

#### **Brainerd/Baxter**

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# 2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA UTILITY AND ROADWAY IMPROVEMENTS

MUNICIPAL PROJECT NO. \_\_\_\_ and \_

# **FEASIBILITY REPORT**

**Council Approval Date:** 

Prepared for City of Baxter

### WSN No. 2024-10123 and 2024-10232

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MUNICIPAL PROJECT NO. \_\_\_\_ and \_\_\_\_

FEASIBILITY REPORT

Prepared for City of Baxter

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I hereby certify that this 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.

41983

Aric Welch Professional Engineer License Number

Date

# 2025 CLEARWATER ROAD AND NORTH LYNNDALE AREA UTILITY AND ROADWAY IMPROVEMENTS

### MUNICIPAL PROJECT NO. \_\_\_\_ and \_\_\_\_

### FEASIBILITY REPORT

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#### STATEMENT OF PURPOSE

The purpose of this report is to study the feasibility of providing the Clearwater Road and the North Lynndale Area with sanitary sewer, water distribution and roadway improvements. The project area is shown in Exhibit A and includes the following roadways:

- Clearwater Road from Whipple Beach to Memorywood Drive
- Lynndale Drive from Clearwater Road to Lynndale Lane
- Lynndale Lane from Lynndale Drive to Woida Road
- Lynndale Court

#### **Clearwater Road**

The area was last studied for utility improvements in 2007 as of the City of Baxter "Water and Sewer Capital Improvements Plan". In 2009 the City received a \$77,000 trail grant through the MnDNR and in 2010, right-of-way acquisition for an 80' wide corridor was completed. The City Council downsized the project and bid only the trail and roadway overlay improvements in June 2010 but did not proceed with the project because they felt it was in the best interest of all involved to include sanitary sewer and water service with the project.

On January 18, 2011, the City held the first Improvement Hearing. The project included gravity sanitary sewer, water, 26' wide rural roadway and a 12' wide bituminous trail from Whipple Beach to Memorywood Drive. The total project cost was estimated at \$1,184,100. The Council proposed to cap assessments at \$14,000 per Equivalent Residential Unit (ERU) with the remaining costs paid by the City. Total cost to property owners with existing homes would have been \$15,700 with the addition of the \$600 Sewer Availability Charge (SAC), \$600 Water Availability Charge (WAC) and \$500 Lift Station Fee. Total City Cost was estimated at \$778,100.

Concern from property owners regarding the need for sanitary sewer and water and related cost prompted the City Council to hold another Improvement Hearing on February 9, 2011. The following three options were presented:

- Improvement Option 1
  - o Sanitary Sewer, Water, Rural Road Reconstruction and 12' Bituminous Trail
  - \$14,000 Equivalent Residential Unit (ERU) Assessment

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- Improvement Option 2
  - o Roadway Overlay, Ditching and 12' Bituminous Trail
  - \$2,000 ERU Assessment
- Option 3
  - o Do Nothing

Following the February 9, 2011, Improvement Hearing, the City Council ordered the improvement as outlined in Improvement Option 2 above. Bids were received on March 17, 2011, and project was constructed without sanitary sewer and water service. Copies of the prior Improvement Hearing and Assessment Hearing presentations are included in Appendix D.

The Clearwater Road project was listed in the Capital Improvements Plan as a 2025 project. On December 19, 2023, the City Council approved Widseth to prepare a Feasibility Report for the project. The report showed that only 18.3% of the total project cost was assessable. To issue local improvement bonds without an election, at least 20% of the project cost must be paid with special assessments. The report was reviewed with City Council on March 19, 2024, and the Council move the project to 2026 and combined it with the North Lynndale Area project to increase the overall assessment percentage.

#### North Lynndale Area

The area was last studied for utility improvements in 2007 as of the City of Baxter "Water and Sewer Capital Improvements Plan". In 2008 the Council authorized Widseth to design the North Lynndale Improvements with plans to construct the project in 2009. The Council decided to drop the project due to financial concerns resulting from the 2008 economic slowdown and the plans shelved. The project is currently listed as a 2026 project in the Capital Improvements Plan.

This Report will review existing conditions, propose feasible improvements, estimate project costs, discuss project implementation, and present conclusions and recommendations for both the Clearwater Road and North Lynndale Project Areas.

The Project Areas is shown in Exhibit A on page 3.



#### **EXISTING CONDITIONS – CLEARWATER ROAD**

#### Property, Zoning and Land Use

The Clearwater Road study area between Welton Road and Memorywood Drive is zoned as R-1 (Low Density Residential). The Whipple Beach Area located west of Welton Road is zoned as PB (Public Benefit) along with the wetland area located just east of Memorywood Drive which receives stormwater runoff from the project area.

There are 32 parcels or lots of record directly abutting Clearwater Road within the project area along with the Whipple Beach Area property the City obtained from the State of Minnesota. Five of the existing parcels are corner lots addressed off Northwoods Drive, Cottage Grove Drive and Memorywood Drive. These parcels already have sanitary sewer and water service and are not part of the project. There are also two parcels located off the roadway corridor that benefit from the sanitary sewer, water and roadway improvements. This brings the total number of parcels within the project area to 29. The 29 existing parcels are comprised of the following:

- 1 City Owned Whipple Beach Area Property
- 14 Developed Single Family Residential Properties
- 9 Undeveloped R-1 Properties
- 3 Undeveloped Tax Forfeited R-1 Properties

#### Right-of-Way Corridors

The original Clearwater Road right-of-way between Welton Road and Memorywood Drive was 66'. In 2010, the City completed property acquisition for an additional 7' on each side of the roadway to make an 80' wide corridor. Some properties have been platted with the additional right-of-way and others were obtained by easement.

#### Roadway and Trail

The original roadway construction date is unknown. In 2011, the City completed a 2" bituminous overlay of the existing roadway. The City also constructed a 12' wide bituminous trail along the north side of the roadway from the Whipple Beach parking lot to the existing trail located north of Memorywood Drive that was constructed in 2007. The north edge of the trail is located 1' off of the current right-of-way. The trail was constructed with 4" of Class 5 aggregate base and 2" of bituminous wearing course.

In 2022 the roadway was given a PASER Rating of 7. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The roadway is currently considered to be in fair condition.

The typical section of the existing roadway is shown in Figure 7 in Appendix A.

#### Municipal Drainage and Storm Sewer

Drainage on the rural portion of the roadway is controlled by swales or ditches. In 2011, ditching was completed with the roadway overlay and trail construction project. Ditches are approximately 18" deep with 4:1 slopes and 6' bottoms. The very east end of the Clearwater Road project area drains towards the Memorywood Drive intersection and is picked up by two stormwater inlets located in the curb line. A 12" RC pipe carries stormwater north to a drainage structure located just north of the trail. A 24" pipe extends from the structure and empties directly into the wetland with no pre-treatment.

The storm sewer was constructed in 2007 prior to the use of storm castings with a full flange on the bottom of the casting. This type of casting does not do a good job of sealing the top of the concrete drainage structure which allows water to infiltrate into the structure. The migrating water carries sand with it which eventually causes a sinkhole and pavement failure next to the structure.

No other problems with the storm sewer system are known other than the lack of treatment before stormwater is discharged into the wetland.

#### Municipal Sanitary Sewer Collection System

There is currently no municipal gravity sanitary sewer system serving the project area other than the Whipple Beach Area which operates using a small grinder station and 2" forcemain that extends east along Clearwater Road and southerly on Northwoods Drive where it discharges into an existing sanitary sewer manhole. Gravity sanitary sewer is located on Northwoods Drive, Cottage Grove Drive and Memorywood Drive however none of the systems are deep enough to provide gravity sanitary sewer service to the project area.

There are two forcemains stubbed into the project area. The first is a 4" HDPE forcemain stubbed out of Northwoods Drive intersection constructed in 2005 with the Whipple Beach Area

project. This forcemain empties into the gravity sanitary sewer system that drains to Lift Station 6. The second is a 6" HDPE forcemain constructed in 2007 located at Memorywood Drive. This forcemain extends east and ties into the gravity sanitary sewer system that is served by Lift Station 20.

Existing homes within the study area have individual sub-surface treatment systems (SSTS) located on each lot. The condition of each system is unknown, but it is likely that many of the systems are failing or non-compliant with current standards.

#### Municipal Water Distribution System

There is no municipal water distribution system in the project area other than the 12" PVC watermain that extends from Northwoods Drive to Whipple Beach. A 12" watermain connects to a short section of 10" PVC watermain and a 6" PVC watermain that extends south on Northwoods Drive. Municipal water is located in two other locations including a 6" PVC watermain at Cottage Grove Drive and a 12" watermain stubbed west out of the Memorywood Drive intersection. The nearest hydrants are currently located in the Whipple Beach parking lot and at the Northwoods Drive, Cottage Grove Drive and Memorywood Drive intersections.

Existing homes within the study area have individual wells for water supply. The condition of each well is unknown, but it is likely that some of the wells are shallow and susceptible to contamination.

Existing conditions are shown in Figures 1 and 2 in Appendix A.

#### EXISTING CONDITIONS - NORTH LYNNDALE AREA

#### Property, Zoning and Land Use

The North Lynndale study area between Clearwater Road and Woida Road is zoned R-1 (Low Density Residential). The area abuts Red Sand Lake on the west which is designated as a Recreational Development (RD) lake. The north portion of the study area abuts Crow Wing County First Assessment District which is currently unorganized.

There are 51 parcels or lots of record located in the project area within the City of Baxter and on parcel located outside of Baxter in the First Assessment District of Crow Wing County. The lot located in the northeast corner of the Clearwater Road and Lynndale Drive intersection received sanitary sewer and water service in 2006 is not part of the proposed project. This brings the total number of parcels within the project area to 51. The 51 existing parcels are comprised of the following:

- 46 Developed Single Family Residential Properties
- 4 Undeveloped R-1 Properties
- 1 Developed Residential Property in the First Assessment District

#### Right-of-Way Corridors

The project area is made up of platted lots in Northdale Third Addition. The existing right-of-way for all roadways is platted at 66'. The cul-de-sac on Lynndale Court is platted with a 65' radius. The plat contains the typical 10' additional utility easements along the right-of-way and 5' utility easements along all interior lot lines.

There are 4 lots located within the City with metes and bounds descriptions (northern most lots along Red Sand Lake. These property descriptions lie outside of the platted roadway and do not affect right-of-way width.

#### <u>Roadway</u>

Roadways in the project area were constructed in 1994 with the Olivewood Drive, Northdale Third Addition and Camwood Trail Road Improvements Project. Existing roadways are 24' wide with 1' shoulders and minimum swales for drainage. The structural section of the roadways is 4" Class 5 aggregate base and 2" bituminous pavement. The PASER ratings of the various roadway segments in the project area are shown below. The PASER evaluates the pavement surface condition including longitudinal and lateral cracking.

- Lynndale Drive (Clearwater Road to Lynndale Lane):
- Lynndale Drive (Lynndale Lane to Lynndale Lane):
- Lynndale Lane (Lynndale Drive to Lynndale Drive):
- Lynndale Lane (Lynndale Drive to Lynndale Court):
- Lynndale Lane (Lynndale Court to Woida Road):

- 4 (Fair Condition)
- 3 (Poor Condition)
- 3 (Poor Condition)
- 4 (Fair Condition)
- 5 (Fair Condition)

The typical section of the existing roadway is shown in Figure 20 in Appendix B.

#### Municipal Sanitary Sewer Collection System

There is currently no municipal gravity sanitary sewer system serving the project area. The nearest sanitary sewer collection system is located on Clearwater Road which was installed in 2006. 8" PVC gravity sanitary sewer is stubbed north into the project area at Lynndale Drive. 14562 Lynndale Drive, 14581 Lynndale Lane, 14959 Lynndale Lane and 14617 Lynndale Lane received gravity sanitary sewer service off Clearwater Road in 2006 along with the associated assessment. 14562 Lynndale Drive is currently connected to the service on Clearwater Road. The other parcels on Lynndale Lane are not connected to the Clearwater Road services but are large enough to be subdivided and these services are intended for the subdivided lot.

Existing homes within the study area have individual sub-surface treatment systems (SSTS) located on each lot. The condition of most systems is unknown, but it is likely that many of the systems are failing or non-compliant with current standards. The City is aware of two failing systems located at 14610 Lynndale Drive and 14634 Lynndale Lane.

#### **Municipal Water Distribution System**

There is no municipal water distribution system in the project area. The nearest municipal water service is located on Clearwater Road at Lynndale drive where a 10" watermain has been stubbed into the project area.

Existing homes within the study area have individual wells for water supply. The condition of each well is unknown, but it is likely that some of the wells are shallow and susceptible to contamination.

Existing conditions are shown in Figures 9, 10 and 11 in Appendix B.

#### PROPOSED IMPROVEMENTS - CLEARWATER ROAD

#### Roadway, Stormwater and Trail

Proposed roadway improvements in the project area consist of a 26' wide bituminous surfaced rural roadway with 1' shoulders and 18' ditches with 4:1 side/back slopes and 6-9' ditch bottoms to store and infiltrate stormwater. The current standard for residential roadways is a structural section composed of 6" Class 5 aggregate base and 3.5" of bituminous constructed in a 2" and 1.5" lifts. The proposed typical roadway section is shown in Figure 7 in Appendix A.

The roadway will need to be shifted south approximately 4' to line up with the 40' urban roadway section east of Memorywood Drive. On the east end of the roadway, concrete curb and gutter is proposed to be extended west from Memorywood Drive for approximately 175 through the taper section of the roadway.

12" RCP storm sewer will be extended approximately 205' west to drainage structures located in the ditch on the north and south sides of Clearwater Road. The structures will collect drainage in the ditches and convey the stormwater to the existing storm sewer at Memorywood Drive.

To provide some level of stormwater treatment, the existing drainage structure located north of the trail will be replaced with a hydrodynamic separator structure designed to settle out materials and capture floatables prior to discharge. Please note, the stormwater improvements proposed with this project are not intended to eliminate stormwater discharge into the wetland area located between White Sand and Red Sand Lakes. The improvements will provide limited treatment of the stormwater but flow will increase with the addition of the two new drainage structures. The proposed improvements will NOT meet the local City of Baxter requirement for holding the 100-year storm on site.

All roadway signage except street name and 911 address signs will be replaced. Pavement markings will consist of 4" double solid line yellow on the curve by Whipple Beach and 4" broken line yellow or skip on the remainder of the roadway.

The existing trail that was constructed in 2011 will need to be removed to construct the sanitary sewer and water services to the lots located on the north side of the roadway and the deeper sections of mainline sanitary sewer on Welton Road and the west end of Clearwater Road.

There are 18 pairs of services that need to be constructed across the trail. Each crossing will require 40-50' of trail to be removed. In total, approximately 1,100' or 50% of the of trail will need to be removed to accommodate utility construction. Because of the large amount of removals required, it is recommended to reconstruct the trail vs. repairing and patching in the existing trail. The new trail is proposed to be 10' in width which is consistent with other newer trail segments in Baxter. The structural section of the trail will consist of 5" Class 5 aggregate base and 3" of bituminous placed in two 1.5" lifts.

New cross walks are proposed to be constructed at Northwoods Drive and Cottage Grove Drive and the existing crosswalk at Memorywood is proposed to be moved west to line up with the current pavement markings on Memorywood Drive. Crosswalk improvements will consist of pedestrian curb ramps with truncated domes, signage and 8" pavement markings on the roadway.

#### Municipal Sanitary Sewer Collection System

Sanitary sewer improvements consist of constructing a sanitary sewer lift station on the Whipple Beach Area property along the west side of Welton Road. 10" PVC gravity sanitary sewer will extend east from the lift station to the center of Welton Road. This 10" line will have an additional manhole installed outside of the roadway to provide a location for temporary bypass of lift station during rehabilitation or repair projects. Without this manhole, temporary bypass piping would need to be placed in the manhole on Welton Road resulting in over half of the roadway being blocked off during future maintenance projects.

8" PVC sanitary sewer piping is proposed to be extended south to Clearwater Road. 8" PVC piping will than extend east along Clearwater Road to Memorywood Drive with an 8" PVC mainline stub north on Ninebark Drive to accommodate future development. The preliminary plan and profile sheets (Figures 3-5 in Appendix A) show the sanitary sewer being constructed at minimum grade. This results in a fairly deep sanitary sewer main. During design, a more detailed study of the actual depth needed to service Clearwater Road and any additional properties to the north should be performed. It is likely the sanitary sewer can be constructed at a shallower grade and still be capable of providing gravity sanitary sewer to study area and any future extensions.

8" PVC sanitary sewer piping will also be extended approximately 220' west from the manhole

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at the Welton Road intersection to the Whipple Beach property. The existing 2" forcemain servicing the Whipple Beach Area will be connected to the new manhole and the remainder of the forcemain will be removed up to the connecting manhole on Northwoods Drive.

A 6" forcemain will also be extended from the manhole South and west along Clearwater Road to the end of the project area. This forcemain is intended to be the discharge for a future lift station located on the Camp Vanasek property.

A 6" forcemain from the new lift station will be extended along the north side of Clearwater Road and connected to the existing 6" forcemain at Memorywood Drive. This will route sanitary sewer discharges through Lift Stations 20, 17, 13, 2 and 1. Using the existing 4" forcemain stubbed out of Northwoods Drive would result in discharges routing through Lift Stations 6, 5, 4, 3 and 1. Discharge to the east on Clearwater Road to Lift Station 20 will place more load on Lift Station 2. Discharges to the south on Northwoods Drive to Lift Station 6 will place more pressure on Lift Station 3. It is recommended that more analysis be performed during design to determine the best forcemain routing based on current and future flows. For this report it was assumed the 6" forcemain would extend to Memorywood Drive and the 4" forcemain on Northwoods Drive would be removed.

4" PVC gravity sanitary sewer services will be extended to the right-of-way/easement line for each existing or potential lot within the project area. The sanitary sewer will terminate with a 4" cleanout assembly that will be brought to the surface and covered with an irrigation box for protection. It will be necessary to extend services beyond the trail to protect the trail from damage as properties begin to connect to services. Services are proposed to be extended 11' beyond the trail or 10' beyond the existing right-of-way/easement. This will require the acquisition of an additional 10' utility easement along the north side of Clearwater Road.

#### Municipal Water Distribution System

Water distribution improvements consist of 12" PVC watermain along the south side of Clearwater Road from just west of Northwoods Drive to Memorywood Drive. This includes removing and replacing the short stretch of existing 10" PVC watermain located at the Northwoods Drive intersection. 12" PVC watermain will be extended north along Welton Road by wet tapping the existing 12" watermain on Clearwater Road. Connections will be made to the existing 6" PVC watermains on Northwoods Drive and Cottage Grove Drive. An 8" PVC watermain will also be extended north along Ninebark Drive for future developments.

Hydrants will be placed at the Lift Station site and along Clearwater Road at approximately 600' intervals. The existing hydrant at Northwoods Drive will need to be rearranged with the removal of the existing 10" watermain. Gate valves will be placed at intersections and other strategic locations to allow for future maintenance and repairs to the watermain.

Services will consist of 1" Polyethylene (PE) pipe extended to the right-of-way/easement line for each existing and potential lot within the project area. Removal of the trail to install the services to the properties along the north side of Clearwater Road will be required as discussed in preceding Municipal Sanitary Sewer Collection System section of the report.

#### Street Lighting

Street lighting improvements consist of relocating and upgrading existing street lighting units to more energy efficient LED fixtures. The existing streetlight at Welton Road will be located to the standard location above the stop sign. The street light poles at Northwoods Drive, Cottage Grove Drive and Memorywood Drive are in appropriate locations and will only need new LED lighting units.

#### **Right of Way and Property Acquisition**

Installation of the sanitary sewer and water services to properties located along the north side of Clearwater Road will require an additional 10' utility easement. This is necessary to install service stubs far enough away from the trail, so the new trail is not disturbed with property owners connect to the services. The cost estimate in Appendix C includes estimated costs for appraisals, easement reimbursement and legal fees.

#### <u>Variances</u>

The proposed improvements are not anticipated to require any variances to construct. A detailed variance review should be completed during design including a well inventory.

The proposed improvements to the Clearwater Road Project Area are shown in Figures 1 - 8 in Appendix A.

#### PROPOSED IMPROVEMENTS - NORTH LYNNDALE AREA

#### <u>Roadway</u>

Proposed roadway improvements in the project area consist of a 26' wide bituminous surfaced rural roadway with 1' shoulders and 18' ditches with 4:1 side/back slopes and 6-9' ditch bottoms to store and infiltrate stormwater. The current standard for residential roadways is a structural section composed of 6" Class 5 aggregate base and 3.5" of bituminous constructed in a 2" and 1.5" lifts. The proposed typical roadway section is shown in Figure 20 in Appendix B.

All roadway signage except street name and 911 address signs will be replaced. Pavement markings will consist of 4" double solid line yellow prior to stop conditions at intersections and 4" broken line yellow or skip on the remainder of the roadways.

#### Municipal Sanitary Sewer Collection System

Gravity sanitary sewer improvements consist of extending 8" PVC sanitary sewer into the project area along Lynndale Drive and then north along Lynndale Lane to Woida Road. The south end of Lynndale Lane will be serviced by an 8" main off the southern intersection with Lynndale Drive. 8" PVC sanitary sewer will also be run along Lynndale Court and terminate at the end of the cul-de-sac. It should be noted the sanitary sewer main near Woida Road does not have adequate depth to be extended any farther east along Woida Road or north on Garrett Lane. The proposed sanitary sewer layout for these areas is shown in the 2021 Woida Road North Improvements, Municipal Project No. 4133 Feasibility Report approved by the Council on October 20, 2020.

4" PVC gravity sanitary sewer services will be extended to the right-of-way line for each existing or potential lot within the project area. The sanitary sewer will terminate with a 4" cleanout assembly that will be brought to the surface and covered with an irrigation box for protection.

#### Municipal Water Distribution System

Water distribution improvements consist of 10" PVC watermain along Lynndale Drive and then north along Lynndale Lane to Woida Road. 8" PVC watermain will be looped along the south end of Lynndale lane between the Lynndale Drive intersection. 8" PVC watermain will also be extended into the cul-de-sac on Lynndale Court.

Hydrants will be placed at the Lift Station site and along Clearwater Road at approximately 600' intervals. Gate valves will be placed at intersections and other strategic locations to allow for future maintenance and repairs to the watermain.

Services will consist of 1" Polyethylene (PE) pipe extended to the right-of-way line for each existing and potential lot within the project area.

#### Street Lighting

Street lighting improvements consist of relocating and upgrading existing street lighting units to more energy efficient LED fixtures. The existing streetlight at the north end of Lynndale Drive will need to be moved to the standard location above the stop sign. The street light poles at the south end of Lynndale Lane, Lynndale Court and Woida Road are in appropriate locations and will only need new LED lighting units.

#### Variances

The proposed improvements are not anticipated to require any variances to construct. A detailed variance review should be completed during design including a well inventory.

The proposed improvements in the North Lynndale Area are shown in Figures 12 – 19 in Appendix B.

#### **Do Nothing Option**

The Do-Nothing Option was considered as an alternative to the proposed improvements. Doing nothing does not facilitate the City's long-range plan to provide municipal sanitary sewer and water services to developed areas of town that are currently on SSTS systems and wells. The City should also consider the fact that construction costs continue to climb. **The Clearwater Road project completed in 2011, as originally proposed, could have been constructed for approximately 1/3 of the current cost estimate for essentially the same improvements.** 

#### ESTIMATED PROJECT COSTS

Estimated project costs for the proposed improvements are summarized below:

Sanitary Sewer:	\$2,487,825
Water Distribution:	\$1,742,855
Storm Sewer:	\$134,175
Roadway:	\$1,886,740
Trail:	\$257,285

#### **ESTIMATED TOTAL PROJECT COST:**

\$6,508,880

The costs estimated herein are intended to convey a general and approximate picture of the costs that would presumably be incurred today in carrying out the proposed work. Costs can vary widely depending upon many factors such as weather, economic conditions, size of project, and the workload of available contractors. Actual costs can only be determined by bidding the project. Detailed breakdowns of the estimates are provided in Appendix C. Costs estimated above include estimated construction costs, 15% contingencies, costs incurred to date and estimated soft costs including engineering, administration, financing, legal fees.

These costs are calculated in 2024 dollars and need to be updated in the future based on the current economic conditions at the time the project is being considered.

#### **PROJECT IMPLEMENTATION**

Costs for the proposed improvements were assumed to be generated through City contributions and special assessments to benefitting property owners. A detailed description of the assessment methods utilized by the City of Baxter can be found in the most recent version of the "City of Baxter – Assessment Policy for Public Initiated Improvements".

Based on past practice with similar projects, it was assumed assessments would be calculated using the Equivalent Residential Unit (ERU) Method. In 2024, the City Council set the assessment rate per ERU at \$18,520 (\$5,556 for sanitary sewer, \$5,556 for water and \$7,408 for roadway). ERU assessments increase by 3% or the Consumer Price Index (CPI), whichever is greater, each year. The estimated CPI over the last 12 months ending in January 2024 was 3.1%. For the purposes of this report, we have assumed the City Council will increase the ERU assessments by 3% of the next two years. ERU assessments rates for 2026 would therefore be \$5,894 for sanitary sewer, \$5,894 for water and \$7,859 for roadway.

Storm sewer and trail costs are typically not assessed in R-1 and RS zoned districts. These improvements provide a City-wide benefit and are considered City Costs.

<u>Other Property Owner Costs</u> – Property owners with <u>existing structures/buildings</u> must be aware of other costs that will be incurred with the project. One of the largest additional costs is the construction of sanitary sewer and water service lines on private property. Estimates for construction of these service lines should be obtained from locally licensed plumbing contractors.

Property owners are also required to pay certain charges and fees associated with connection to municipal services. These fees include a Sewer Availability Charge (SAC) and Water Availability Charge (WAC). Per City ordinance, these fees are to be collected when sewer and water services are made available to the property.

Current residential rates for SAC, WAC and lift station fee are as follows:

- Sewer Availability Charge (SAC): \$600 (existing homes) \$3,000 (new homes)
- Water Availability Charge (WAC): \$600 (existing homes) \$2,800 (new homes)

SAC, WAC, WAC tax and lift station fees are added to the assessments by default. Property owners may elect to have these charges and fees removed from their assessment, however; all charges and fees are due at time of connection to City utilities. Property owners with existing wells and SSTS's have until December 31<sup>st</sup> of the fifth year following completion of the project to connect to City services.

Other non-assessable City fees (2024 rates):

- City Inspection Fee: \$45
- City Excavation Permit: \$50
- Water Meter: \$526+

Based on the above, the following was determined:

#### Sanitary Sewer Assessments

Estimated Project Cost:	\$2,451,825
Estimated Number of ERU's:	86
Assessment per ERU:	\$5,894
Estimated Total Assessable Cost:	<u>\$506,885</u>
Estimated Remaining City Costs:	\$1,944,940
Total Number of Eviating Houses:	60
	00
SAC Fee:	\$600
Estimated SAC Collection:	\$36,000
Estimate Total Project Costs with SAC:	\$2,487,825
Water Assessments	
Estimated Project Cost:	\$1,706,855
Estimated Number of ERU's:	86
Assessment per ERU:	\$5,894
Estimated Total Assessable Cost:	<u>\$506,885</u>
Estimated Remaining City Costs:	\$1,199,970
Total Number of Existing Houses:	60

WAC Fee:	\$600
Estimated SAC Collection:	\$36,000
Estimate Total Project Costs with SAC:	\$1,742,855
Roadway Assessments	
Estimated Total Project Cost:	\$1,886,740
Estimated Number of ERU's:	86
Assessment per ERU:	\$7,859
Estimated Total Assessable Cost:	<u>\$675,875</u>
Estimated Remaining City Costs:	\$1,210,865
Storm Sewer	
Estimated Total Project Cost:	\$134,175
Assessable Cost:	<u>\$0</u>
Estimated City Costs:	\$134,175
Trail	
Estimated Total Project Cost:	\$257,285
Assessable Cost:	<u>\$0</u>
Estimated City Costs:	\$257,285

#### Summary of Assessed Costs

The estimated assessment for a typical residential lot with one sewer and one water service is shown below.

Sanitary Sewer Assessment:	\$5,894
SAC:	\$600
Water Assessment:	\$5,894
WAC:	\$600
Roadway Assessment:	<u>\$7,859</u>
Total Estimated Assessment:	\$20,847

#### Assessment Payment Terms and Payment Procedures

Assessments are collected in equal annual installments over a period of 15-years. The interest rate on the assessment will be determined after the City issues the bond for the project which typically occurs in the fall following construction. The interest rate will be set at 1.5% over the True Interest Cost of the bond issue. Interest on the assessment begins to accrue from the date the Council passes the resolution adopting the assessment.

Property owners have five available options when considering payment of assessments:

- Tax Payment If no action is taken by the property owner, the assessment will be certified to the County and assessment installment payments will appear annually on the property tax statement for the duration of the assessment term. The estimated yearly payment for one ERU assessment would be \$3,012.38 based on an estimated interest rate of 8% and Council adoption of the assessment on the date shown in the Preliminary Project Schedule in Appendix F.
- Full Payment No interest will be charged if the entire assessment is paid off within 30 days from adoption of the assessment.
- Partial Payment Property owners can make a one-time partial pre-payment against the assessment to reduce the amount certified to the County. This option can only be exercised within 30 days from adoption of the assessment.
- 4. Prepayment Property owners may, at any time prior to November 15 after the initial year of the assessment, prepay the balance of the assessment with interest accrued to December 31 of that year. Property owners may also pay remaining assessment balances at anytime, with the exception of the current year's installment of principal and interest.
- 5. Hardship (Senior Citizen, Disability or Military Active Duty) Deferment Individuals (65 years and older) who are owners of a homesteaded residential property, retired by reason of permanent and total disability or ordered into active military service may be eligible to have the assessment deferred. Please see Chapter 8 of the City of Baxter Assessment Policy for Public Initiated Improvements for additional information.

#### Multiple ERU Assessment Units on a Single Lot of Record

Applies to owners of currently developed R-1 or R-S zoned parcels with the ability to develop into more than one R-1 parcel. The City will apply a practicality test to each parcel with the potential to be subdivided based on criteria in the City Code. There are four existing parcels in

the project area large enough to be subdivided based on current subdivision criteria. Exhibits used to apply the practicality test for each parcel are shown in Appendix E. If it is determined by the City Council the lot can be subdivided, the owner will receive an ERU assessment for each potential lot.

#### **Deferred Assessments**

Deferments are available under the following conditions:

- <u>Underdeveloped</u> parcels that are currently improved and large enough to be further subdivided in the future and provided with multiple service connections.
- <u>Undeveloped</u> parcels located immediately adjacent to improved parcels with the same ownership.
- Parcel must be zoned R-1 or R-S

Parcels meeting these conditions are eligible to defer the assessments on potential future lots and undeveloped parcels for a period of 15 years. The assessment will be deferred with \$1 annual interest for the duration of the original 15-year assessment. After 15 years, payment will begin for the same duration and interest rate as the original assessment. If the underdeveloped parcel is subdivided or the undeveloped parcel is sold during the 15-year deferral period, the assessment will no longer be deferred and must be paid in full, or the assessment payment will begin for the same duration and interest rate as the original assessment.

Detailed project cost allocation calculations, benefitted area exhibit, and estimated individual assessments are included in Appendix C.

#### **CONCLUSIONS AND RECOMMENDATIONS**

This report has studied the feasibility of providing sanitary sewer collection, water distribution and roadway improvements to Clearwater Road and North Lynndale project areas. The total project cost for these improvements is estimated to be \$6,508,880.

The assessment rate for one ERU was assumed to be \$19,647 based on a 3% annual increase between 2024 and 2026. This amount includes one sanitary sewer assessment (\$5,894), one water assessment (\$5,894) and one roadway assessment (\$7,859). Please note, these rates may be affected by the CPI and can be changed by the City Council on a yearly basis.

A residential lot with an existing structure also will also receive a \$600 Sewer Availability Charge (SAC) and \$600 Water Availability Charge (WAC). These fees may be added to the assessment if requested by the property owner. With fees, the typical assessment for one residential lot would be \$20,847.

Below is a summary of the cost allocations based on the assumptions made in this report:

#### **Assessed Project Cost**

Benefitting Property Assessments:	\$1,525,880	(23.4%)
Deferred Property Assessments:	\$78,590	
City and Forfeited Property Assessments:	<u>\$157,175</u>	
Total Assessable Project Costs:	\$1,761,645	
Initial City Cost Summary		
Sanitary Sewer:	\$1,944,940	
Water:	\$1,199,970	
Storm Sewer:	\$134,175	
Roadway:	\$1,210,865	
Trail:	\$257,285	
Deferred Assessments:	\$78,590	
Forfeited Property Assessments:	<u>\$157,175</u>	
Total Estimated Initial City Costs:	\$4,983,000	(76.6%)

#### Total Estimated Project Cost:

#### \$6,508,880

The total estimated assessable project cost is \$1,525,880 or 23.4% of the total project cost. To issue local improvement bonds without an election, at least 20% of the project cost must be paid with special assessments. As noted previously, Clearwater Road, as a stand along project, does not meet the 20% minimum assessment requirement.

In conclusion, the proposed improvements are feasible, and we do not foresee any major problems other than normal inconveniences associated with construction such as noise and traffic disturbance. These situations would be temporary in nature and we would anticipate the construction would last approximately 16 weeks depending on the contractor, weather and other factors.

We recommend the City proceed as follow:

- 1. City staff review and comment on the Report, cost allocation methodologies and underdeveloped parcel lot split practicality tests.
- 2. Review the Report with the Utilities Commission.
- 3. Update the Report based on staff and Utilities Commission comments, as necessary.
- 4. Review the Report with City Council at a Workshop
- 5. Finalize the Report

If the City Council decides to proceed with the project, steps outlined in the Preliminary Project Schedule included in Appendix F for Chapter 429 assessment projects should be. Please be aware, current lead times on some construction and materials and supplies can be upwards of six to eight months.

# **APPENDICES**

Clearwater Road Project Figures	Appendix A
North Lynndale Area Project Figures	Appendix B
Cost Estimates and Assessment Calculations	Appendix C
Previous Hearing Presentations	Appendix D
Parcel Split Practicality Exhibits	Appendix E
Preliminary Project Schedule	Appendix F

# **APPENDIX A**

### **CLEARWATER ROAD PROJECT FIGURES**







# CLEARWATER ROAD - STA 36+79 - 44+00

25.00	09.14		HIGH PT S HIGH PT E	TA = 36+28.4	5		25.00 09.18									200.0	00' VC				8					
BVCS: 35+			PVI STA PVI ELE	X = 36+25.00 V = 1209.81	-		EVCS: 37+ EVCE: 12			SAN SE RIM EL INV E = DEPTH	EW MH .EV = 1207 = 1198.73 I = 8.9'	7.7	VCE: 38+75.01 SVCE: 1208.2			LOW PT ST. LOW PT ELI PVI STA = PVI ELEV	A = 40+7 EV = 120 39+75.0 = 1207.0	75.00 07.38 00 62	SAN SEV RIM ELE INV N = 1 INV E = 1 INV W =	W MH V = 1207.1 1177.67 1187.77 1197.87	/CS: 40+75.00		E	X C/L GRAE	DE	
	1205												2 						DEPTH =	= 29.4'	۵۳ 		<u> </u>			
	1200					4" FC				21	  4 LF - 8"	PVC SAN S	SEW @	0.40% —										50		
	1195						1				 EX 1	2" PVC WT	TMN						EX 1:	2" PVC WT						
	1190							└─ EX 2" WHIF	FORCEMAII	N FROM								- 1	2" X 12" WE				CONNEC <sup>-</sup> 12" PVC V	T TO EX	- 1 N	2" X 6" TEE TO IORTHWOODS
	1185																									
	1180																							430 L	F - 8" PV	C SAN SEW @
	1175																0									
EG 1208.9	FG 1208.94 EG 1209.0 EG 1209.0	EG 1209.1 FG 1209.05	EG 1209.1 FG 1209.09	EG 1209.1 FG 1209.10 EG 1208.9	FG 1208.92 EG 1209.0 FG 1209.04	EG 1208.8 FG 1208.76	EG 1208.7 FG 1208.68 FG 1208.4	FG 1208.40	EG 1208.4 FG 1208.36 EG 1208.0	FG 1207.96 EG 1207.7	FG 1207.75	FG 1207.42	EG 1207.5	EG 1207.4 FG 1207.40	EG 1207.3 FG 1207.31	EG 1206.9 FG 1206.95 EG 1207.0	FG 1207.05	EG 1207.0 FG 1206.97	EG 1207.1 FG 1207.06	EG 1206.9 FG 1206.88	EG 1206.8 FG 1206.80	EG 1206.9 FG 1206.86	EG 1206.6 FG 1206.65	EG 1206.6 FG 1206.62	EG 1206.7 FG 1206.74	EG 1206.6 FG 1206.55
	<u></u>		36+00	·		37+00			38+	+00	1			39+00				40+00				41+00	\\wsn-mn.loc\fi	ler\Projects\City of I	Baxter-32232\	42+00 2024-10123\CADD\Civ

		POT ROPOSED UTILITY EA	ENTIAL LC (SEE APPE 10' DRAIAH ASEMENT				MATCHINE STA 44400				ichtects = engineers = scientists = surveyors
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-0.23%		- PROP	OSED C/L	GRADE		BVCS: 44+00.00	BVGE: 1206.62	- SAN RIM 21 0 / V INV E DEP 205 -	DATE: APRIL 2024 D/ SCALE: AS SHOWN	DRAWN BY: ALW CHECKED BY: ALW	JOB NUMBER: 2024-10232
DRIVE	280 LF	- 12" PVC \	VTMN			SH LINE STA 44+00		200 195 190 185	N LYNNDALE AREA IMPROVEMENTS		ENTS STA 36+79 - 44+00
0.40%	FG 1206.28 EG 1206.4 EG 1206.4	FG 1206.37 EG 1206.5 EG 1206.5 EG 1206.5	00+ FG 1206.50 FG 1206.4 FG 1206.4	FG 1206.36 EG 1206.3 EG 1206.3	FG 1206.29 EG 1206.2	FG 1206.17 591700 H1M FG 1206.0 MATC	1 1 1 2066.03 1 2066.03 1 1 2066.03 1 1 2066.03	<sup>™</sup> EG 1205.6 L1 BL FG 1205.59 GL BL	2026 CLEARWATER AND D 2 CITY OF BAXTER		E PROPOSED IMPROVEME



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# CLEARWATER ROAD - STA 52+00 - 60+00

200.00' VC			200.00' VC
No.     No. <td>ISEW MH     ISEW MH     <t< td=""><td>BVCS: 55+50.00 BVCE: 1206.03</td><td>H GH PT STA = 55+50.00 H GH PT ELEV = 1206.03 PVI STA = 56+50.00 PVI ELEV = 1205.82 INV W = 1184.67 INV E = 1184.72 DEPTH = 20.7'</td></t<></td>	ISEW MH     ISEW MH <t< td=""><td>BVCS: 55+50.00 BVCE: 1206.03</td><td>H GH PT STA = 55+50.00 H GH PT ELEV = 1206.03 PVI STA = 56+50.00 PVI ELEV = 1205.82 INV W = 1184.67 INV E = 1184.72 DEPTH = 20.7'</td></t<>	BVCS: 55+50.00 BVCE: 1206.03	H GH PT STA = 55+50.00 H GH PT ELEV = 1206.03 PVI STA = 56+50.00 PVI ELEV = 1205.82 INV W = 1184.67 INV E = 1184.72 DEPTH = 20.7'
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1200			
1195		800 LF - 12" PVC WTMN	
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1180			
EG 1206.1 FG 1206.12 EG 1206.08 FG 1206.08 FG 1205.86 FG 1205.86 FG 1205.81 FG 1205.81 FG 1205.81 FG 1205.90 FG 1205.90 FG 1206.00 FG 1206.00 FG 1206.00 FG 1206.00 FG 1206.00	FG 1205.95 EG 1205.74 FG 1205.43 FG 1205.43 FG 1205.43 FG 1205.43 FG 1205.48 FG 1205.43 FG 1205.43 FG 1205.12 FG 1205.12 FG 1205.12 FG 1205.12 FG 1205.12 FG 1205.12	FG 1204.61 EG 1204.6 FG 1204.59 EG 1205.1 FG 1205.13 FG 1205.12 FG 1205.12 FG 1205.09 FG 1205.09 FG 1204.99 FG 1204.99	EG 1205.1       FG 1205.09       EG 1205.09       FG 1205.09       FG 1205.01       FG 1204.97       FG 1204.98       FG 1204.98       FG 1204.93       FG 1204.93       FG 1204.94       FG 1204.93       FG 1204.93       FG 1204.94       FG 1204.93       FG 1204.93       FG 1204.94       FG 1204.93       FG 1204.93
52+00 53+	00 54+00	55+00 56+00	57+00 58+00

1     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     2000     20	100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     100000     1000000     1000000     1000000     10000000     1000000000000000000000000000000000000	PROPOSED 10' DRAIANGE & UTILITY EASEMENT	WIDSETH Refiners - Indiverse - Scientifics - State-Points
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# **EXISTING ROADWAY SECTION**



# PROPOSED ROADWAY SECTION




### **APPENDIX B**

### NORTH LYNNDALE AREA PROJECT FIGURES



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## **EXISTING ROADWAY SECTION**







### **APPENDIX C**

### ENGINEER'S ESTIMATE AND COST ALLOCATION

### 2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA IMPROVEMENTS ENGINEER'S ESTIMATE AND PROJECT COST ALLOCATION BAXTER, MN Tuesday, February 20, 2024

					SANITAR	Y SEWER	WA	TER	STORM	STORM SEWER		ROADWAY		CITY TRAIL		TOTAL PROJECT	
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	
1	2021.501	MOBILIZATION	LUMP SUM	\$95,000.00	0.38	\$36,100.00	0.26	\$24,700.00	0.02	\$1,900.00	0.3	\$28,500.00	0.04	\$3,800.00	1	\$95,000.00	
2	2101.505	CLEARING	TREE	\$550.00	53	\$29,150.00	53	\$29,150.00	5	\$2,750.00					111	\$61,050.00	
3	2101.505	GRUBBING	IREE	\$275.00	53	\$14,575.00	53	\$14,575.00							106	\$29,150.00	
4	2104.502	REMOVE SIGN	EACH	\$75.00			2	£1 000 00			15	\$1,125.00	3	\$225.00	18	\$1,350.00	
6	2104.502	SALVAGE CASTING	EACH	\$150.00	1	\$150.00	2	\$1,000.00							1	\$150.00	
7	2104.502	SALVAGE LIGHTING UNIT	EACH	\$500.00							1	\$500.00			1	\$500.00	
8	2104.502		EACH	\$20.00							65	\$1,300.00			65	\$1,300.00	
10	2104.502	SALVAGE SIGN TIPE C SALVAGE MAIL BOX SUPPORT	EACH	\$75.00							65	\$750.00			65	\$3,250.00	
11	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$7.50							90	\$675.00			90	\$675.00	
12	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00			100	¢2.000.00			970	\$3,880.00			970	\$3,880.00	
13	2104.503	REMOVE FORCEMAIN	EACH	\$30.00	660	\$9,900.00	100	\$3,000.00							660	\$9,900.00	
15	2104.503	REMOVE CURB & GUTTER	LIN FT	\$10.00							75	\$750.00			75	\$750.00	
16	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$7.50							26524	\$110.259.00	240	\$1,800.00	240	\$1,800.00	
17	2104.304		3010	\$4.50							20324	\$119,338.00	5140	\$14,130.00	29004	\$133,466.00	
18	2106.507	EXCAVATION - COMMON	CU YD	\$12.00							11780	\$141,360.00			11780	\$141,360.00	
19	2106.601	DEWATERING	LUMP SUM	\$250,000.00	0.7	\$175,000.00	0.3	\$75,000.00							1	\$250,000.00	
20	2118.509	AGGREGATE SURFACING	TON	\$30.00							50	\$1,500.00			50	\$1,500.00	
21	2123.510	COMMON LABORERS	HOUR	\$82.50	20	\$1,650.00	20	\$1,650.00	10	\$825.00	20	\$1,650.00	10	\$825.00	80	\$6,600.00	
22	2123.610	SKID LOADER STREET SWEEPER (WITH PICKLIP BROOM AND WATER)	HOUR	\$135.00 \$140.00	20	\$2,700.00	20	\$2,700.00	10	\$1,350.00	20	\$2,700.00	10	\$1,350.00 \$700.00	80	\$10,800.00	
24	2011 507		CUVD	\$20.00	16	\$450.00	10	¢1,400.00		\$100.00	4905	\$144 150 00		\$700.00	4920	\$144,600,00	
24	2211.507		TON	\$30.00	15	\$450.00					4605	\$144,150.00			4620	\$144,600.00	
25	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$95.00	55	\$5,225.00					6535	\$620,825.00			6590	\$626,050.00	
26	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$65.00					260	\$16,900.00					260	\$16,900.00	
28	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,200.00					2	\$2,400.00					2	\$2,400.00	
29	2506.602	CONNECT TO EXISTING DRAINAGE STRUCTURE	EACH	\$3,000.00					1	\$3,000.00					1	\$3,000.00	
30	2506.603	CONSTRUCTION DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	\$45,000.00					1	\$45,000.00					1	\$45,000.00	
31	2503.503	8" PVC PIPE SEWER	LIN FT	\$65.00	7485	\$486,525.00									7485	\$486,525.00	
32	2503.503	10" DUCTILE IRON PIPE SEWER CL 52	LIN FT	\$125.00	45	\$5,625.00									45	\$5,625.00	
33	2503.601	TRACING WIRE SYSTEM (SANITARY)	LUMP SUM	\$13,500.00	1	\$13,500.00									1	\$13,500.00	
35	2503.602	CONNECT TO EXISTING SANIARY SEWER	EACH	\$1,200.00	1	\$1,200.00									1	\$1,200.00	
36	2503.602	CONNECT TO EXISTING FORCEMAIN	EACH	\$1,200.00	2	\$2,400.00									2	\$2,400.00	
37	2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE 4" CLEAN-OUT ASSEMBLY	EACH	\$750.00 \$650.00	84	\$750.00 \$54.600.00									1 84	\$750.00	
39	2503.602	8"X4" PVC WYE	EACH	\$550.00	84	\$46,200.00									84	\$46,200.00	
40	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007	LIN FT	\$450.00	490	\$220,500.00									490	\$220,500.00	
41	2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	\$1,500.00 \$50.00	4225	\$15,000.00 \$211,250.00									10 4225	\$15,000.00	
43	2503.603	CLEAN & VIDEO TAPE PIPE SEWER	LIN FT	\$2.50	11755	\$29,387.50									11755	\$29,387.50	
44	2503.603	2" FORCEMAIN	LIN FT	\$30.00	20	\$600.00									20	\$600.00	
45 46	2503.603 2506.603	6" FORCEMAIN CONSTRUCTION DRAINAGE STRUCTURE DESIGN SPECIAL (FM)	EACH	\$60.00 \$12,000.00	2370	\$142,200.00 \$24,000.00									2370	\$142,200.00 \$24,000.00	
47	2504.601	TRACING WIRE SYSTEM (WATER MAIN)	LUMP SUM	\$9,750.00			1	\$9,750.00							1	\$9,750.00	
48	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$2,500.00			4	\$10,000.00							4	\$10,000.00	
49	2504.602		EACH	\$7,000.00			13	\$91,000.00							13	\$91,000.00	
50	2504.602	1" CORPORATION STOP	EACH	\$500.00			84	\$42,000.00							84	\$3,000.00	
52	2504.602	6" GATE VALVE AND BOX	EACH	\$2,550.00			16	\$40,800.00							16	\$40,800.00	
53 54	2504.602	8" GATE VALVE AND BOX 10" GATE VALVE AND BOX	EACH FACH	\$3,300.00 \$3,300.00			4	\$13,200.00 \$13,200.00							4	\$13,200.00 \$13,200.00	
55	2504.602	12" GATE VALVE AND BOX	EACH	\$4,250.00			3	\$12,750.00							3	\$12,750.00	
56	2504.602	12" X 12" WET TAP	EACH	\$7,500.00			1	\$7,500.00							1	\$7,500.00	
57 58	2504.602	1" CURB STOP & BOX 6" PVC WATERMAIN	EACH LIN FT	\$550.00 \$45.00			84 380	\$46,200.00 \$17,100.00							84 380	\$46,200.00 \$17.100.00	
59	2504.603	8" PVC WATERMAIN	LIN FT	\$55.00			1835	\$100,925.00							1835	\$100,925.00	
60	2504.603	10" PVC WATERMAIN	LIN FT	\$67.50			3885	\$262,237.50							3885	\$262,237.50	
62	2504.603	12 PVC WATERMAIN 1" PE WATER SERVICE PIPE	LIN FT	\$85.00 \$30.00			3330	\$182,750.00							2150	\$182,750.00 \$99.900.00	
63	2504.608	DUCTILE IRON FITTINGS	POUND	\$12.50			9730	\$121,625.00							9730	\$121,625.00	
64	2506 502	CASTING ASSEMBLY (SANITARY 700.7) (SANI)	EACH	00.002	31	\$27 000 00									21	\$27,000,00	
65	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$950.00	31	φ∠1,900.00			4	\$3,800.00					4	\$3,800.00	
66	2506.502	INSTALL CASTING	EACH	\$400.00	1	\$400.00									1	\$400.00	
67	2521.518	6" CONCRETE WALK	SQ FT	\$20.00					600	\$12,000.00			1520	\$30,400.00	2120	\$42,400.00	
68	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.75									23625	\$88,593.75	23625	\$88,593.75	
69	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$22.00							420	\$9,240.00			420	\$9,240.00	
70	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00							310	\$31,000.00			310	\$31,000.00	
71	2531.618	TRUCATED DOMES	SQ FT	\$75.00									84	\$6,300.00	84	\$6,300.00	

### 2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA IMPROVEMENTS ENGINEER'S ESTIMATE AND PROJECT COST ALLOCATION BAXTER, MN Tuesday, February 20, 2024

SANITARY SEWER WATER STORM SEWER ROADWAY ITEM NO. SPEC NO. ITEM DESCRIPTION UNIT UNIT PRICE ESTIMATED ESTIMATED ESTIMATED ESTIMATED TOTAL COST TOTAL COST TOTAL COST ΤΟΤΑΙ QUANTITY QUANTITY QUANTITY QUANTITY 72 2540.602 MAIL BOX SUPPORT EACH \$150.00 \$9,7 65 2545.502 LIGHTING UNIT (LED) FACH \$1,000,00 \$6.0 73 6 74 2545,602 INSTALL LIGHTING UNI EACH \$1,500.00 \$3,00 \$7,500.00 2563.601 TRAFFIC CONTROL LUMP SUM 0.38 \$2.850.00 0.26 \$1,950.00 0.02 \$150.00 \$2,2 75 0.3 2564.502 INSTALL SIGN SIGN TYPE C EACH \$75.00 \$60 76 2564.502 INSTALL SIGN (ADDRESS EACH \$30.00 \$1,9 2564.518 SIGN PANELS TYPE C SQ FT \$70.00 125 \$8,75 78 79 2565.602 INSTALL SIGN TYPE SPECIAL (MANHOLE & GV MARKER) EACH \$125.00 \$125.00 2571.502 CONIFEROUS TREE 6' HT B&B EACH 80 \$895.00 15 \$13,425.00 10 \$8,950.00 STORM DRAIN INLET PROTECTION 81 2573.502 EACH \$155.00 \$775.00 \$31 SILT FENCE, TYPE MS LIN FT 82 2573.503 \$4.50 250 \$1,1 \$1,200.00 STABILIZED CONSTRUCTION EXIT \$1,200.00 \$600.00 EACH \$1,200.00 0.5 \$2,4 83 2573.501 SCREENED TOPSOIL BORROW \$35.00 \$138 2574.507 CU YD \$1,750.00 3950 50 84 2574.508 FERTILIZER TYPE 3 (10-10-20) POUND \$30.00 1275 \$1,2 85 \$1.00 30 POUND 2575.508 SEED MIXTURE \$4.50 \$180.00 1700 \$7,6 86 40 2575.505 HYDRAULIC ORGANIC MATRIX ACRE \$12,000.00 0.1 \$1,200.00 \$48.0 87 4 HYDRAULIC REINFORCED FIBER MATRIX 88 2575.508 POUND \$2.50 390 \$975.00 16575 \$41,4 89 2582 503 8" SOLID LINE PAINT LIN FT \$1.00 170 \$17 90 2582.503 4" BROKEN LINE PAINT LIN FT \$1.00 1300 \$1,30 91 2582.503 4" DOUBLE SOLID LINE PAINT LIN FT \$1.00 1870 \$1,8 ESTIMATED CONSTRUCTION COST \$4,699,374.25 \$1,239,212.50 \$98,950.00 \$1,391 37.88% \$1.780.072.50 26.37% 29.61% 2.11% CONTINGENCIES (15%): \$704,906.14 \$267,010.88 \$185,881.88 \$14.842.50 \$208 \$1,600, SUBTOTAL: \$5.404.280.39 \$2.047.083.38 \$1,425,094,38 \$113,792.50 ENGINEERING WIDSETH 2018-10259 (2007 CLEARWATER FEASIBILITY REPORT): \$10,706.50 \$4,055.51 \$2,823.28 \$225.44 \$3,1 WIDSETH 2018-10259 (2010 CLEARWATER DESIGN): \$91,832.24 \$34,785.07 \$24,215.92 \$1,933.62 \$27,1 WIDSETH 2024-10123 (CLEARWATER FEASIBILITY REPORT): \$15,000.00 \$5,681.84 \$3,955.46 \$315.84 \$4,44 WIDSETH 2018-10265 (LYNNDALE FEASIBILITY REPORT): \$7,078.25 \$2,681.17 \$1,866.52 \$149.04 \$2,09 WIDSETH 2018-10266 (LYNNDALE DESIGN): \$81,329.41 \$30,806.71 \$21,446.35 \$1,712.47 \$24.0 DESIGN AND CONSTRUCTION (ESTIMATED): \$158,218.41 \$12.633.60 \$600 000 00 \$227,273.56 \$1776 PROPERTY ACQUISITION APPRAISALS (ESTIMATED \$2,500 / LOT): \$13.339.05 \$32,500.00 \$19,160.95 EASEMENTS (ESTIMATED \$0.75 / SF): \$13,132.62 \$22,275.00 \$9,142.38 LEGAL FEES (ESTIMATED \$750 / PARCEL) \$4,001.72 \$9,750.00 \$5,748.28 LEGAL, FINANCE, ADMIN AND OTHER COSTS (3%): \$162,128.41 \$61,412.50 \$42,752.83 \$3,413.78 \$48,0 **\$1,886**, **ESTIMATED TOTAL COST:** \$2,451,821.56 \$134,176.28 \$6,436,880.20 \$1,706,856.28 ASSESSMENTS ERU ASSESSMENT (ASSUMED 3% INCREASE OVER 2024 RATE): \$5,894.00 \$5,894.00 \$7,85 ERU'S: 86 86 TOTAL ASSESSED COSTS: \$506,884.00 \$506,884.00 \$675, \$134,176.28 \$1,210, TOTAL CITY COSTS: \$1,944,937.56 \$1,199,972.28 OTHER FEES WAC SAC WAC (\$600 PER EXISTING HOUSE): 60 \$36.000.00 SAC (\$600 PER EXISTING HOUSE) \$36,000.00 60 ESTIMATED TOTAL PROJECT COST: \$2,487,821.56 \$1,742,856.28 \$134,176.28 \$1,886,740.18 PROJECT COST SUMMARY ESTIMATED PROJECT COST (SEE NOTE 1): \$6,508,880.20 ASSESSED PROJECT COSTS ESTIMATED BENEFITTING PROPERTY ASSESSMENTS: 23.4% \$1.525.878.00 ESTIMATED DEFERRED ASSESSMENTS \$78.588.00 ESTIMATED CITY ASSESSMENTS AND FORFEITED PROPERTY ASSESSMENTS: \$157 176 00 TOTAL ASSESSABLE PROJECT COSTS: \$1,761,642.00 CITY COST SUMMARY SANITARY SEWER: \$1,944,937.56 WATER: \$1,199,972.28 STORM SEWER: \$134,176,28 ROADWAY: \$1 210 866 18 TRAII \$257 285 90 DEFERRED ASSESSMENTS: \$78,588.00 CITY / FORFEITED PROPERTY ASSESSMENTS: \$157,176.00 TOTAL ESTIMATED CITY COSTS: 76.6% \$4,983,002.20

NOTES

1. INCLUDES SAC AND WAC FOR EXISTING HOMES.

	CITY TRAIL			TOTAL P	ROJECT
LCOST	ESTIMATED QUANTITY	TOTAL COST		ESTIMATED QUANTITY	TOTAL COST
50.00				65	\$9,750.00
					A0.000.00
00.00				6	\$6,000.00
JU.UU			-	2	\$3,000.00
50.00	0.04	\$300.00		1	\$7,500.00
0.00				8	\$600.00
50.00				65	\$1,950.00
50.00	25	\$1,750.00		150	\$10,500.00
				1	\$125.00
					A00.075.00
				25	\$22,375.00
0.00				7	\$1,085.00
25.00				250	\$1,125.00
00.00	0.5	\$600.00		5	\$6,000.00
250.00	500	\$17,500.00		4500	\$157,500.00
75.00	270	\$270.00	_	1575	\$1,575.00
50.00	360	\$1,620.00		2100	\$9,450.00
27.50	0.9	\$10,800.00	-	5	\$60,000.00
-37.50	3510	\$6,775.00		20475	\$51,167.50
0.00				170	\$170.00
00.00				1300	\$1.300.00
70.00				1870	\$1,870.00
					•
,400.50	4.04%	\$189,738.75		100.00%	\$4,699,374.25
710.08	=	\$28,460.81			\$704,906.14
,110.58		\$218,199.56			\$5,404,280.39
70.00		\$432.28			\$10,706.50
89.88		\$3,707.76			\$91,832.24
41.23		\$605.63			\$15,000.00
95.74		\$285.79			\$7,078.25
80.18		\$3,283.70			\$81,329.41
649.25		\$24,225.19			\$600,000.00
					\$32,500.00
					\$22,275.00
					\$9,750.00
03.32	=	\$6,545.99	-		\$162,128.41
,740.18		\$257,285.90			\$6,436,880.20
59.00 36					\$19,647.00
374.00	=		_		\$1,689,642.00
,866.18	_	\$257,285.90			
					\$36,000.00 \$36,000.00
740.18		\$257,285.90			\$6,508,880.20

### INDIVIDUAL ASSESSMENT CALCULATIONS 2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA IMPROVEMENTS CITY OF BAXTER Monday, April 29, 2024

ESTIMATED INTEREST RATE:	8.00%
DATE OF RESOLUTION ADOPTING ASSESSMENT ROLL:	4/7/2026
ESTIMATED DAYS BEFORE FIRST YEAR:	268
ASSESSMENT RATES	
SANITARY SEWER ASSESSMENT:	\$5,894.00
WATER ASSESSMENT:	\$5,894.00
ROADWAY ASSESSMENT:	\$7,859.00
WAC:	\$600.00
SAC:	\$600.00

				IMME	DIATE ASSESS	MENTS	DEEEE	RED ASSESS	MENTS	TAX FO	REFIT ASSES	SMENTS	CITY	FFFS			ASSESSMEN		
PROPERTY				SANITARY			SANITARY		1	SANITARY			0		ASSESSMEN	ESTIMATED	TYEAR		
MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	SEWER	WATER	ROADWAY	SEWER	WATER	ROADWAY	SEWER	WATER	ROADWAY	WAC	SAC	T TERM	ASSESSMENT	INTEREST		T PAYMENT
				UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS					(SEE NOTE 1)	, woort	
CLEARWA	TER ROAD																		
1	40020631	14522 WELTON ROAD	JOHNSON	1	1	1							1	1	15	\$20,847.00 \$20,847.00	\$1,224.55	\$22,071.55 \$22,071.55	\$2,578.61
2	40020030	5116 CLEARWATER ROAD	BROWNE	1	1	1							1	1	15	\$20,847.00	\$1,224.55	\$22,071.55	\$2,578.61
4	40020713		APPLE BLOSSOM PROPERTIES	1	1	1									15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
5	40020712	5148 CLEARWATER ROAD	HALL	1	1	1							1	1	15	\$20,847.00	\$1,224.55	\$22,071.55	\$2,578.61
6	40020711	5182 CLEARWATER ROAD	BLEIMEYER	1	1	1							1	1	15	\$20,847.00	\$1,224.55	\$22,071.55	\$2,578.61
/	40020710	5200 CLEARWATER ROAD		1	1	1							1	1	15	\$20,847.00 \$20,847.00	\$1,224.55	\$22,071.55 \$22,071.55	\$2,578.61 \$2,578.61
9	40020787	5274 CLEARWATER ROAD	VAN NATTER	1	1	1							1	1	15	\$20,847.00	\$1,224.55	\$22,071.55	\$2,578.61
10	40020788	5292 CLEARWATER ROAD	FERRARI	1	1	1							1	1	15	\$20,847.00	\$1,224.55	\$22,071.55	\$2,578.61
11	40020789		GENERATION FAMILY PROPERTIES	2	2	2									15	\$39,294.00	\$2,308.12	\$41,602.12	\$4,860.36
12	40020790	5356 CLEARWATER ROAD	KEELY	1	1	1							1	1	15	\$20,847.00	\$1,224.55	\$22,071.55	\$2,578.61
13	40020793	5394 CLEARWATER ROAD	SUMMERS	1	1	1	1	1	1				1	1	15	\$20,847.00	\$1,224.55	\$22,071.55	\$2,578.61 \$2,430.18
15	40020543	5404 CLEARWATER ROAD	SUMMERS	1	1	1			1				1	1	15	\$20.847.00	\$1,224.55	\$22,071.55	\$2,578.61
16	40020716		FLECK	1	1	1									15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
17	40020719	5309 CLEARWATER ROAD	HOFFMAN	1	1	1							1	1	15	\$20,847.00	\$1,224.55	\$22,071.55	\$2,578.61
18	40020720		GLEASON	1	1	1									15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
19	40020721			1	1	1									15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
20	40020722	5225 CLEARWATER ROAD	STULTS	1	1	1							1	1	15	\$20,847,00	\$1,134.00	\$20,001.00	\$2,430.18
22	40020724		YLINIEMI	1	1	1									15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
23	40020725		YLINIEMI	1	1	1									15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
24	40020629		TAX FORFEIT							1	1	1			15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
25	40020628									1	1	1			15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
27	40020726		FURAN	1	1	1				1	1	1			15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
28	40020725	14482 NORTHWOODS DRIVE	FREECE							1	1	1			15	\$19,647.00	\$1,154.06	\$20,801.06	\$2,430.18
LYNNDAL	DRIVE																		
29	40010755	14576 LYNNDALE DRIVE		1	1	1							1	1					
31	40010756	14610 LYNNDALE DRIVE	WHITE	1	1	1							1	1					
32	40010758	14646 LYNNDALE DRIVE	EUSTICE	1	1	1							1	1					
33	40010759	14668 LYNNDALE DRIVE	ANDERSON	1	1	1							1	1					
34	40010760	14704 LYNNDALE DRIVE	HAGEN	1	1	1							1	1					
35	40010761		HENRICHS	1	1	1							1	1					
37	40010782	14691 I YNNDALE DRIVE	BOGERS	1	1	1							1	1					
38	40010776	14659 LYNNDALE DRIVE	LUGO	1	1	1							1	1					
39	40010777	14635 LYNNDALE DRIVE	HUGHES	1	1	1							1	1					
40	40010778	14601 LYNNDALE DRIVE	OLSON	1	1	1							1	1					
	10010786		STOUR	1	1	1							1	1					
41	40010787	14595 LYNNDALE LANE	BRYAN	1	1	1							1	1					
43	40010536	14617 LYNNDALE LANE	THIBODO	1	1	1							1	1					
44	40010791	14631 LYNNDALE LANE	WOLHART	1	1	1							1	1					
45	40010792	14645 LYNNDALE LANE	ALEMAN	1	1	1							1	1					
46	40010794		GRANDIN	1	1	1	1	1	1				1	1					
47	40010867	14009 LTNNDALE LANE	WERNESS	1	1	1		I	1				1	1					
40	40010796	14741 LYNNDALE LANE	ERICKSON REV TRUST	1	1	1							1	1					
50	40010797	14789 LYNNDALE LANE	GAUSTAD	1	1	1							1	1					
51	40010798	14797 LYNNDALE LANE	KELLERMAN	1	1	1							1	1					
52	40010799	14835 LYNNDALE LANE	CHEESMAN	1	1	1							1	1					
53	40010800		KAMSDELL DIAZ	1	1	1							1	1					
55	40010801		BOEVERS	1	1	1							1	1					
56	40010506	14897 LYNNDALE LANE	TOWER	1	1	1							1	1					
57	40010878	14925 LYNNDALE LANE	KATZENBERGER	1	1	1							1	1					
58	40010879	14949 LYNNDALE LANE	MCCAFFERTY	1	1	1							1	1					
59	99360556	14969 LYNNDALE LANE	CITY OF BAXTER (USTIPAK)	4	4	4				4	4	4	4	4					
61	40010773			1	1	1							1	1					
01	40010773	14304 LININDALE LAINE	ANDLINGUN																

62	40010772	14924 LYNNDALE LANE	ERNSTER	1	1	1				I			1	1		1		
63	40010771	14898 LYNNDALE LANE	OLSON	1	1	1							1	1				
64	40010765	14828 LYNNDALE LANE	NORVOLD	1	1	1							1	1				
65	40010764	14816 LYNNDALE LANE	GILSON	1	1	1							1	1				
66	40010763	14804 LYNNDALE LANE	YOST	1	1	1							1	1				
67	40010785	14774 LYNNDALE LANE	ST ARNOLD	1	1	1	1	1	1				1	1				
68	40010784	14752 LYNNDALE LANE	UNRATH	1	1	1							1	1				
69	40010783		ZOGLAUER	1	1	1												
70	40010782	14714 LYNNDALE LANE	HAMILTON	1	1	1							1	1				
71	40010781	14634 LYNNDALE LANE	BOOTH	1	1	1							1	1				
72	40010780	14626 LYNNDALE LANE	GIESE	1	1	1							1	1				
73	40010779	14596 LYNNDALE LANE	JOHNSTON	1	1	1							1	1				
LYNNDAL	E COURT																	
74	40010766	5921 LYNNDALE COURT	SOXMAN	1	1	1							1	1				
75	40010767		MATTSON	1	1	1												
76	40010768	5959 LYNNDALE COURT	DIEDE	1	1	1							1	1				
77	40010769	5954 LYNNDALE COURT	MCLAIN	1	1	1							1	1				
78	40010770		PIEHL	2	2	2												
				74	74	74	4	4	4	8	8	8	60	60	\$586,563	.00 \$34,454.55	\$621,017.55	
TOTAL ASSE	SSMENT:			\$436,156.00	\$436,156.00	\$581,566.00	\$23,576.00	\$23,576.00	\$31,436.00	\$47,152.00	\$47,152.00	\$62,872.00	\$36,000.00	\$36,000.00	\$1,761,642	.00		
ASSESSMEN	SUMMARY	_																
BENEFITTIN	G PROPERTIES	S	A 100 150 00															
SANIARY S	SEWER:		\$436,156.00															
WATER:			\$436,156.00															
ROADWAY			\$581,566.00															
SAC:			\$36,000.00															

WAC:	<u>\$36,000.00</u>
SUBTOTAL:	\$1,525,878.00
DEFERRED ASSESSMENTS:	
SANIARY SEWER:	\$23.576.00
WATER:	\$23,576.00
ROADWAY	\$31,436.00
SUBTOTAL:	\$78,588.00
TAX FORFEIT PROPERTY ASSESSMENTS:	
SANIARY SEWER:	\$47,152,00
WATER:	\$47.152.00
ROADWAY	\$62,872.00
SUBTOTAL:	\$157,176.00
TOTAL ASSSESSABLE PROJECT COSTS:	\$1,761,642.00

NOTES 1. THE INTEREST AMOUNT IS CALCULATED BASED ON ESTIMATED INTEREST RATE OF 8% ABD 268 DAYS BETWEEN THE ASSESSMENT HEARING AND END OF THE YEAR. THIS AMOUNT WILL VARY DEPENDING ON ACTUAL INTEREST DATE AND ASSESSMENT HEARING DATE.

### APPENDIX D

### **PREVIOUS HEARING PRESENTATIONS**





### The Process and Project History

- The City identified Clearwater Road as a potential project on the Capital Improvements Plan
- Feasibility Study was completed and accepted by the Council in July 2007
- In 2009 City obtained a quote of \$43,422.36 to overlay Clearwater Road
- In 2009 the City applied for and received a \$77,000 Trail Grant through the MnDNR (grant moneys must be spent by July 2011)
- Right-of-Way acquisition was completed in 2010
- City downsized the project and bid only the trail and roadway overlay improvements in June 2010 (\$157,686.73)

•3



Project constructed



# *Existing Conditions*No municipal sanitary sewer or water service. Project area is zoned R-1 (Low Density Residential) and PB (Public Benefit). Project area contains 28 separate parcels and 13 existing homes. Nearest municipal sanitary sewer and water is located at Northwoods Drive, Cottage Grove Drive and Memorywood Drive. Existing homes have individual wells and onsite septic systems (condition unknown).



Proposed Sanitary Sewer Inprovements
Lift station will be constructed on Whipple Lake Recreational facility property adjacent to Welton Road.
8" gravity sanitary sewer will be extended easterly from the lift station along Clearwater Road.
Sanitary sewer will be stubbed onto Welton Road and Ninebark Drive for future extensions.
6" forcemain will be constructed along Clearwater Road with a connection to the existing forcemain at east end of project.
4" gravity service stubs will be extended to each developed and potentially developable lot.
Location of the service stub will be coordinated with the property owner.



### Proposed Water Distribution Improvements

- 12" watermain will be extended along Clearwater Road with connections to the existing system.
- Watermain looping will be accomplished with connections to the existing system on both ends of Clearwater Road, Northwoods Drive and Cottage Grove Drive.
- 12" and 8" watermain will be stubbed onto Welton Road and Ninebark Drive for future extensions.
- Hydrants will be located at approximate 600' intervals near property lines where possible.
- 1" services will be extended to each developed and potentially developable lot.
- Location of the service stub will be coordinated with the property owner.





### Proposed Roadway Improvements

- 26' wide bituminous roadway with 18" drainage swales.
- East end of Clearwater Road will transition into existing curb & gutter section with storm sewer.
- Roadway grades will likely be raised in most locations to allow water to run off the roadway surface.
- Right-of-way corridors will be cleared to 80' wide.
- 12' wide bituminous trail will be construction along north side of Clearwater Road.
- Trail will extend to Whipple Beach.







### Estimated Project Costs

Sanitary Sewer Improvements:	\$440,900
• Water Distribution Improvements:	\$264,600
<ul> <li>Roadway Improvements:</li> </ul>	\$316,900
• Storm Sewer:	\$33,000
• Trail:	<u>\$128,700</u>
• Total	\$1,184,100



### Assessment Payment

- Pre-payments and partial payments allowed up to 30-days following the assessment hearing
- Assessment balances will be certified to the County with payments to begin on the next year's county tax statement
- Assessment balance will be amortized over a 15-year assessment term with an interest rate set at 2% over the bond rate (estimated at 6.4%)
- Future payoff requirements after certification:
  - Interest will accrue through the end of the calendar year
  - After 2011, payments in full must be made by November 15 to either the City of Baxter or Crow Wing County Auditor to avoid paying the following year's interest



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• Property owners can elect to enter into a separate assessment agreement with the City to add the SAC, WAC and lift station fee to project assessment.

Example Assess	sments a	and Costs
<ul> <li>Improved Parcel</li> <li>Unit Assessment</li> <li>SAC, WAC and Lift Station Fee</li> <li>Other City Fees</li> <li>Private Service Connections</li> </ul>		\$14,000 \$1,700 \$375 Varies
<ul> <li>Initial Assessment</li> <li>Estimated Yearly Payment *</li> </ul>	\$14,000 \$1,479.39	\$15,700 \$1,659.03
<ul> <li>Unimproved Deferred Parcel</li> <li>Unit Assessment</li> <li>Yearly Interest Cost During Defer</li> </ul>	rment **	\$14,000 \$616
<ul> <li>Interest Rate Estimated at 6.4%</li> <li>** Interest Rate Estimated at 4.4%</li> </ul>		

### Assessment Exhibit

- Lump sum unit assessments are shown as dots on the drawing.
- Red dots indicate Improved Parcels
- Green dots indicate assessed Unimproved Parcels
- Blue dots indicate possible Deferments





### Additional Project Information

- Project is feasible from a construction stand point
- Delays, dust, detours & inconvenience should be expected
- Construction estimated to take 3 months
- Homeowners will have 1 year from December 31 of the year the project is substantially completed to connect to City services (December 31, 2012). After that, "non-user" fees will be collected.
- City will not participate in private work








### Presentation Preview

- Public Improvement Process and Project History
- Project Area
- Existing Conditions
- Proposed Improvements
- Estimated Project Costs
- Assessment Procedure
- Deferment Procedure
- Additional Homeowner Costs
- General Project Information
- Questions

•3

## The Process and Project History

- The City identified Clearwater Road as a potential project on the Capital Improvements Plan
- Feasibility Study was completed and accepted by the Council in July 2007
- In 2009 City obtained a quote of \$43,422.36 to overlay Clearwater Road
- In 2009 the City applied for and received a \$77,000 Trail Grant through the MnDNR (grant moneys must be spent by July 2011)
- Right-of-Way acquisition was completed in 2010
- City downsized the project and bid only the trail and roadway overlay improvements in June 2010 (\$157,686.73)
- City reviewed downsized project and determined it was in the best interest of all involved to include sanitary sewer and water with the project

### The Process and Project History

- City revised assessment policy to better reflect the current value of the proposed improvements
- Improvement Hearing was held on January 18, 2011
- Council voted down the project at the meeting following the Hearing
- Council reviewed overlay option at January 26, 2011 Council meeting •
- Council scheduled a second improvement hearing to discuss options with residents
- Improvement Hearing
  - project generalities discussed estimated costs presented input from residents obtained
- Council authorizes or rejects project

#### If project is authorized

- Project will be bid
  - Final Assessment Hearing
  - Award
  - Project constructed







### Improvement Option 1

### Summary of Proposed Improvements

- Construct sanitary sewer and services
- Construct water distribution system and services
- Construct new roadway and ditches
- Construct bituminous trail (trail may be reconsidered if grant funding is not available)

•9

### Improvement Option 1 Sanitary Sewer Improvements

- Lift station will be constructed on Whipple Lake Recreational Facility property adjacent to Welton Road.
- 8" gravity sanitary sewer will be extended easterly from the lift station along Clearwater Road.
- Sanitary sewer will be stubbed onto Welton Road and Ninebark Drive for future extensions.
- 6" forcemain will be constructed along Clearwater Road with a connection to the existing forcemain at east end of project.
- 4" gravity service stubs will be extended to each developed and potentially developable lot.
- Location of the service stub will be coordinated with the property owner.



### *Improvement Option 1 Water Distribution Improvements*

- 12" watermain will be extended along Clearwater Road with connections to the existing system.
- Watermain looping will be accomplished with connections to the existing system on both ends of Clearwater Road, Northwoods Drive and Cottage Grove Drive.
- 12" and 8" watermain will be stubbed onto Welton Road and Ninebark Drive for future extensions.
- Hydrants will be located at approximate 600' intervals near property lines where possible.
- 1" services will be extended to each developed and potentially developable lot.
- Location of the service stub will be coordinated with the property owner.





### Improvement Option 1 Roadway Improvements

- 26' wide bituminous roadway with 18" drainage swales.
- East end of Clearwater Road will transition into existing curb & gutter section with storm sewer.
- Roadway grades will likely be raised in most locations to allow water to run off the roadway surface.
- Right-of-way corridors will be cleared to 80' wide.
- 12' wide bituminous trail will be constructed along north side of Clearwater Road.
- Trail will extend to Whipple Beach.





















## Deferments Improvement Option 1

- Interest on deferred assessments:
  - Simple interest on the deferred assessment balance will be made payable on a yearly basis
  - Interest will be the same as the bond rate
  - Interest will be collected as an assessment with property taxes

#### • Payment of deferred assessments after triggering event:

- Balance of deferred assessment may be paid in full or amortized and assessed for collection beginning in the next calendar year
- Assessments will be amortized over a maximum of 15 years



## Additional City Charges and Fees Improvement Option 1

- Current Municipal Charges and Fees:
  - Sewer Availability Charge (SAC):
  - Water Availability Charge (WAC):
  - Lift Station Fee:
  - City Inspection Fee:
  - City Excavation Permit:
  - Water Meter:

\$600 (existing homes) \$3,000 (new homes) \$600 (existing homes) \$2,800 (new homes) \$500 (existing homes) \$40 Current \$45 Current \$290 Current

- · Property owners are responsible for private service connection costs
- Charges and Fees are due at time of connection to City utilities.
- Property owners can elect to enter into a separate assessment agreement with the City to add the SAC, WAC and lift station fee to project assessment.

Example Asses Impro	sments c ovement	and Costs Option 1
<ul> <li>Improved Parcel <ul> <li>Unit Assessment</li> <li>SAC, WAC and Lift Station Fee</li> <li>Other City Fees</li> <li>Private Service Connections</li> </ul> </li> </ul>		\$14,000 \$1,700 \$375 Varies
<ul> <li>Initial Assessment</li> <li>Estimated Yearly Payment *</li> </ul>	\$14,000 \$1,479.39	\$15,700 \$1,659.03
<ul> <li>Unimproved Deferred Parcel         <ul> <li>Unit Assessment</li> <li>Yearly Interest Cost During Defe</li> </ul> </li> </ul>	rment **	\$14,000 \$616
<ul> <li>Interest Rate Estimated at 6.4%</li> <li>** Interest Rate Estimated at 4.4%</li> </ul>		

### Assessment Exhibit - Improvement Option 1

- Lump sum unit assessments are shown as dots on the drawing
- Red dots indicate Improved Parcels
- Green dots indicate assessed Unimproved Parcels
- Blue dots indicate possible Deferments





## Assessment Procedure Improvement Option 2

Improvement Option 2 – Roadway Overlay and Trail

- Assessments are based on a lump sum amount as determined by the City Council.
- Proposed assessment rate set at \$2,000 per lot
- Unit assessments apply to all existing parcels
- Assessments for overlay improvements may not be deferred





	Project Cost Improvement	Summary Option 2
Total Project Cost:		\$275,600
Assessed Costs:		\$56,000 (20%)
City Costs:		\$219,600 (80%)
Additional City Des	ign Costs (Utilities):	\$96,700
Total City Cost:	<i>(</i> ·	\$316,300

### Assessment Exhibit - Improvement Option 2

- Lump sum unit assessments are shown as red dots on the drawing.
- All existing parcels receive one unit assessment





- Project is feasible from a construction stand point
- Delays, dust, detours & inconvenience should be expected
- Construction estimated to take three months for Improvement Option 1 and one month for Improvement Option 2
- Homeowners will have 1 year from December 31 of the year the project is substantially completed to connect to City services (December 31, 2012). After that, "non-user" fees will be collected.
- City will not participate in private work









## Project Update

- Improvement Hearing was held on February 9, 2011
- Resolution ordering improvement was approved on February 15, 2011
- Resolution approving project documents and ordering advertisement for bids was approved on February 15, 2011
- Bids were opened on March 17, 2011
- Three bids were submitted and Borden Excavating is the apparent low bidder





- 2" bituminous overlay of existing roadway surface\*
- 18" drainage swales
- Right-of-way corridors will be cleared to 80' wide
- 12' wide bituminous trail will be constructed along north side of Clearwater Road
- Trail will extend to Whipple Beach

\* Life of the overlay is estimated at only 5-7 years based on the condition of the existing subgrade and bituminous surface







### Assessment Procedure

- Assessments are based on a lump sum amount as determined by the City Council
- Proposed assessments are set at \$2,000 per lot
- Unit assessments apply to all existing parcels
- Assessments for overlay improvements may not be deferred



### Assessment Payment

- Pre-payments and partial payments allowed up to 30-days following the assessment hearing (April 28, 2010)
- Assessment balances will be certified to the County with payments to begin on the next year's county tax statement
- Assessment balance will be amortized over a 5-year assessment term with an interest rate set at 2% over the bond rate (estimated at 6.4%)
- Future payoff requirements after certification:
  - Interest will accrue through the end of the calendar year
  - After 2011, payments in full must be made by November 15 to either the City of Baxter or Crow Wing County Auditor to avoid paying the following year's interest



## Project Cost Summary

Total Project Cost:	Improvement <u>Hearing</u> \$275,600	<u>As Bid</u> \$295,100	
Assessed Costs:	\$56,000 (20%)	\$60,000	(20%)
City Costs:	\$219,600 (80%)	\$235,100	(80%)
Additional Costs (Utilities): Total City Cost:	\$96,700 \$316,300	\$96,700 \$331,800	





### **APPENDIX E**

### PARCEL SPLIT PRACTICALITY EXHIBITS



THE ADDRESS FOR THE SUBJECT PROPERTY IS 5066 CLEARWATER RD, BAXTER, MINNESOTA.

THE PARCEL ID FOR THE SUBJECT PROPERTY IS 40020630.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT. THE SUBJECT PROPERTY IS OUTSIDE OF THE SHORELAND OVERLAY DISTRICT ACCORDING TO THE CITY OF BAXTER ZONING MAP AND AERIAL IMAGERY.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE USING THE CITY OF BAXTER CODE.

#### PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 58,619± SQ.FT. (1.35± ACRES).

TOTAL AREA FOR PROPOSED TRACT A IS 37,895± SQ.FT. (0.87± ACRES). TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 24,585± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,724± SQ.FT. (0.48± ACRES). TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 10,458± SQ. FT.





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE DATABASE NAD83

DATE:	FEBRUARY 8TH, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY	
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	TJP					
FILE NUMBER:	2024-10123				TYLER POGREBA DATE: 02-08-2024 LIC. NO. 60122	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS

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EXHIBIT

PART OF GOVERNMENT LOT 6, SECTION 2, TOWNSHIP 133, RANGE 29, CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40020789.



ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND OVERLAY DISTRICT ACCORDING TO THE CITY OF BAXTER ZONING MAP AND AERIAL IMAGERY.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE USING THE CITY OF BAXTER CODE .

#### PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 102,340± SQ.FT. (2.3± ACRES).

TOTAL AREA FOR PROPOSED TRACT A IS 51,000± SQ.FT. (1.2± ACRES). TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 32,540± SQ. FT (0.75± ACRES).

TOTAL AREA FOR PROPOSED TRACT B IS 51,340± SQ.FT. (1.2± ACRES). TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 32,810± SQ. FT (0.75± ACRES). ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83

C	2024	WIDSETH	SMITH I	NOLTING	& ASSO	CIATES,	INC.
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DATE:	FEBRUARY 09, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT LAM A DULY LICENSED	
DRAWN BY:	TJP				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	CMC					
FILE NUMBER:	2024-10123				TYLER J. POGREBA DATE: 02/09/2024 LIC. NO. 60122	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS

# EXHIBIT

LOT 2, BLOCK 1, OLIN ADDITION SECTION 2, TOWNSHIP 133, RANGE 29, CROW WING COUNTY, MINNESOTA



#### SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40020542.



THE E-911 ADDRESS FOR THE SUBJECT PROPERTY IS 5404 CLEARWATER RD, BAXTER, MN 56425.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE SHORELAND OVERLAY ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

EXISTING ELEVATIONS AS SHOWN ARE FROM MINNESOTA STATE LIDAR BARE EARTH POINTS.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE USING THE CITY OF BAXTER CODE.

#### PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 75,344± SQ.FT. (1.7± ACRES).

TOTAL AREA FOR PROPOSED TRACT A IS 45,560± SQ.FT. (1.0± ACRES). TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 22,866± SQ. FT (0.52± ACRES).

TOTAL AREA FOR PROPOSED TRACT B IS 29,783± SQ.FT. (0.68± ACRES). TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 14,594± SQ. FT (0.34± ACRES).





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83

ELEVATIONS ARE BASED ON THE NGVD 29 VERTICAL DATUM

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DATE:	FEBRUARY 09, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR LINDER MY DIRECT SUPERVISION AND THAT LAM A DULY LICENSED	
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	TJP					
FILE NUMBER:	2024-10123				TYLER J. POGREBA DATE: 02/09/2024 LIC. NO. 60122	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS



CIEADWATED DOAD

#### CLEARWATER RUAD

#### SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010786.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14581 LYNNDALE LN, BAXTER, MN 56425.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT. THE SUBJECT PROPERTY IS OUTSIDE OF THE SHORELAND OVERLAY DISTRICT ACCORDING TO THE CITY OF BAXTER ZONING MAP AND AERIAL IMAGERY.

10

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

### THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

#### SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

#### **PROPERTY AREAS:**

TOTAL AREA OF THE SUBJECT PROPERTY IS 42,253± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 23,115± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 10,495± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 19,129± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 6,263± SQ. FT.





SCALE ( IN FEET )

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83

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DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED	
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	CMC					
FILE NUMBER:	2024-10232				CHAD M. CONNER DATE: 05/29/2024 LIC. NO. 41643	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS



THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010787.

THE E-911 ADDRESS FOR THE SUBJECT PROPERTY IS 14595 LYNNDALE LN, BAXTER, MN 56425.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT. THE SUBJECT PROPERTY IS PARTIALLY IMPACTED BY THE SHORELAND OVERLAY DISTRICT ACCORDING TO THE CITY OF BAXTER ZONING MAP AND AERIAL IMAGERY.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

### THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

#### SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

#### PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 50,081± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 23,731± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 10,926± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 26,350± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 13,500± SQ. FT.





SCALE ( IN FEET )

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83

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DATE:	MAY 24, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED	WINCETL
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	CMC					
FILE NUMBER:	2024-10232				CHAD M. CONNER DATE: 05/24/2024 LIC. NO. 41643	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS



THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010778.

THE ADDRESS OF THE SUBJECT PROPERTY IS 14601 LYNNDALE DR, BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

#### THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

#### **PROPERTY AREAS:**

TOTAL AREA OF THE SUBJECT PROPERTY IS 44,867± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 24,394± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 9,583± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,038± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 9,148± SQ. FT.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83



DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER		
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED	D BY	MINCETL
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.		
CHECKED BY:	CMC				1		
FILE NUMBER:	2024-10232				CHAD M. CONNER DATE: 05/29/2024 LIC. NO. 41643	13	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS



THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010794.

THE SUBJECT PROPERTY CONTAINS LOT 1 AND LOT 2, BLOCK TWO, NORTHDALE THIRD ADDITION

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14675 LYNNDALE LN, BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.



**PROPERTY AREAS:** 

TOTAL AREA OF THE SUBJECT PROPERTY IS 123,307± SQ.FT.

TOTAL AREA FOR LOT 1 IS 71,630± SQ.FT. TOTAL BUILDABLE AREA FOR LOT 1 IS 47,045± SQ. FT.

TOTAL AREA FOR LOT 2 IS 51,836± SQ.FT. TOTAL BUILDABLE AREA FOR LOT 2 IS 33,977± SQ. FT.





SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.





THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010867.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14689 LYNNDALE LN, BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

#### **PROPERTY AREAS:**

TOTAL AREA OF THE SUBJECT PROPERTY IS 80,312± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 49,251± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 27,878± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 31,062± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 13,939± SQ. FT.





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83

PREPARED FOR: DATE AMENDMENTS ΒY CITY OF BAXTER DATE: MAY 29, 2024 HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. SCALE: AS SHOWN DRAWN BY: JLV CHECKED BY: CMC ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS CHAD M. CONNER DATE: 05/29/2024 LIC. NO. 41643 ILE NUMBER: 2024-10232


#### **IMPERVIOUS SURFACE CALCULATIONS:**

TRACT A:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010785.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14774 LYNNDALE LN, BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

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SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

IMPERVIOUS SURFACE COVERAGE = 6,100± SQ.FT. PERCENT IMPERVIOUS = 26± % (6,100 / 23,522 = 0.259)

IMPERVIOUS SURFACES INCLUDE ALL BUILDINGS, DECKS, PAVERS CONCRETE AND BITUMINOUS SURFACES.

#### **PROPERTY AREAS:**

TOTAL AREA OF THE SUBJECT PROPERTY IS 45,738± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 23,522± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 8,712± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 22,216± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 9,760± SQ. FT.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83



DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED	
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	CMC					
FILE NUMBER:	2024-10232				CHAD M. CONNER DATE: 05/29/2024 LIC. NO. 41643	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS



#### SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010766.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 5921 LYNNDALE CT, BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

#### THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

#### SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

#### **PROPERTY AREAS:**

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,511± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 20,473± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 7,405± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,038± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 8,276± SQ. FT.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83 NORTH

DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY	
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	CMC				1	
FILE NUMBER:	2024-10232				CHAD M. CONNER DATE: 05/29/2024 LIC. NO. 41643	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS



#### SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010770.

THERE IS NO PHYSICAL ADDRESS LISTED FOR THE SUBJECT PROPERTY. THE OWNER ADDRESS FOR THE SUBJECT PROPERTY IS 15665 SANDHILL CIRCLE, BRAINERD MN.

#### **PROPERTY AREAS:**

TOTAL AREA OF THE SUBJECT PROPERTY IS 42,926± SQ.FT.

TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 8,301± SQ. FT.

TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 8.839± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT A IS 22,704± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,221± SQ.FT.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

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ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83



SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED	WINCETL
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	CMC					
FILE NUMBER:	2024-10232	1			CHAD M. CONNER DATE: 05/29/2024 LIC. NO. 41643	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS





#### SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010772.

THE E-911 ADDRESS FOR THE SUBJECT PROPERTY IS 14924 LYNNDALE LN, BAXTER, MN 56425.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

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PROPERTY AREAS: TOTAL AREA OF THE SUBJECT PROPERTY IS 40,946± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 20,909± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 11,326± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,038± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 6,534± SQ. FT.





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83

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DATE:	MAY 2, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER	
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED	
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHECKED BY:	CMC					
FILE NUMBER:	2024-10232				CHAD M. CONNER DATE: 05/02/2024 LIC. NO. 41643	ARCHITECTS = ENGINEERS = SCIENTISTS = SURVEYORS

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

# **PARCEL EXHIBIT**

PART OF GOVERNMENT LOT 5, SECTION 36, TOWNSHIP 134, RANGE 29, **CROW WING COUNTY, MINNESOTA.** 



#### SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 99360556.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14969 LYNNDALE LN, BAXTER MINNESOTA.

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SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

#### **PROPERTY AREAS:**

TOTAL AREA OF THE SUBJECT PROPERTY IS 126,151± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 62,984± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 26,154± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,400± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 10,000± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT C IS 20,238± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT C IS 9,886± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT D IS 22,613± SQ.FT. TOTAL BUILDABLE AREA FOR PROPOSED TRACT D IS 12,168± SQ. FT.

DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS S ME OR UNDER MY DIRECT SUP
DRAWN BY:	JLV				LAND SURVEYOR UNDER THE L
CHECKED BY:	CMC				
FILE NUMBER:	2024-10232				CHAD M. CONNER



BASED ON THE CITY OF BAXTER



DATE: 05/29/2024 LIC. NO. 41643

## APPENDIX F

### **PROJECT SCHEDULE**

#### PROPOSED PROJECT SCHEDULE 2025 CLEARWATER ROAD NORTH LYNNDALE AREA UTILITY AND ROADWAY IMPROVEMENTS MUNICIPAL PROJECT NO. \_\_\_\_ AND \_\_\_\_ BAXTER, MN Tuesday, May 28, 2024

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
2023			
Clearwater Road Feasibility Report Proposal Approved	Tuesday, December 19, 2023	City Council Meeting	
2024			
North Lynndale Area Feasibility Report Proposal Approved	Tuesday, January 16, 2024	City Council Meeting	
Clearwater Road Moved from 2025 to 2026 and Combined with North Lynndale Area	Tuesday, January 16, 2024	City Council Meeting	
Recommendation to Approve Feasibility Report and Update CIP	Wednesday, June 5, 2024	Utilities Commission Meeting	
Review Feasibility Study at Council Workshop	Tuesday, June 18, 2024	City Council Meeting	
Motion to Approve Feasibility Report and Update CIP	Tuesday, Julie 10, 2024	only obtained meeting	
2025			
Resolution Ordering Preparation of Updated Feasibility Report	Sunday, April 20, 2025	City Council Meeting	
Approve Engineering Proposal to Update Feasibility Report	<b>27</b> 1 27 2 2	5	
Report Update		1 Month	
Public Informational Meeting	Thursday, June 5, 2025	6:00 p.m. at Baxter City Hall	
Finalize Report		1 Month	
Recommendation to Approve Updated Feasibility Report	Wednesday, July 2, 2025	Utilities Commission Meeting	
Review Revised Feasibility Study at Council Workshop	Tuesday, July 15, 2025	City Council Meeting	
Resolution Receiving Feasibility Report			
Resolution Calling Improvement Hearing	Tuesday, August 5, 2025	City Council Meeting	
Mailed Notice for Improvement Hearing	Thursday, August 7, 2025	One notice at least 10 days prior to hearing	
First Published Notice for Improvement Hearing	Saturday, August 9, 2025	Twice in local newspaper, one week apart, last notice must be at least three days prior to hearing.	3
Second Published Notice for Improvement Hearing	Saturday, August 16, 2025		
Improvement Hearing	Thursday, August 28, 2025	6:00 p.m. at Baxter City Hall	
Resolution Ordering Improvement	Tuesday September 16, 2025	City Council Meeting	
Engineering Agreement for Design and Construction		City Council Meeting	
Design		3 - 4 Months	
2026			
Review Plans and Specifications	Wednesday, January 7, 2026	Utilities Commission Meeting	
Review Plans and Specifications at Council Workshop Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	Tuesday, January 20, 2026	City Council Meeting	
Bidding Publication	Saturday, January 24, 2026	Publication must be made at least three weeks before last day to submit bids, at least once in official newspaper and once in trade paper or First Class city newspaper.	3
Bid Opening	Tuesday, February 17, 2026	By default bid remains subject to acceptance for 60 days after the Bid opening.	
Resolution Ordering Assessment Hearing	Tuesday, March 3, 2026	City Council Meeting	
Bid review with Utilities Commission	Wednesday, March 4, 2026	Utilities Commission Meeting	
Mailed Notice for Assessment Hearing	Thursday, March 5, 2026	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Saturday, March 7, 2026	Once in local newspaper at least two weeks prior to hearing.	
Assessment Hearing	Thursday, March 26, 2026	6:00 p.m. at Baxter City Hall	
Resolution Adopting Assessment Rolls	Tuesday, April 7, 2026	City Council Meeting	
End of Assessment Appeal Period	Thursday, May 1, 2025	Appeals to district court must be made within 30 days after adoption of the assessment roll.	
Notice of Award	Thursday, May 7, 2026	City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	
Pre-Construction Meeting	May, 2026		
dfws	May, 2026	6:00 p.m. at Baxter City Hall	
Begin Construction	June, 2026		
		]	
Construction Complete	September, 2026		

#### NOTES

City Council Meetings held on 1st and 3rd Tuesdays @ 7:00 p.m.
Utilities Commission Meetings held on 1st Wednesday following the 1st Council Meeting @ 5:30 p.m.

- Brainerd Dispatch is currently only running legal notices on Wednesdays and Sundays. Deadline for Wednesday publication is noon on Monday and deadline for Sunday publication is noon on 3. Thursday.
- 4. The project schedule assumes all Council actions are taken at a regular scheduled meetings. The schedule could be accelarated with special meetings.
- 5. All dates are subject to change, this is a living document. Dates may change based on coordination with other CIP projects.