

January 2020

Feasibility Report

Full-Depth Pavement Reconstruction



- Park Ridge Drive
- Sarazin Street
- Promise Avenue, Peace Avenue, Peace Circle, Dominion Lane, Chateau Avenue, and Leavitt Woods Lane
- Vista Ridge Lane and Westridge Drive
- Montecito Drive
- Stagecoach Road (postponed to future)

Street Improvements and Appurtenance Work



**FEASIBILITY REPORT
FOR
2020 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 Jan 21, 2020 **License No.** 49803

FEASIBILITY REPORT

2020 FULL-DEPTH STREET RECONSTRUCTION

- Park Ridge Drive
- Sarazin Street
- Promise Avenue, Peace Avenue, Peace Circle, Dominion Lane, Chateau Avenue, and Leavitt Woods Lane
- Vista Ridge Lane and Westridge Drive
- Montecito Drive
- Stagecoach Road (postponed to future)

City Project Number CIF-20-004

JANUARY 2020

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 Dec 3, 2019, City Council ordered the preparation of 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 reconstructing the streets, upgrading all pedestrian curb ramps in the project area to meet ADA compliance and storm drainage improvements.

The estimated costs for the proposed improvements are as follows:

COSTS:	
Street Improvements	\$ 2,629,000
Storm Sewer Improvements	\$ 159,000
Water main Improvements	\$ 5,750
Sanitary Sewer Improvements	\$ 5,750
TOTAL PROJECT COST	\$ 2,799,500

The project is proposed to be funded as follows:

FUNDING:	
Assessments	\$ 729,200
Capital Improvement Fund	\$ 1,899,800
Storm Drainage Fund	\$ 159,000
Shakopee Public Utilities	\$ 5,750
Sanitary Sewer	\$ 5,750
TOTAL PROJECT COST	\$ 2,799,500

The project funding and costs are estimated higher than the Capital Improvement Plan budget. Stagecoach Road improvements have been eliminated from the 2020 project, postponing this portion to better coordinate a future project with possible adjacent land development and a future trail project.

1. BACKGROUND

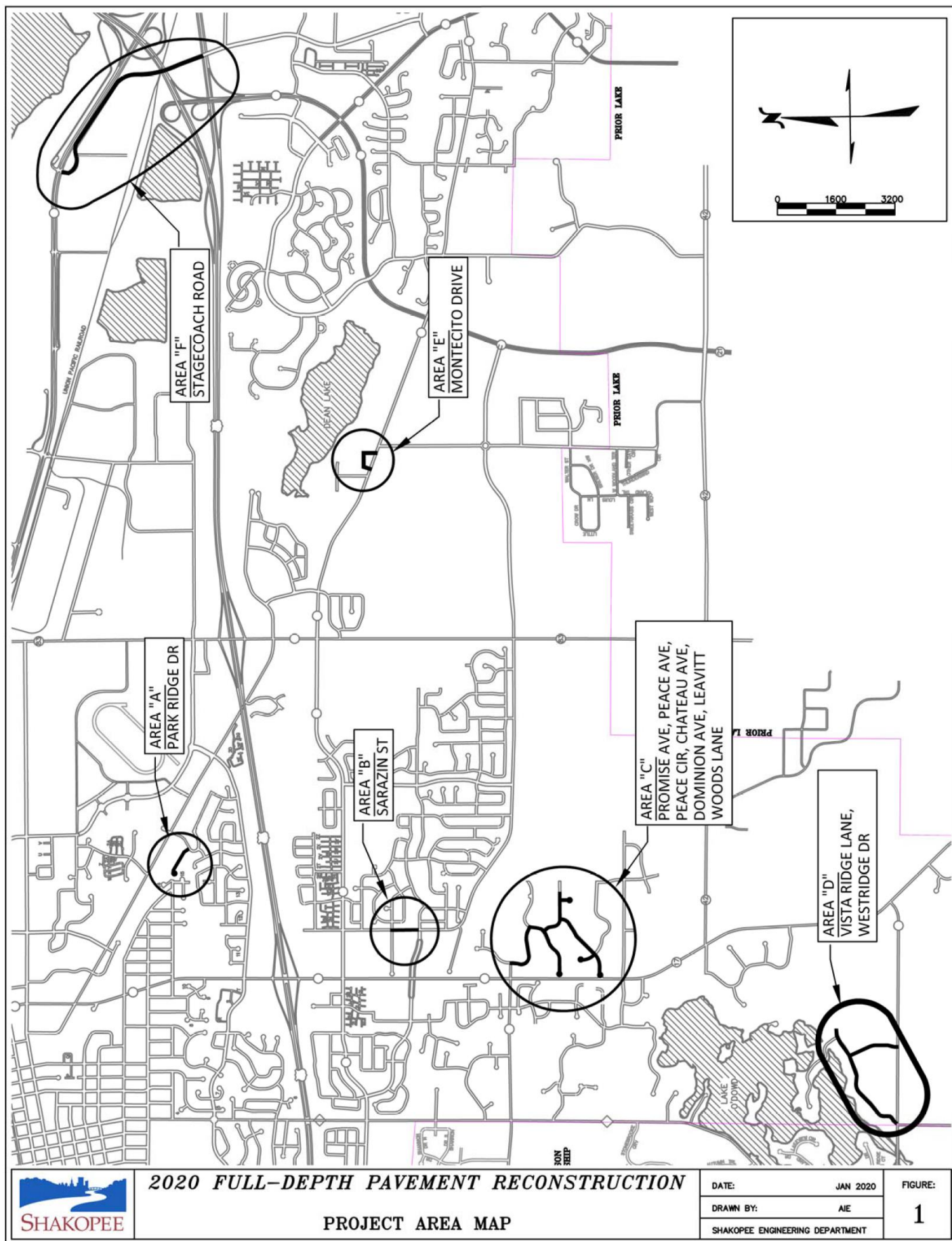
On Dec 3, 2019, the City Council ordered the preparation of a feasibility report to analyze the Full-Depth Pavement Reconstruction of the following streets:

- Park Ridge Drive
- Sarazin Street from St. Francis Avenue to Valley View Road
- Promise Avenue, Peace Avenue, Peace Circle, Chateau Avenue, Dominion Lane and Leavitt Woods Lane
- Vista Ridge Lane and Westridge Drive
- Stagecoach Road (postponed to future)

This report was prepared in response to City Council's 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, 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, a cost estimate, a cost apportionment and a preliminary assessment roll.

This project is included in the City's Proposed 2020 Capital Improvement Program.



A. EXISTING CONDITIONS

The streets within the proposed project area were constructed between 1973 and 1999, resulting in the existing street pavement being in service for approximately 20-47 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 Ridge Drive is a 37-foot wide asphalt roadway. This street exists with concrete curb and gutter and storm sewer for surface water drainage (see Appendix A, Figure A1 – Area A). 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 1979.

Sarazin Street is a 45-foot wide bituminous asphalt roadway. This street has concrete curb and gutter, including storm sewer for surface water drainage, an 8-foot bituminous trail exists on the east side and a 5-foot concrete sidewalk on the west (see Appendix A, Figure A1 – Area B). Sarazin Street is generally flat, and the bituminous asphalt roadway and trail show significant deterioration. The concrete curb and gutter is generally in good shape. The roadway in this area was last constructed in 1999.

The Dominion Hills 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 – Area C). 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 1992.

The Westridge Bay Estates roadways are 28-foot wide, rolling hills and have 5-foot aggregate shoulders and drainage ditches on both sides of the road (see Appendix A, Figure A3 – Area D). The roadways bituminous asphalt surface has significant deterioration and is showing fatigue and distress. The roadways in this area were last constructed in 1997.

Montecito Drive roadway is 28-foot wide bituminous asphalt and generally flat (see Appendix A, Figure A3 – Area E). The roadway was constructed between 1973 and 1977 and the bituminous asphalt pavement has significantly deteriorated and is showing fatigue and distress. There are no ditches or gravel shoulders in this project area.

Stagecoach Road street width varies from 31-foot to 59-foot wide. This roadway has a concrete median with tip out curb for approximately 600 feet starting at the intersection of HWY 101 and Stagecoach Road. The rest of the roadway is a rural

street section. The roadway is generally flat and has 3-foot aggregate shoulders and drainage ditches on both sides of the road. This area was last constructed in 1998. The bituminous asphalt pavement has significantly deteriorated and is showing fatigue and distress.

A geotechnical investigation was performed for the project to obtain and analyze soil samples up to 12 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 Ridge Drive has generally good sandy soils, and some poor soils containing silt near the intersection of Hauer Trail. Sarazin Street has generally good sandy soils. Borings in the Dominion Hills neighborhood shows varying soils from good to poor condition, including sand and gravel, sandy clay and clayey/silty soils with some sand gravel pockets with varying amounts of moisture. In the West Ridge Lake Estates neighborhood, borings indicate poor soils consisting of sandy silt and clayey/sandy silt. Borings were not performed in Montecito Drive, but it is anticipated that soils similar to the other neighborhoods will be encountered, based on the area soil survey maps.

B. PROPOSED CONDITIONS

Based on age and condition of the existing bituminous asphalt surfaces throughout the project areas, complete replacement of the street section is warranted. The proposed street reconstruction will provide benefits, such as, reduced maintenance costs, improved pavement section to match today's standard and performance, improved subsurface drainage system where needed and improved aesthetics. Proposed street improvements include full depth reconstruction for the following proposed streets:

Proposed street improvements for Park Ridge Drive include reconstruction of the bituminous asphalt surface to a 4-inch asphalt bituminous surface, 8-inch reclaimed aggregate base (see Appendix A, Figure A1 – Area A). Some subgrade excavation and a 1-foot sand section is expected near the intersection of Hauer Trail. Subsurface drain tile will be installed under sand subgrade section to drain the subgrade. The existing curb and gutter will be replaced (spot repairs) where significant cracks, settlement and ponding of water occurs. The roadway will remain 37-foot wide from back of curb to back of curb. Pedestrian curb ramps in the project area will be replaced to meet ADA compliance.

Proposed street improvements for Sarazin Street include reconstruction of the bituminous asphalt surface to a 5-inch asphalt bituminous surface and 10-inch reclaimed aggregate base to match the existing section. Sarazin Street is a designated State Aid roadway and requires an increased pavement section design due to higher traffic volumes and accommodation of heavier vehicles. The roadway will remain 45-foot wide from back of curb to back of curb (see Appendix

A, Figure A1 – Area B). Minimal curb and gutter replacement (spot repairs) will be performed as necessary for broken or settled panels. Full-depth reclamation of the existing trail that runs along the east side of Sarazin Street is also proposed and pedestrian curb ramps in the project area will be replaced to meet ADA compliance.

Proposed street improvements for the Dominion Hills 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 A, Figure A2 – Area C). 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.

Proposed street improvements for the Westridge Bay 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 A, Figure A3 – Area D). Subsurface drain tile will be installed under the roadway to drain the sand subgrade section.

Proposed street improvements for the Montecito Drive 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 establish turf to match existing conditions (see Appendix A, Figure A3 – Area E). Subsurface drain tile will be installed under the roadway to drain the sand subgrade section.

No street improvements are recommended for Stagecoach Road at this time. It is proposed to reprogram the reconstruction of Stagecoach Road within the next few years. Recently, an adjacent land owner and developer has approached the City for potential redevelopment of a 56-acre site adjacent to Stagecoach Road. The proposed site would need a roadway connection to Stagecoach Road, creating the need to realign the median portion of Stagecoach Road near the intersection of County Road 101. A traffic study is currently underway. In addition, the City's Park Master Plan has identified a future regional bituminous trail along Stagecoach Road. Delaying the reconstruction of Stagecoach Road would allow staff time to better coordinate the realignment of the roadway, plan for construction of the regional trail and minimize the amount of temporary throw-away construction work. Stagecoach Road will require some reasonable maintenance and patching in order to extend the life of the roadway.

It should be noted that detailed property surveys will not be performed, and when constructing the new driveways, the replacement generally matches existing driveway locations and widths. It is not the intent under this project to verify or fix driveway-property line issues, which sometime exist. Rather, the construction under this project generally occurs within city right-of-way.

Other improvements include the reconstruction of the ends of driveways, replacement of landscaping elements and repairing irrigation systems that are impacted. Disturbed boulevard areas along Sarazin Street, Dominion Hills and Westridge Lake Estates will be restored with a compost-topsoil blend, seed and hydro-mulch. Sod will be used for turf restoration along Park Ridge Drive and Montecito Drive.

The total estimated project cost for the proposed street improvements is \$2,619,000.

3. STREET LIGHTING SYSTEM

A. EXISTING CONDITIONS

The street reconstruction program has historically included the replacement of street lights located inside or immediately adjacent to the project area. All street lights throughout the project areas have been evaluated for existing condition and potential replacement.

Park Ridge Drive has two (2) cobra-head type fixtures with LED lights located on multi-use type wood poles with overhead utilities. One is located just before the cul-de-sac bulb and the other at the intersection of Hauer Trail.

Along Sarazin Street, there are 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 neighborhood, there are fourteen (14) free-standing fiberglass street light poles with lantern type fixtures, LED bulbs and underground service located at intersections, cul-de-sacs and spaced evenly throughout the neighborhood.

The West Ridge Lake Estates neighborhood has six (6) free-standing fiberglass street light poles with lantern type fixtures, LED bulbs and underground power service located at intersections, cul-de-sacs and spaced evenly throughout the neighborhood. In addition, there are two (2) cobra-head type fixtures with LED lights and underground service located on multi-use type wood poles with overhead utilities located at the intersections with County Road 14.

Montecito Drive has two (2) cobra-head type fixtures with LED lights located on multi-use type wood poles with overhead utilities. Both are located at the intersections with the CSAH16 frontage road.

The only lighting along Stagecoach Road is at the intersection of County Road 101, with cobra-head type fixtures mounted on top of each traffic signal.

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 \$10,000.

4. STORM DRAINAGE AND TREATMENT SYSTEM

A. EXISTING CONDITIONS

The storm drainage system in Park Ridge Drive is located within the Lower Minnesota River Watershed District. The existing storm drainage system in the project area consists of concrete curb and gutter, storm sewer catch basins and reinforced concrete pipe. The surface water within the project area is collected in the storm sewer network that is directed into the Upper Valley Drainage Ditch and ultimately flows to the Minnesota River. This storm sewer system was installed in 1979.

The existing storm drainage system in the Sarazin Street project area consists of concrete curb and gutter, several catch basins and a reinforced concrete pipe network that drains into detention ponds in the surrounding neighborhood area. This storm sewer system was installed in 1999.

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.

The existing storm drainage system in the Westridge Lake Estates project area consists of ditches along both sides of the roadway, concrete pipe under the roadway and corrugated metal culverts under driveways, passing stormwater overland towards Lake O'Dowd on the north side of Vista Ridge Lane and wetlands adjacent to the development on the south side of the roadway.

The existing storm drainage system in the Montecito Drive project area consists of overland flow, sheeting along the edge of the roadway, as well as ditch along the north side of Eagle Creek Blvd that eventually drains over land and ultimately to Dean Lake.

The existing storm drainage system in the Stagecoach project area consists of a ditch along both sides of the roadway, concrete pipes under the roadway and corrugated metal pipes under driveways, flowing overland and ultimately discharging stormwater into the Minnesota River.

B. PROPOSED DRAINAGE IMPROVEMENTS

Storm drainage improvements will be made to the existing system of Park Ridge Drive, with the installation of new storm sewer catch basins near the intersection of Hauer Drive (see Appendix A, Figure A1 – Area A). The improvement of the drainage system through installation of additional storm sewer catch basins and a sump manhole will help maximize storm water intake capacity and provide some treatment to the water before discharge to the Upper Valley Drainage Ditch.

No storm drainage improvements are needed or proposed for Sarazin Street, the Dominion Hills project area and the Westridge Lake Estates project area, other than minor repairs.

No significant storm drainage improvements are proposed for Montecito Drive. With final design, staff will evaluate the potential addition of a modified bituminous curb along the edge of the roadway to collect and convey stormwater.

Storm drainage improvements to Stagecoach Road are proposed to be delayed and evaluated with the future roadway project.

The total estimated project cost for the proposed storm sewer improvements is \$159,000.

5. SANITARY SEWER SYSTEM

A. EXISTING CONDITIONS

The existing sanitary sewer collection system within the Park Ridge Drive project area consists of 8-inch diameter polyvinyl chloride pipe (PVC) sewer main (see Appendix A, Figure A1 – Area A). The sanitary sewer main under Park Ridge Drive was constructed in 1979.

There is no existing sanitary sewer main in the Sarazin Street project area. All adjacent properties have sanitary sewer service available from different street frontages.

A lateral sanitary sewer system has not been extended to the Dominion Hills, Westridge Lake Estates and Montecito Drive project areas. Within the project area, residents are responsible for maintaining a private septic system.

The existing sanitary sewer collection system within the Stagecoach Road project area consists of a 3-inch sanitary sewer force main with individual grinder pumps for each adjacent property. The sanitary sewer force main system was constructed in 2014.

B. PROPOSED SANITARY SEWER IMPROVEMENTS

Sanitary sewer main in Park Ridge Drive was recently video televised and found the sanitary sewer main is in good condition. No upgrades are planned for Park Ridge Drive with this project.

Sewer could be extended to the Dominion Hills area from the east once that land is developed, which is expected to occur in five or more years. No upgrades are planned for the Dominion Hills project area as part of this project. It is expected that residents in the project area will remain on private septic system for the next 25 plus years.

Sanitary sewer trunk systems are not available anywhere near the Westridge Lake Estates development. No upgrades are planned for this project area. It is expected that residents will remain on private septic system for the next 25 plus years.

No development is occurring in the area of the Montecito Drive project area. There are no plans for a sanitary sewer system to be extended to Montecito Drive in the near future. It is expected that residents in the project areas will remain on private septic system for the next 25 plus years.

The current sanitary sewer system along Stagecoach Road is adequate and is in good condition. It should be noted that there is a small portion of the force main that is shallow and will require additional insulation cover to prevent the sewer main from freezing with the future roadway project.

Several manholes along Park Ridge and Sarazin Street will require adjustment to the final bituminous surface and will received external ring seals with the project.

The total estimated project cost for the proposed sanitary sewer improvements is \$5,750.

6. WATER SYSTEM

A. EXISTING CONDITIONS

The existing water main system in the Park Ridge Drive project area is 6-inch diameter ductile iron pipe (see Appendix A, Figure A1 – Area A). The water main in this area was constructed in 1979.

The existing water main system in the Sarazin Street project area is 12-inch ductile iron pipe between St. Francis Avenue and Valley View Road (see Appendix A, Figure A1 – Area B). The water main in this area was constructed in 1999.

A lateral water system has not been extended to the Dominion Hills area of the project area. Within the project area, residents are responsible for their private well system.

The existing water main system in the Westridge Lakes Estates neighborhood is a private system underneath the roadways. The water main system consists of 8-inch ductile iron pipes (see Appendix A, Figure A-3 – Area D). The water main in this area was constructed in 1993. The homeowners' association owns and maintains the private water main system.

A trunk water main system exists along the north side of CSAH16. Water main has not been extended to the Montecito Drive project area. Within the project area, residents are currently responsible for their private well system.

The existing water main system in the Stagecoach Road project area is 12-inch ductile iron pipe. The water main under Stagecoach Road was constructed in 1981.

B. PROPOSED WATER MAIN IMPROVEMENTS

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

The water main system in the Park Ridge Drive project area is in good condition and no improvements are proposed.

The water main system in Sarazin Street is in good condition and no improvements are proposed.

Water main could be extended to the Dominion Hills area from the east once that land is developed, which is expected to occur in five or more years. No upgrades are planned for the Dominion Hills project area as part of this project. It is

expected that residents in the project area will remain on private wells for the next 25 plus years.

The current water system In the Westridge Lake Estates neighborhood is expected to be in good condition. However, the City is coordinating with the Homeowners Association in the Westridge Lake Estates project area for any potential upgrades or repairs to their private water main system prior to the start of the roadway project.

The extension of watermain to the Montecito neighborhood is not proposed at this time due to the lack of sanitary sewer in the area. It is expected that residents will remain on private wells for the next 25 plus years.

The water main system in, and along Stagecoach Road is in good condition and no improvements are proposed.

Several gate valves in Park Ridge Drive, Sarazin Street and Westridge Lake Estates will require adjustment to the final grade of the bituminous asphalt surface.

The total estimated project cost for the proposed water main improvements is \$5,750. Any cost pertaining to water main improvements in the Westridge Lake Estates area would be borne by those residents.

7. RIGHT-OF-WAY AND EASEMENTS

All public infrastructure owned, maintained and operated by the City throughout the Sarazin Street, Dominion Hills, Westridge Lake Estates and Montecito Drive project areas is located within City right-of-way or easements. No additional easements for any existing or proposed improvements located within the roadway will be needed.

A portion of the Park Ridge Drive cul-de-sac appears to be constructed outside of platted right-of-way (See Figure 2). Staff will be working with the city attorney to perform a title search to ensure that proper right-of-way or easements exist. If additional roadway easements are needed, city staff will work with the attorney and the adjacent residents to secure the proper roadway easement. The potential cost of purchasing these roadway easements would fall within the contingency budget requested with the approval of this project.

Park Ridge Drive Right of Way - Figure 2



8. SPECIAL ASSESSMENTS – STREET IMPROVEMENTS

In accordance with the City's Special Assessment Policy, 30 percent of the project costs for the street improvements and street lighting are proposed to be assessed. The remaining 70 percent of the project cost for the proposed street improvements and street lighting will be funded by the Capital Improvement Fund. All other utility improvements are proposed to be funded out of their respective utility fund and are not assessed. Any cost pertaining to water main improvements in the Westridge Lake Estates area would be borne by those residents.

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.

Sarazin Street is proposed to be assessed on a front footage basis. An assessment rate (cost per front foot) is calculated by dividing 30 percent (per assessment policy) of the total cost of assessable street improvements by the total front footage of assessable lots benefitting from the improvement (see Figure 3, Assessment Maps).

Total Assessable Street Improvements = \$158,960

30% of Assessable Street Improvements = \$47,688

Total Front Footage = 1,348 feet

Cost per Front Foot = \$35.38 / foot

Note: Sarazin Street is a State Aid collector street and will be assessed to the equivalent local street cost (per assessment policy). All street oversizing costs associated with collector streets will not be assessed, including the bituminous trail. Sarazin Street is proposed to be reconstructed 45 feet wide, where the local street equivalent would be 37 feet wide. It should also be noted that the frontage along the east side of Sarazin Street exists as rear lot frontage and will not be assessed to those properties. The Capital Improvement Fund will fund that portion accordingly.

For all of the other project areas, it is 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 Figures 2, 4, 5 and 6, Assessment Maps). 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.

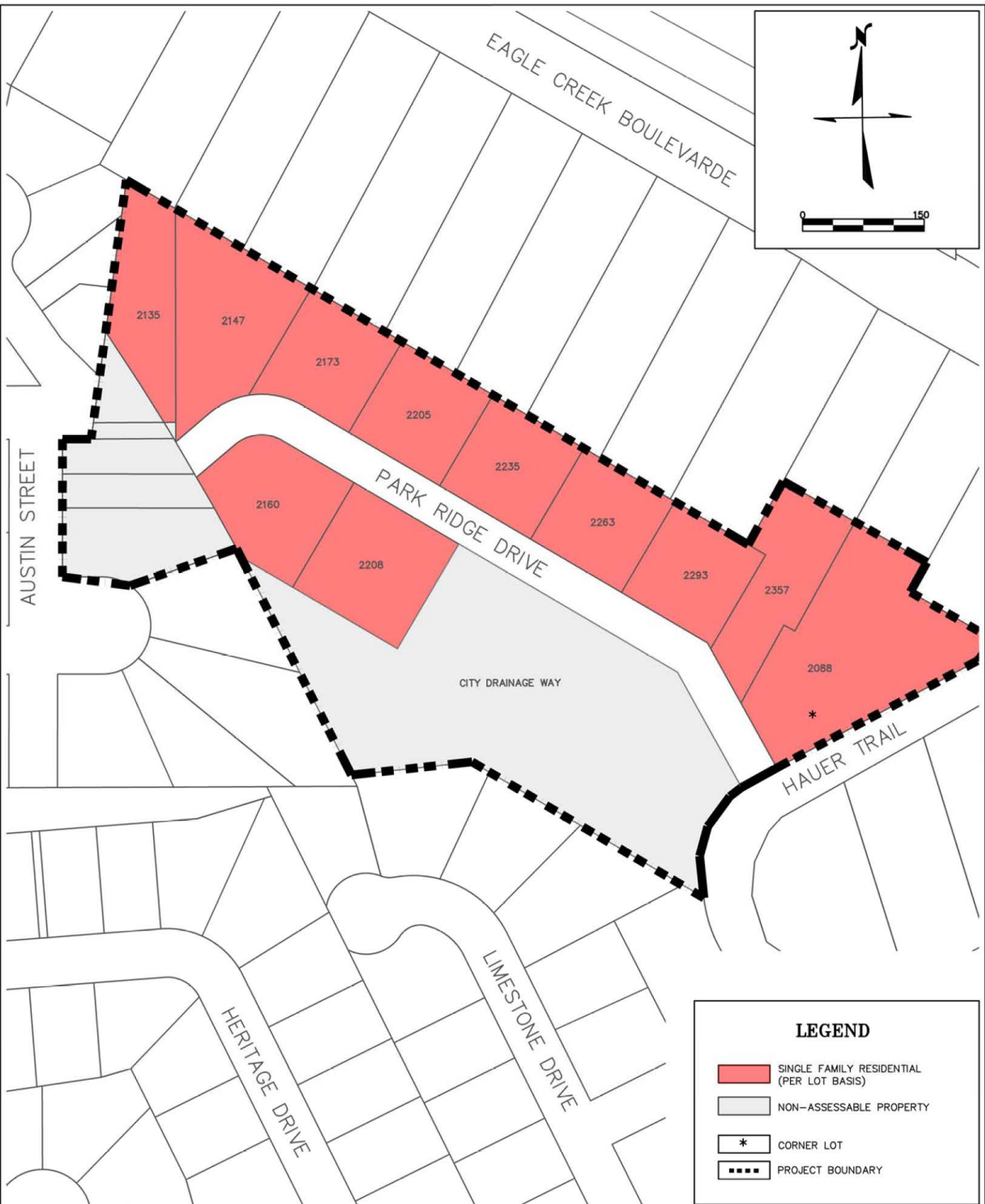
The estimated per lot basis assessment rates for each of the four areas within the project area are as follows:

Park Ridge Drive	\$ 4,410.00 per lot
Dominion Hills	\$10,855.00 per lot
Westridge Lake Estates	\$ 5,030.00 per lot
Montecito Drive	\$ 4,375.50 per lot

Note: There is a city owned lot adjacent to Park Ridge Drive that serves as a portion of the Upper Valley Drainage Ditch. Half of the roadway adjacent to this city lot is proposed to be paid entirely by the Capital Improvement Fund and will not be included in the total assessable street cost. Also, there are two outlots owned by the home owners' association of Westridge Lake Estates that have substantial frontage along the roadway. An equivalent per lot basis is proposed to be assessed based on the front footage of the lots compared to average lots in the same neighborhood.

A special benefit appraisal report dated June 14, 2019 was completed for the Wood Duck Trail Improvements constructed in summer 2019, which has similar size lots and house types to those of the Dominion Hills area. The evaluation estimated an enhanced value per assessable unit/lot should range from \$11,000 to \$12,000. The proposed assessments for the Dominion Hills area as part of this project are expected to fall below this range, therefore, an assessment cap is not expected to be needed.

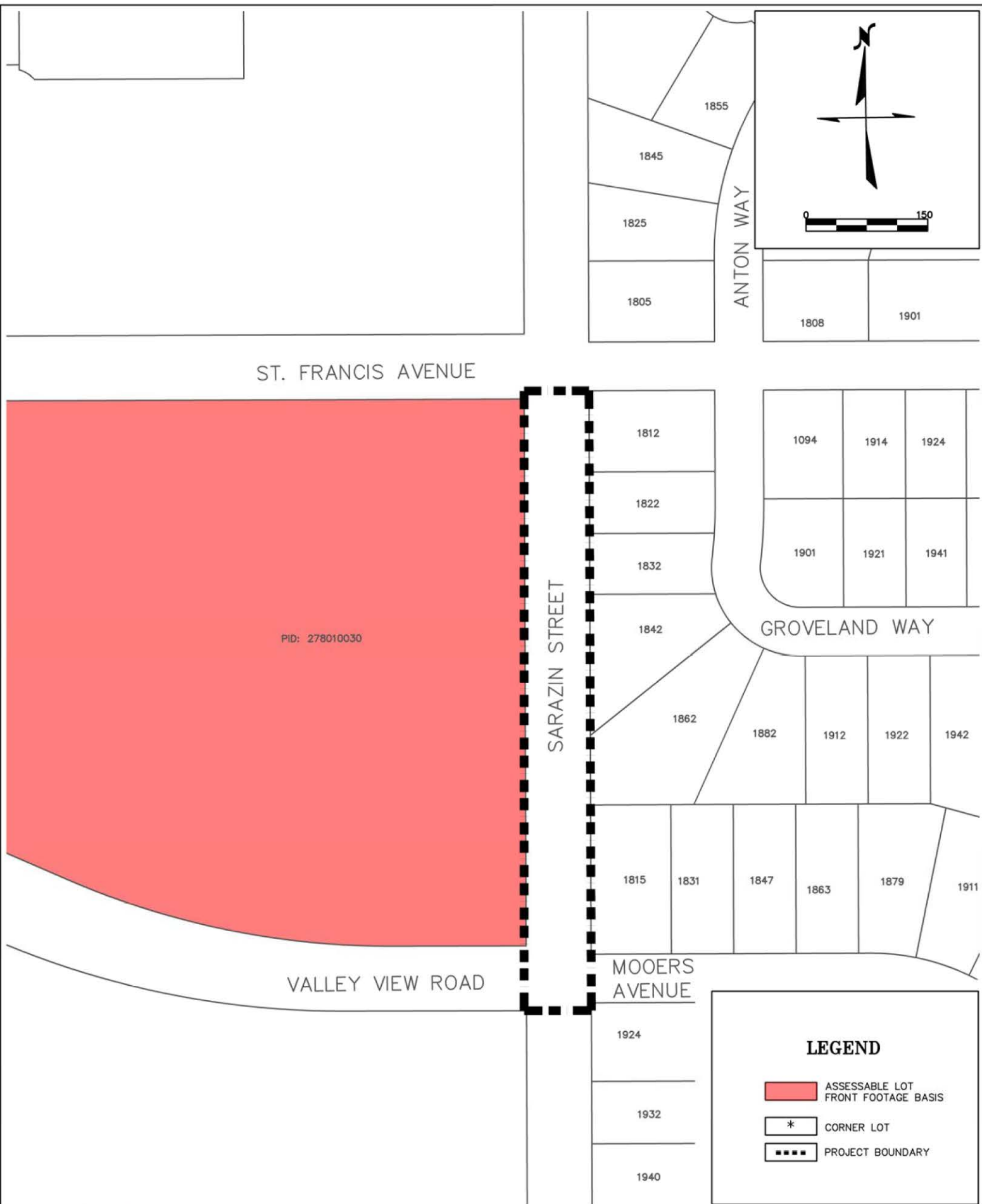
A preliminary assessment roll is included in Appendix B, showing the preliminary assessment amounts. Actual assessments will be calculated and based on the final project costs and apportionments, or based on the maximum benefit appraisal value, as determined by City Council at the final assessment public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



**2020 FULL-DEPTH PAVEMENT RECONSTRUCTION
ASSESSMENT MAP
AREA A**

DATE:	JAN 2020
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

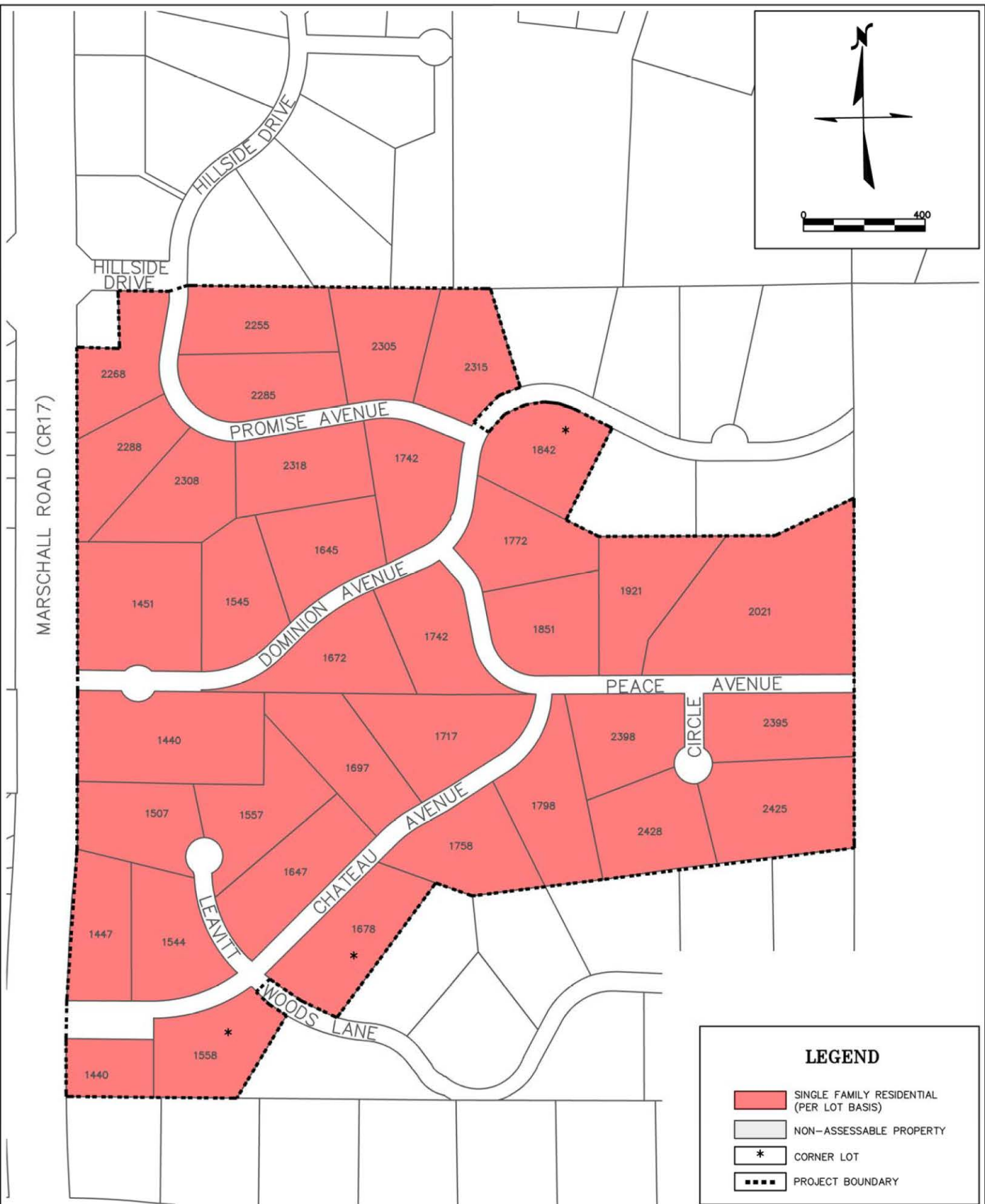
FIGURE:
3



**2020 FULL-DEPTH PAVEMENT RECONSTRUCTION
ASSESSMENT MAP
AREA B**

DATE:	JAN 2020
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

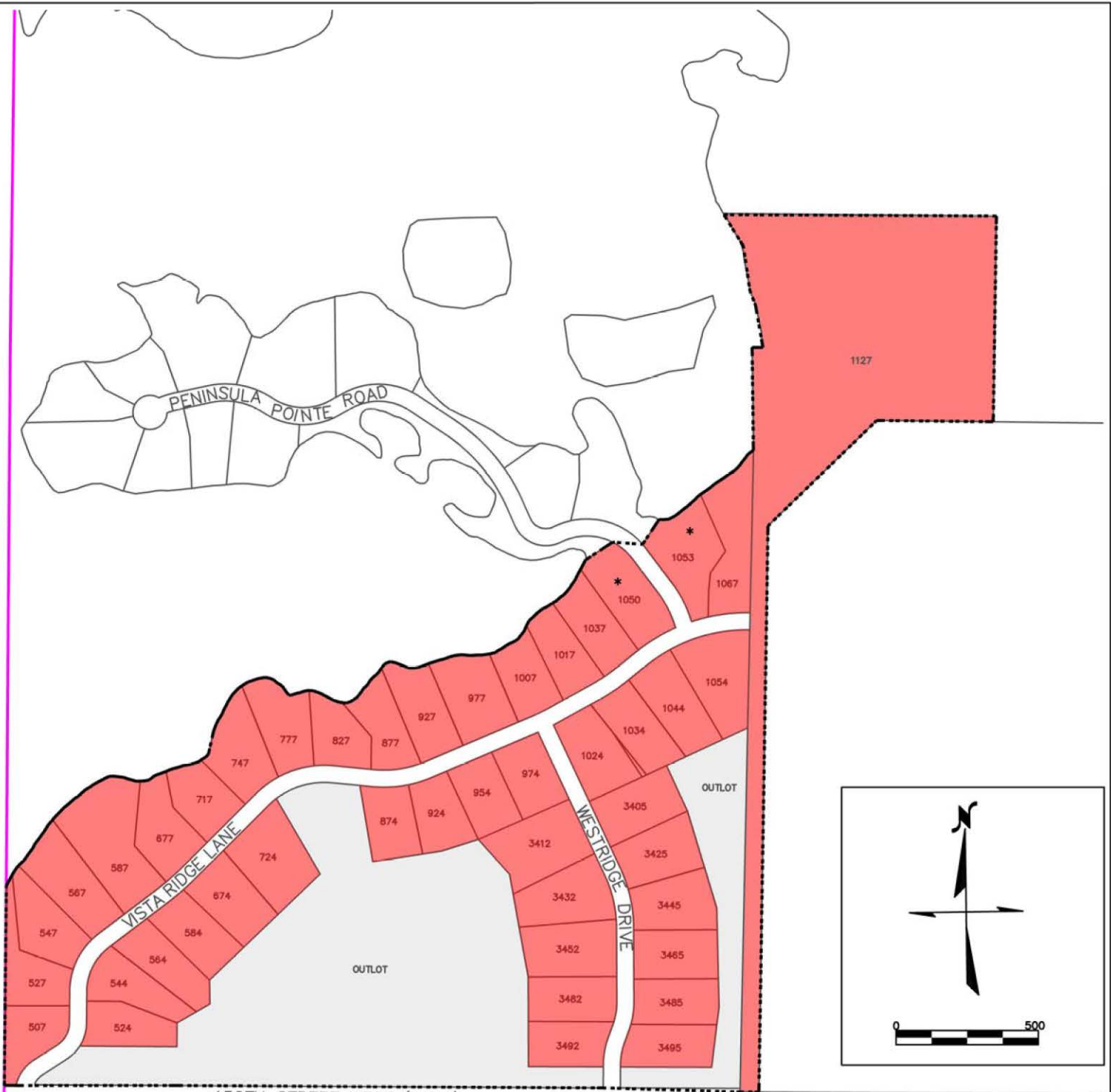
FIGURE:
4



**2020 FULL-DEPTH PAVEMENT RECONSTRUCTION
ASSESSMENT MAP
AREA C**

DATE:	JAN 2020
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
5



150TH STREET WEST (CR14)

LEGEND

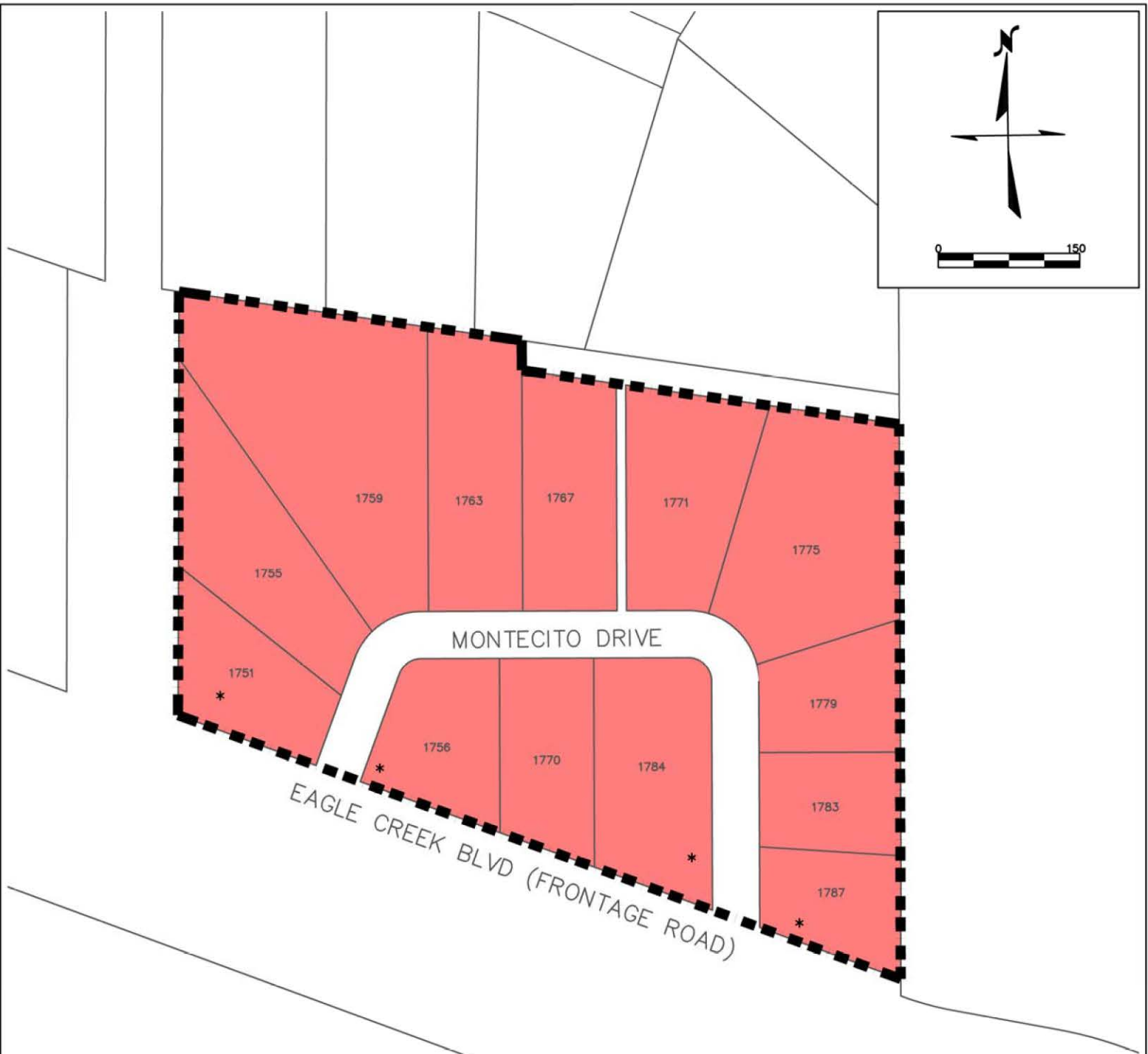
- SINGLE FAMILY RESIDENTIAL (PER LOT BASIS)
- ASSESSABLE HOA OUTLOT
- * CORNER LOT
- PROJECT BOUNDARY



2020 FULL-DEPTH PAVEMENT RECONSTRUCTION ASSESSMENT MAP AREA D

DATE: JAN 2020
DRAWN BY: AIE
SHAKOPEE ENGINEERING DEPARTMENT

FIGURE:
6



LEGEND

- SINGLE FAMILY RESIDENTIAL (PER LOT BASIS)
- NON-ASSESSABLE PROPERTY
- * CORNER LOT
- PROJECT BOUNDARY



**2020 FULL-DEPTH PAVEMENT RECONSTRUCTION
ASSESSMENT MAP
AREA E**

DATE:	JAN 2020
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
7

9. ESTIMATED COSTS & FUNDING

The total estimated cost of the proposed project is \$2,799,500. 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 2019 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
2020 Full-Depth Pavement Reconstruction Project CIF-20-004

	Streets (inc. street lighting)	Storm Sewer	Sanitary Sewer	Water Main	Estimated Total
Estimated Expenditures					
Estimated Construction Cost Street & Utility	\$2,300,000	\$140,000	\$5,000	\$5,000	\$2,450,000
Contingencies (~8%)	\$184,000	\$11,000	\$400	\$400	\$195,800
Administration, Engineering, Legal (~6%)	\$145,000	\$8,000	\$350	\$350	\$153,700
Total Estimated Project Costs (Feasibility)	\$2,629,000	\$159,000	\$5,750	\$5,750	\$2,799,500
Estimated Revenue					
Special Assessments	\$729,200				\$729,200
Capital Improvements Fund	\$1,899,800				\$1,899,800
Storm Sewer Fund		\$159,000			\$159,000
Sanitary Sewer Fund			\$5,750		\$5,750
Shakopee Public Utilities				\$5,750	\$5,750
Total Estimated Revenue (Feasibility)	\$2,629,000	\$159,000	\$5,750	\$5,750	\$2,799,500

10. PROJECT SCHEDULE

Table 2 outlines the preliminary project schedule.

Table 2. Project Schedule

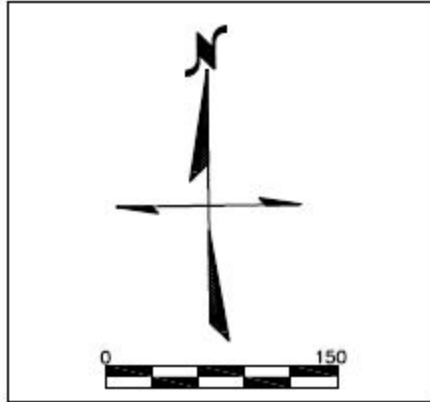
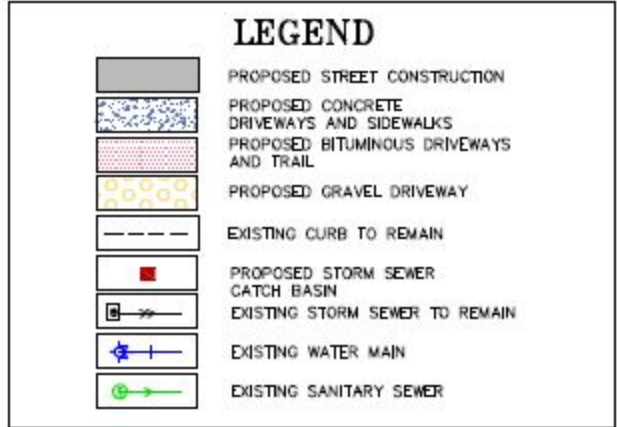
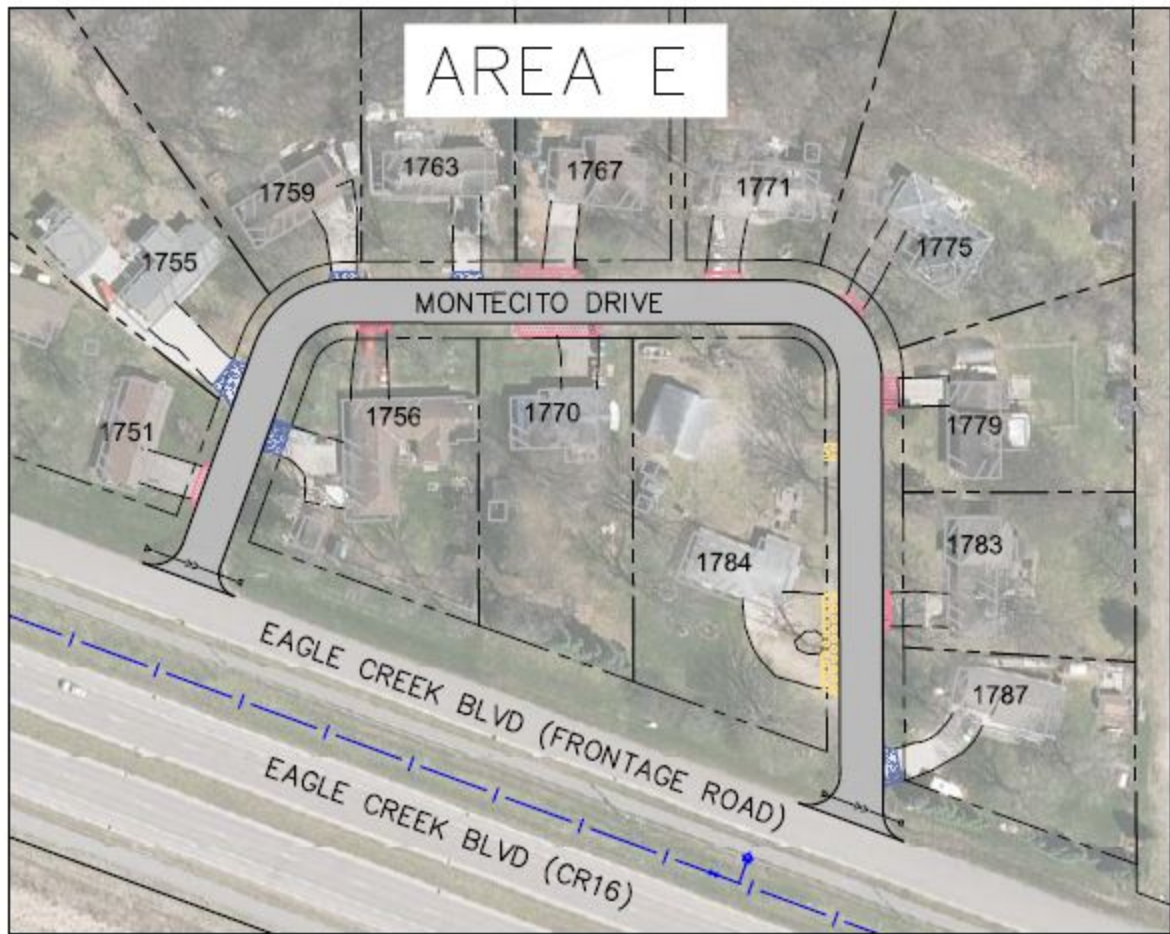
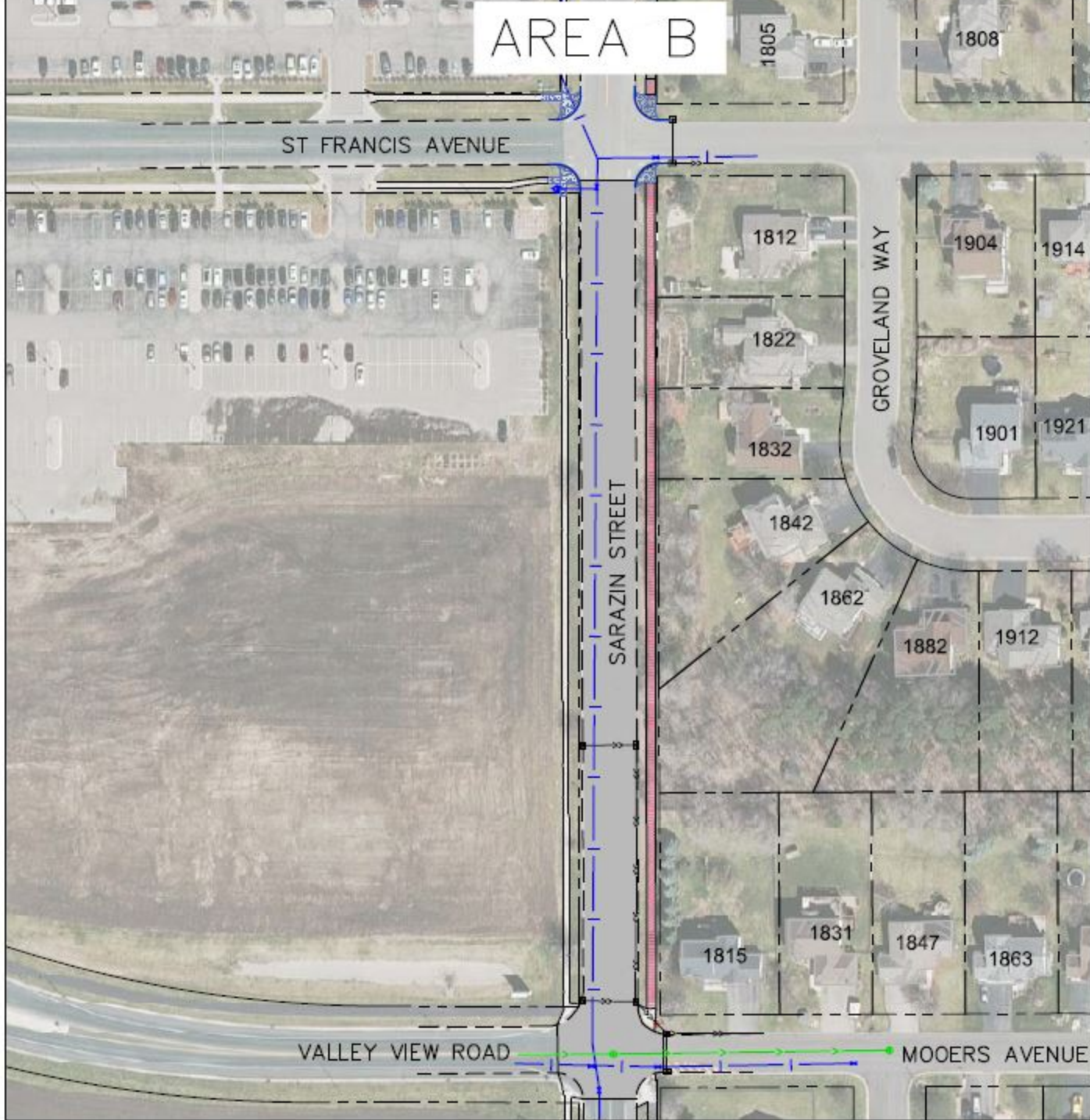
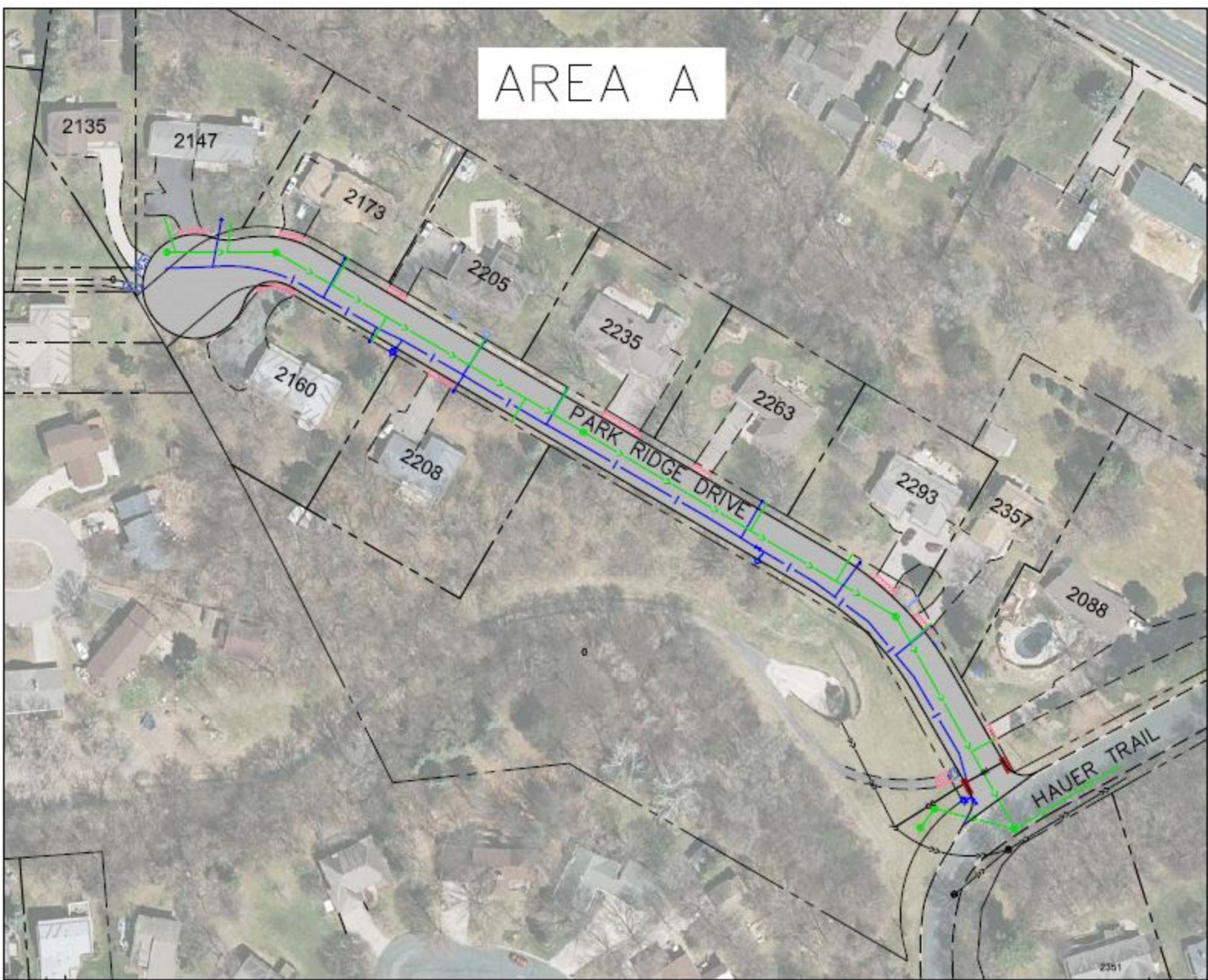
Action	Target Date
City Council Receives Feasibility Report, Calls for Public Hearing	January 21, 2020
Resident Information Meeting	January 27, 2020
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	February 4, 2020
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	February 18, 2020
City Receives and Opens Project Bids	March 26, 2020
City Council Considers Award of Contract	April 7, 2020
Start Project Construction	May 2020
Construction Substantially Complete	September 2020
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2020
Hold Assessment Public Hearing	November 2020

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

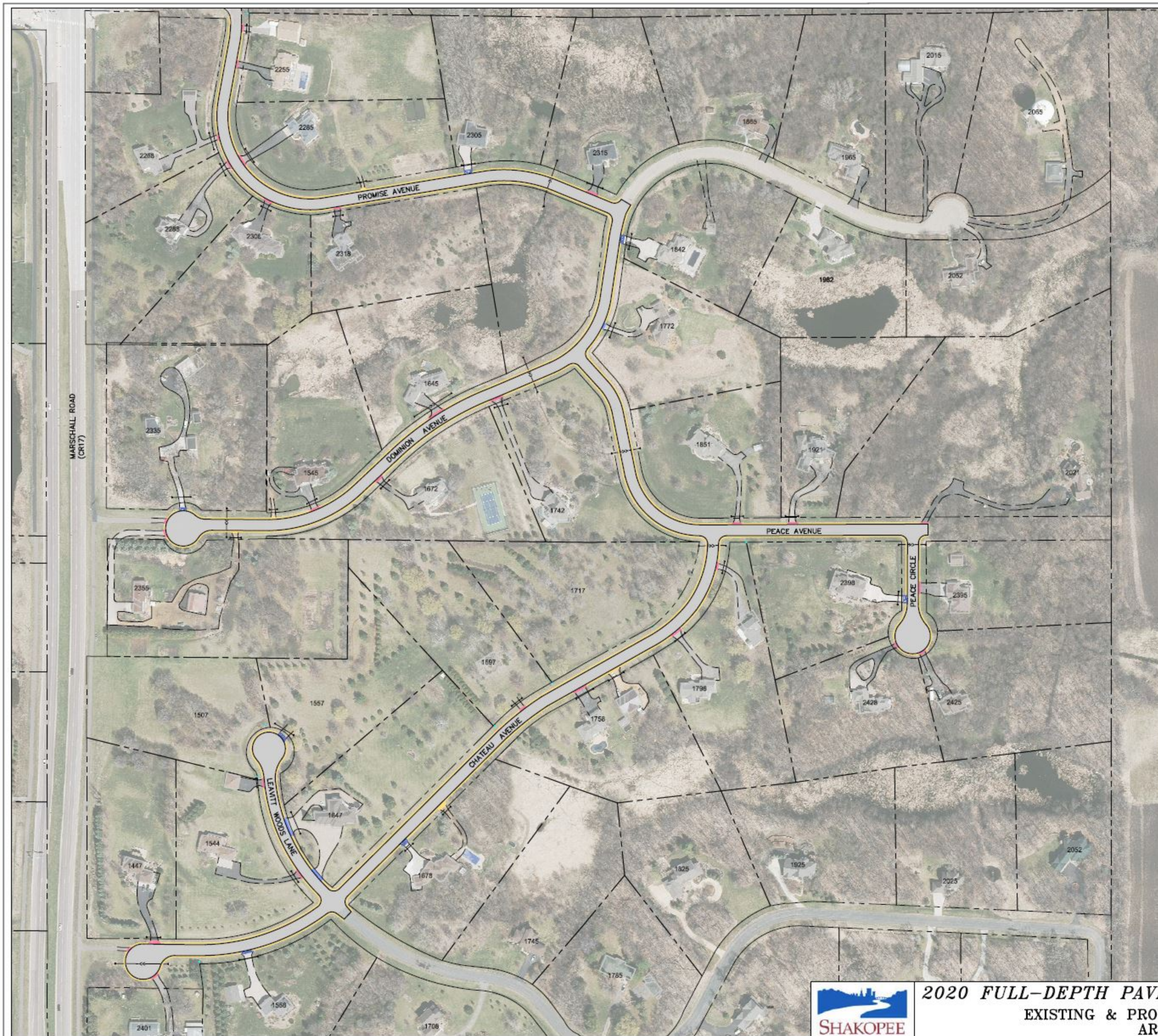
Existing and Proposed Conditions Figure



2020 FULL-DEPTH PAVEMENT RECONSTRUCTION
EXISTING & PROPOSED CONDITIONS
AREA A, AREA B, AND AREA E

DATE: JAN 2020
 DRAWN BY: AIE
 SHAKOPEE ENGINEERING DEPARTMENT

FIGURE:
A.1



- LEGEND**
- PROPOSED STREET CONSTRUCTION
 - PROPOSED CONCRETE DRIVEWAYS AND SIDEWALKS
 - PROPOSED BITUMINOUS DRIVEWAYS AND TRAIL
 - PROPOSED GRAVEL DRIVEWAY
 - EXISTING STORM SEWER CULVERTS



2020 FULL-DEPTH PAVEMENT RECONSTRUCTION
EXISTING & PROPOSED CONDITIONS
AREA C

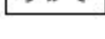
DATE: JAN 2020
DRAWN BY: AIE
SHAKOPEE ENGINEERING DEPARTMENT

FIGURE:
A.2



150TH STREET WEST (CR14)

LEGEND

-  PROPOSED CONCRETE DRIVEWAYS
-  PROPOSED BITUMINOUS DRIVEWAYS
-  PROPOSED GRAVEL SHOULDER OR DRIVEWAY
-  PROPOSED STREET CONSTRUCTION
-  EXISTING WATER MAIN
-  EXISTING STORM SEWER CULVERTS



2020 FULL-DEPTH PAVEMENT RECONSTRUCTION EXISTING & PROPOSED CONDITIONS AREA D

DATE: JAN 2020
DRAWN BY: AIE
SHAKOPEE ENGINEERING DEPARTMENT

FIGURE:
A.3

APPENDIX B

Preliminary Assessment Roll

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA A	STREET ASSESSMENT
270460010	ENGLER JOHN J & NANCY A 2147 PARK RIDGE DR SHAKOPEE, MN 55379	2147 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName HAUER'S 1ST ADDN Lot 001 Block 001 SubdivisionCd 27046	1	\$ 4,410.00
270460020	KUZMICH ANDREY N 2173 PARK RIDGE DR SHAKOPEE, MN 55379	2173 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName HAUER'S 1ST ADDN Lot 002 Block 001 SubdivisionCd 27046	1	\$ 4,410.00
270460030	RYLANCE MICHAEL A 2205 PARK RIDGE DR SHAKOPEE, MN 55379	2205 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName HAUER'S 1ST ADDN Lot 003 Block 001 SubdivisionCd 27046	1	\$ 4,410.00
270460040	BROWN MICHAEL J & JEAN N 2235 PARK RIDGE DR SHAKOPEE, MN 55379	2235 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName HAUER'S 1ST ADDN Lot 004 Block 001 SubdivisionCd 27046	1	\$ 4,410.00
270460050	TITUS JOHN S 5331 FROST POINT CIR SE PRIOR LAKE, MN 55372	2293 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName HAUER'S 1ST ADDN Lot 005 Block 001 SubdivisionCd 27046	1	\$ 4,410.00
270460060	OLSON SANDRA ANN 2160 PARK RIDGE DR SHAKOPEE, MN 55379	2160 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName HAUER'S 1ST ADDN Lot 001 Block 002 SubdivisionCd 27046	1	\$ 4,410.00
270460070	STEINMETZ SCOTT B & TAMMIE L 2208 PARK RIDGE DR SHAKOPEE, MN 55379	2208 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName HAUER'S 1ST ADDN Lot 002 Block 002 SubdivisionCd 27046	1	\$ 4,410.00
271190100	JACKELN ROBERT J & ROXANNE 2135 PARK RIDGE DR SHAKOPEE, MN 55379	2135 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName DELLA'S 1ST ADDN Lot 010 Block 001 SubdivisionCd 27119	1	\$ 4,410.00
272290040	SPONSLER CLIFFORD GENE JR 2088 HAUER TRL SHAKOPEE, MN 55379	2088 HAUER TRL Shakopee, MN 55379	SubdivisionName HAUER'S 5TH ADDN Lot 004 Block 001 SubdivisionCd 27229	0.5	\$ 2,205.00
272290010	WALETZKO EMALYN ANNE 2357 PARK RIDGE DR SHAKOPEE, MN 55379	2357 PARK RIDGE DR Shakopee, MN 55379	SubdivisionName HAUER'S 5TH ADDN Lot 001 Block 001 SubdivisionCd 27229	1	\$ 4,410.00
279080230	ROACH JOAN C & MARGARET E 2263 PARK RIDGE DR SHAKOPEE, MN 55379	2263 PARK RIDGE DR Shakopee, MN 55379	Section 08 Township 115 Range 022	1	\$ 4,410.00

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	FRONT FOOTAGE BASIS AREA B	STREET ASSESSMENT
278010030	ST FRANCIS REGIONAL MED CTR 550 HERITAGE DR STE 200 JUPITER, FL 33458		Block 00A Lot O-L SubdivisionCd 27194 SubdivisionName ST FRANCIS MEDICAL CAMPUS	674	\$ 23,846.00
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA C	STREET ASSESSMENT
271900010	JAMES E DERHAAG REVOCABLE TRUST 2255 PROMISE AVE SHAKOPEE, MN 55379	2255 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 001 Block 001 SubdivisionCd 27190	1	\$ 10,855.00
271900020	KICKERT STEVEN J & TERESA A 2285 PROMISE AVE SHAKOPEE, MN 55379	2285 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 002 Block 001 SubdivisionCd 27190	1	\$ 10,855.00
271900030	HUSAIN SYED A 2305 PROMISE AVE SHAKOPEE, MN 55379	2305 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 003 Block 001 SubdivisionCd 27190	1	\$ 10,855.00
271900040	HOFFMAN DARYL J & SUSAN C 2315 PROMISE AVE SHAKOPEE, MN 55379	2315 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 004 Block 001 SubdivisionCd 27190	1	\$ 10,855.00
271900050	HOULE KATHLEEN R 2268 PROMISE AVE SHAKOPEE, MN 55379	2268 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 001 Block 002 SubdivisionCd 27190	1	\$ 10,855.00
271900060	FRAGUADA LUIS H & VILMA E 25845 N ARROWHEAD DR MUNDELEIN, IL 60060	2288 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 002 Block 002 SubdivisionCd 27190	1	\$ 10,855.00
271900070	MILLER JEFFREY J & SANDRA S 2308 PROMISE AVE SHAKOPEE, MN 55379	2308 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 003 Block 002 SubdivisionCd 27190	1	\$ 10,855.00
271900080	OLSON JAY P & COLLEEN M 2318 PROMISE AVE SHAKOPEE, MN 55379	2318 PROMISE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS Lot 004 Block 002 SubdivisionCd 27190	1	\$ 10,855.00
272910010	GENE E STOBBS REVOCABLE TRUST 1545 DOMINION AVE SHAKOPEE, MN 55379	1545 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 001 Block 001 SubdivisionCd 27291	1	\$ 10,855.00
272910020	DUROCHE MICHAEL O & DEBORAH 1645 DOMINION AVE SHAKOPEE, MN 55379	1645 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 002 Block 001 SubdivisionCd 27291	1	\$ 10,855.00

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA C	STREET ASSESSMENT
272910030	LICKFOLD DANIEL A 1672 DOMINION AVE SHAKOPEE, MN 55379	1672 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 001 Block 002 SubdivisionCd 27291	1	\$ 10,855.00
272910040	FORSBERG JOEL 1742 DOMINION AVE SHAKOPEE, MN 55379	1742 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 002 Block 002 SubdivisionCd 27291	1	\$ 10,855.00
272910090	BROWN JAMES T 1842 DOMINION AVE SHAKOPEE, MN 55379	1842 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 001 Block 004 SubdivisionCd 27291	0.5	\$ 5,427.50
272910150	NICKELL KEN & JEANETTE 1772 DOMINION AVE SHAKOPEE, MN 55379	1772 DOMINION AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 007 Block 004 SubdivisionCd 27291	1	\$ 10,855.00
279190151	GOON DONALD W 1451 DOMINION AVE SHAKOPEE, MN 55379	1451 DOMINION AVE Shakopee, MN 55379	Section 19 Township 115 Range 022	1	\$ 10,855.00
279190061	LUREEN WALLACE W & ALICE 1440 DOMINION AVE SHAKOPEE, MN 55379	1440 DOMINION AVE Shakopee, MN 55379	Section 19 Township 115 Range 022	1	\$ 10,855.00
271900090	FORSBERG JOEL 1742 DOMINION AVE SHAKOPEE, MN 55379		SubdivisionName DOMINION HILLS Lot 005 Block 002 SubdivisionCd 27190	1	\$ 10,855.00
272000130	HESTNESS TIMOTHY A & MARY J 2398 PEACE CIR SHAKOPEE, MN 55379	2398 PEACE CIR Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 004 Block 003 SubdivisionCd 27200	1	\$ 10,855.00
272000140	SPENCER DOUGLAS J 2428 PEACE CIR SHAKOPEE, MN 55379	2428 PEACE CIR Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 005 Block 003 SubdivisionCd 27200	1	\$ 10,855.00
272000150	NILSEN SCOTT A 2425 PEACE CIR SHAKOPEE, MN 55379	2425 PEACE CIR Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 006 Block 003 SubdivisionCd 27200	1	\$ 10,855.00
272000160	WIRTH BLANE H & JANET M 2395 PEACE CIR SHAKOPEE, MN 55379	2395 PEACE CIR Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 007 Block 003 SubdivisionCd 27200	1	\$ 10,855.00
272910120	LEE SARAH L 2021 PEACE AVE SHAKOPEE, MN 55379	2021 PEACE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 004 Block 004 SubdivisionCd 27291	1	\$ 10,855.00
272910130	COLLINS SR JOSEPH J & MOLLY L COLLINS 1921 PEACE AVE SHAKOPEE, MN 55379	1921 PEACE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 005 Block 004 SubdivisionCd 27291	1	\$ 10,855.00
272910140	DEHNE DAVID M & TAMMY R 1851 PEACE AVE SHAKOPEE, MN 55379	1851 PEACE AVE Shakopee, MN 55379	SubdivisionName DOMINION HILLS 2ND ADDN Lot 006 Block 004 SubdivisionCd 27291	1	\$ 10,855.00

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA C	STREET ASSESSMENT
272000010	TRUONG MAI T & HOA T PHAN 1447 CHATEAU AVE SHAKOPEE, MN 55379	1447 CHATEAU AVE Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 001 Block 001 SubdivisionCd 27200	1	\$ 10,855.00
272000060	DALIDA BENJAMIN L & SARA A 2620 KING AVE SHAKOPEE, MN 55379	1697 CHATEAU AVE Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 006 Block 001 SubdivisionCd 27200	1	\$ 10,855.00
272000070	HECKEL JOHN 1863 MOOERS AVE SHAKOPEE, MN 55379	1717 CHATEAU AVE Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 007 Block 001 SubdivisionCd 27200	1	\$ 10,855.00
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 CHATEAU RIDGE ADDN	0.5	\$ 5,427.50
272000100	HOVERSTEN KYLE M 1678 CHATEAU AVE SHAKOPEE, MN 55379	1678 CHATEAU AVE Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 001 Block 003 SubdivisionCd 27200	0.5	\$ 5,427.50
272000110	LAUREL MICHAEL 1758 CHATEAU AVE SHAKOPEE, MN 55379	1758 CHATEAU AVE Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 002 Block 003 SubdivisionCd 27200	1	\$ 10,855.00
272000120	MCDONALD MARK P 1798 CHATEAU AVE SHAKOPEE, MN 55379	1798 CHATEAU AVE Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 003 Block 003 SubdivisionCd 27200	1	\$ 10,855.00
279190070	LOERZEL DANA K & DIANA L 31253 STATE HIGHWAY 13 NEW PRAGUE, MN 56071	1440 CHATEAU AVE SHAKOPEE, MN 55379	Section 19 Township 115 Range 022	1	\$ 10,855.00
272000040	BOULEY REBECCA R 1881 COUNTRYSIDE DR SHAKOPEE, MN 55379	1557 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 004 Block 001 SubdivisionCd 27200	1	\$ 10,855.00
272000050	PETERSON ANDREW DAVID 1647 LEAVITT WOODS LN SHAKOPEE, MN 55379	1647 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 005 Block 001 SubdivisionCd 27200	1	\$ 10,855.00
272000020	FISH ROBIN S & LAURIE L 1544 LEAVITT WOODS LN SHAKOPEE, MN 55379	1544 LEAVITT WOODS LN Shakopee, MN 55379	SubdivisionName CHATEAU RIDGE ADDN Lot 002 Block 001 SubdivisionCd 27200	1	\$ 10,855.00
272000030	SANDERS AARON 1394 WOOD DUCK TR SHAKOPEE, MN 55379	1507 LEAVITT WOODS LN Shakopee, MN 55379	Block 001 Lot 003 SubdivisionCd 27200 SubdivisionName CHATEAU RIDGE ADDN	1	\$ 10,855.00

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA D	STREET ASSESSMENT
274120010	WESTRIDGE BAY CO 211 RIVER RIDGE CIR S STE 106 BURNSVILLE, MN 55337	1050 PENINSULA POINT RD SHAKOPEE, MN 55379	Section 30 Township 115 Range 022	0.5	\$ 2,515.00
271810310	WESTRIDGE BAY CO 211 RIVER RIDGE CIR S STE 106 BURNSVILLE, MN 55337	1064 VISTA RIDGE LN Shakopee, MN 55379	Block 00B Lot O-L SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810300	WESTRIDGE BAY CO 211 RIVER RIDGE CIR S STE 106 BURNSVILLE, MN 55337		Block 00A Lot O-L SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	2	\$ 10,060.00
272130121	STANOCH MARY JO 1053 PENINSULA POINT RD SHAKOPEE, MN 55379	1053 PENINSULA POINT RD Shakopee, MN 55379	Block 003 Lot 002 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	0.5	\$ 2,515.00
271810010	SCHMID DANIEL A & RENEE E 527 VISTA RIDGE LN SHAKOPEE, MN 55379	507 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 001 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810020	SCHMID DANIEL A & RENEE E 527 VISTA RIDGE LN SHAKOPEE, MN 55379	527 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 002 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810030	TURNWALL JAMES D & MARGARET H 547 VISTA RIDGE LN SHAKOPEE, MN 55379	547 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 003 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810040	CREAGER PETER 567 VISTA RIDGE LN SHAKOPEE, MN 55379	567 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 004 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810050	ZACHARIASON CHAD 587 VISTA RIDGE LN SHAKOPEE, MN 55379	587 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 005 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810060	HENG RATTANAK 677 VISTA RIDGE LN SHAKOPEE, MN 55379	677 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 006 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810070	MALONE MIKE 717 VISTA RIDGE LN SHAKOPEE, MN 55379	717 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 007 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810080	BUSCH BRUCE D & KATHY P 747 VISTA RIDGE LN SHAKOPEE, MN 55379	747 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 008 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA D	STREET ASSESSMENT
271810090	O'BRIEN JODEEN J 777 VISTA RIDGE LN SHAKOPEE, MN 55379	777 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 009 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810100	RYAN JOHN F 827 VISTA RIDGE LN SHAKOPEE, MN 55379	827 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 010 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810110	LAMP CRAIG L & BOBBI J 877 VISTA RIDGE LN SHAKOPEE, MN 55379	877 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 011 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810120	STRAIT CALE A & TASHA T 927 VISTA RIDGE LN SHAKOPEE, MN 55379	927 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 012 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810130	TRUDEL LAURIE ANN 977 VISTA RIDGE LN SHAKOPEE, MN 55379	977 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 013 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810140	BERTRAM CODY J 1007 VISTA RIDGE LN SHAKOPEE, MN 55379	1007 VISTA RIDGE LN Shakopee, MN 55379	Block 001 Lot 014 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810150	HANNINEN CHRISTIAN J 524 VISTA RIDGE LN SHAKOPEE, MN 55379	524 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 001 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810160	DIRCKS MICHAEL E & PEGGY J 544 VISTA RDG SHAKOPEE, MN 55379	544 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 002 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810170	LUNAK MILES E & DEBORAH J 564 VISTA RIDGE LN SHAKOPEE, MN 55379	564 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 003 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810180	RIDDLE ANGELIA L 584 VISTA RIDGE LN SHAKOPEE, MN 55379	584 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 004 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810190	MATILLA DANA S 674 VISTA RIDGE LN SHAKOPEE, MN 55379	674 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 005 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810200	BULLARD JASON D 724 VISTA RIDGE LN SHAKOPEE, MN 55379	724 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 006 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA D	STREET ASSESSMENT
271810210	MCCUE PATRICK J & JOYCE M 874 VISTA RIDGE LN SHAKOPEE, MN 55379	874 VISTA RIDGE LN Shakopee, MN 55379	Block 003 Lot 001 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810220	DUEHR JEREMY & ELIZABETH 924 VISTA RIDGE LN SHAKOPEE, MN 55379	924 VISTA RIDGE LN Shakopee, MN 55379	Block 003 Lot 002 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810230	LINDSTROM MARK E & LAURA J 954 VISTA RIDGE LN SHAKOPEE, MN 55379	954 VISTA RIDGE LN Shakopee, MN 55379	Block 003 Lot 003 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810240	JOHNSON REBECCA 974 VISTA RIDGE LN SHAKOPEE, MN 55379	974 VISTA RIDGE LN Shakopee, MN 55379	Block 003 Lot 004 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810290	JOHNSON CHAD M 1024 VISTA RIDGE LN SHAKOPEE, MN 55379	1024 VISTA RIDGE LN Shakopee, MN 55379	Block 006 Lot 001 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
272130080	MARSCHALL JASON A 1034 VISTA RIDGE LN SHAKOPEE, MN 55379	1034 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 005 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130090	BENNINGTON NANCY K 1044 VISTA RIDGE LN SHAKOPEE, MN 55379	1044 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 006 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130100	ERICKSON M ROSS 1054 VISTA RIDGE LN SHAKOPEE, MN 55379	1054 VISTA RIDGE LN Shakopee, MN 55379	Block 002 Lot 007 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130111	WESTRIDGE BAY CO 211 RIVER RIDGE CIR S STE 106 BURNSVILLE, MN 55337	1067 VISTA RIDGE LN Shakopee, MN 55379	Block 003 Lot 001 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130140	LUTH THOMAS E & SHARON K 1037 VISTA RIDGE LN SHAKOPEE, MN 55379	1037 VISTA RIDGE LN Shakopee, MN 55379	Block 004 Lot 002 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130150	WALOR CURTIS J & KENDY L 1017 VISTA RIDGE LN SHAKOPEE, MN 55379	1017 VISTA RIDGE LN Shakopee, MN 55379	Block 004 Lot 003 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
279300044	BOERBOOM THOMAS 1127 VISTA RIDGE LN SHAKOPEE, MN 55379	1127 VISTA RIDGE LN Shakopee, MN 55379	Section 30 Township 115 Range 022	1	\$ 5,030.00

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA D	STREET ASSESSMENT
271810250	SROKA PAULA 3482 WESTRIDGE DR SHAKOPEE, MN 55379	3482 WESTRIDGE DR Shakopee, MN 55379	Block 004 Lot 001 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810260	SCHOEPHOERSTER RANDY & JANET 720 S PLAMA WAY MENDOTA HEIGHTS, MN 55120	3492 WESTRIDGE DR Shakopee, MN 55379	Block 004 Lot 002 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810270	ZABEL JEREMY D 3485 WESTRIDGE DR SHAKOPEE, MN 55379	3485 WESTRIDGE DR Shakopee, MN 55379	Block 005 Lot 001 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
271810280	DASSAN TONY S 3495 WESTRIDGE DR SHAKOPEE, MN 55379	3495 WESTRIDGE DR Shakopee, MN 55379	Block 005 Lot 002 SubdivisionCd 27181 SubdivisionName WESTRIDGE LAKE ESTATES 1ST ADDN	1	\$ 5,030.00
272130010	JON TOLLEFSON TRUST 3452 WESTRIDGE DR SHAKOPEE, MN 55379	3452 WESTRIDGE DR Shakopee, MN 55379	Block 001 Lot 001 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130020	FRACEK TODD P & CELIA Y 3432 WESTRIDGE DR SHAKOPEE, MN 55379	3432 WESTRIDGE DR Shakopee, MN 55379	Block 001 Lot 002 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130030	THEIS LARRY M 3412 WESTRIDGE DR SHAKOPEE, MN 55379	3412 WESTRIDGE DR Shakopee, MN 55379	Block 001 Lot 003 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130040	RYAN TROY J & WINIFRED W Y 3465 WESTRIDGE DR SHAKOPEE, MN 55379	3465 WESTRIDGE DR Shakopee, MN 55379	Block 002 Lot 001 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130050	O'BRIEN DENNIS J & DENISE M 3445 WESTRIDGE DR SHAKOPEE, MN 55379	3445 WESTRIDGE DR Shakopee, MN 55379	Block 002 Lot 002 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130060	VALIANT JESS D 3425 WESTRIDGE DR SHAKOPEE, MN 55379	3425 WESTRIDGE DR Shakopee, MN 55379	Block 002 Lot 003 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00
272130070	SMITH JAMES E & MICHELLE A 3405 WESTRIDGE DR SHAKOPEE, MN 55379	3405 WESTRIDGE DR Shakopee, MN 55379	Block 002 Lot 004 SubdivisionCd 27213 SubdivisionName WESTRIDGE LAKE ESTATES 2ND ADDN	1	\$ 5,030.00

PRELIMINARY-ASSESSMENT ROLL					
2020 Full-Depth Pavement Reconstruction - CIF-20-004					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER LOT BASIS AREA E	STREET ASSESSMENT
270480010	WEIERKE JOHN P 1787 MONTECITO DR SHAKOPEE, MN 55379	1787 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS Lot 001 Block 001 SubdivisionCd 27048	0.5	\$ 2,188.25
270480020	BODEEN STEVEN J & STEPHANIE R 1783 MONTECITO DR SHAKOPEE, MN 55379	1783 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS Lot 002 Block 001 SubdivisionCd 27048	1	\$ 4,376.50
270480030	VISGER JOHN R & GWENDOLYN M 1779 MONTECITO DR SHAKOPEE, MN 55379	1779 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS Lot 003 Block 001 SubdivisionCd 27048	1	\$ 4,376.50
270480040	BATTA ALEX 1775 MONTECITO DR SHAKOPEE, MN 55379	1775 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS Lot 004 Block 001 SubdivisionCd 27048	1	\$ 4,376.50
270480050	SIFFERLE CHRISTOPHER A 1771 MONTECITO DR SHAKOPEE, MN 55379	1771 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS Lot 005 Block 001 SubdivisionCd 27048	1	\$ 4,376.50
270480060	MONTECITO LLC 11255 162 ST W LAKEVILLE, MN 55044	1767 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS Lot 006 Block 001 SubdivisionCd 27048	1	\$ 4,376.50
270480070	RICE NORMAN L & LOIS I 1784 MONTECITO DR SHAKOPEE, MN 55379	1784 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS Lot 001 Block 002 SubdivisionCd 27048	0.5	\$ 2,188.25
270710010	WERMERSKIRCHEN STEVE & DEBORA 1756 MONTECITO DR SHAKOPEE, MN 55379	1756 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS 2ND ADDN Lot 001 Block 001 SubdivisionCd 27071	0.5	\$ 2,188.25
270710020	TENEYCK CALVIN A & ESTHER 1770 MONTECITO DR SHAKOPEE, MN 55379	1770 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS 2ND ADDN Lot 002 Block 001 SubdivisionCd 27071	1	\$ 4,376.50
270710030	STABILIZATION PROJECT LLC 13251 PENNSYLVANIA AVE SAVAGE, MN 55378	1763 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS 2ND ADDN Lot 001 Block 002 SubdivisionCd 27071	1	\$ 4,376.50
270710040	SCHWEIGER JEFFERY L 1759 MONTECITO DR SHAKOPEE, MN 55379	1759 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS 2ND ADDN Lot 002 Block 002 SubdivisionCd 27071	1	\$ 4,376.50
270710050	SCHMITT EDWARD F 1755 MONTECITO DR SHAKOPEE, MN 55379	1755 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS 2ND ADDN Lot 003 Block 002 SubdivisionCd 27071	1	\$ 4,376.50
270710060	LLOYD MARK A 1751 MONTECITO DR SHAKOPEE, MN 55379	1751 MONTECITO DR Shakopee, MN 55379	SubdivisionName MONTECITO HEIGHTS 2ND ADDN Lot 004 Block 002 SubdivisionCd 27071	0.5	\$ 2,188.25