOPEE, MN 55379	506 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 008 Block 003 SubdivisionCd 27097	30	\$ 2,143.50
270970210	BACKLUND NICHOLAS & SHEILA 6552 W 250 ST BELLE PLAINE, MN 56011	508 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 009 Block 003 SubdivisionCd 27097	30	\$ 2,143.50
270970220	DASSRATH RAYMOND R & EILEEN 526 MINNESOTA ST S SHAKOPEE, MN 55379	526 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName MACEY 2ND ADDN Lot 010 Block 003 SubdivisionCd 27097	60	\$ 4,287.00

Subtotal \$ 97,529.25

PRELIMINARY-ASSESSMENT ROLL
2019 Street & Utility Reconstruction - CIF19-003

<i>PID</i>	<i>PROPERTY OWNER</i>	<i>PROPERTY ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>ACTUAL FRONT FOOTAGE</i>	<i>STREET ASSESSMENT</i>
270014340	SCOTT COUNTY TAXATION DEPT 200 4 AVE W SHAKOPEE, MN 55379	325 5TH AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 001 Block 058 SubdivisionCd 27001	142	\$ 10,145.90
270014340	SCOTT COUNTY TAXATION DEPT 200 4 AVE W SHAKOPEE, MN 55379	325 5TH AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 001 Block 058 SubdivisionCd 27001	142	\$ 10,145.90
270014420	SCOTT COUNTY TAXATION DEPT 200 4 AVE W SHAKOPEE, MN 55379	325 5TH AVE W SHAKOPEE, MN 55379	SubdivisionName CITY OF SHAKOPEE Lot 007 Block 059 SubdivisionCd 27001	70.6	\$ 5,044.37

Subtotal \$ 25,336.17

TOTAL ASSESSMENTS \$ 122,865.42