



Preliminary 2026 Feasibility Study Workshop Meeting Agenda

Purpose: Review project elements and provide direction on discussion elements for final study.

Link to City Design Guidelines (for Downtown/Budd/Hwy 12): [391](#)

- Sidewalk Zones (Pg 8 of design guide)
- Parking
- Landscaping
- Lighting – not included in estimates

Discuss project overviews

- Watermain (8")
 - Add Pioneer/Main looping? – Cost add of \$58,750
 - Not touching Spring
- Sanitary Sewer (replace all VCP sanitary)
 - CIPP recommended for M&O streets & Hwy 12 – not assessed – Cost of \$129,150
- Street Widths/Design – review maps for each
 - Widths
 - Parking
 - Sidewalks
 - Oversizing/Depth
 - costs not broken out, but beefed up section for higher traffic loads
 - Downtown Maple & Main layout review
 - Mill and Overlay Spring and Marsh recommended
- Storm sewer – new storm to direct water to treatment area from development
 - Any known ponding issues
- Ponding (Water Treatment)
 - Treat 2000 SF → filtration basin area
 - Pond to manage rate control for 0.55-inch of reconstructed impervious → Size TBD
- Fire Station Lot – Initial cost assumes full rebuild to same as street standards – confirm with borings

Assessments

- Streets, Utilities, Prior Assessments (N/A), Corner Lots (don't assess if done in last 10 years, driveway access)
- Businesses, indirect abutters, other properties, railroad ROW, multiple/large services
- **Any changes per land uses/unit counts because of MU zoning?**
- Reconstruction efforts – assess 20-50% of cost – typical 35%
 - Sidewalks – included in initial draft (can assess 100% of new) – 35% in draft
 - New curb 100% assessed? (Delano, Pioneer, Main west block) – 35% in draft
 - Oversizing all City cost (street depth) – covered by using 35%
- Assess streets by Adjusted Front Foot → Convert RR frontage to City
- Assess utilities by Unit/SAC → Only counting reconnects

2024 – assessed Ind by Unit (FF equivalent for several) for streets and all else done by unit

Other

- Underground Power
- Lighting
- Budd Avenue

Attachments

- Cost Summary
- Assessment Breakdowns
 - Full, Reduced, Industrial Street)
- CIP Summary (for reference)
- Figures
 - Downtown Assessments
 - Downtown Reconstruction Layout
 - Maple & Main Sketch

Name: 2026 Street Reconstruction Prelim Feasibility Meeting

Date: November 24, 2025

Page: 3

Proposed Schedule

11/24 Feasibility Workshop 1

12/8 Feasibility Workshop 2

Discuss Timeline – 1/8 or 1/26 meeting is more likely for receiving report

12/15 Council receives feasibility report and schedules public improvement hearing
Approve one or both projects?

1-6 Send notice to Laker Pioneer

1/10 & 1/17 Notice posts in paper

1/XX Mail notice to abutting properties for open house and improvement hearing (10 days prior)

1/XX Host open house – week prior to public hearing?

1/26 or 2/23 Council holds public improvement hearing and orders project plans and specifications

End March Notice of LRIP Award

Spring TBD Bid and Award Project (plan for April/May)

2026 Downtown Reconstruction Summary Option A

COST SUMMARY	ASSESSABLE (35%)	NON-ASSESSABLE (REMAINING 65% +)	CITY ASSESSMENT PORTION	PROPERTY ASSESSED	CITY TOTAL	TOTAL
STREET & STORM SEWER COST	\$1,268,889.30	\$2,356,508.70	\$426,810.41	\$842,078.89	\$2,783,319.11	\$3,625,398.00
UNDERGROUND POWER (ADDITIONAL) - ESTIMATED				\$200,000.00	\$0.00	\$200,000.00
INCLUDES FULL SIDEWALK & DT ELEMENTS SIDEWALK EXTENSION ESTIMATED AT \$90,000						
FIRE STATION	\$0.00	\$285,208.88	\$0.00	\$0.00	\$285,208.88	\$285,208.88
INCLUDES FULL REBUILD						
MILL & OVERLAY	\$0.00	\$45,225.00	\$0.00	\$0.00	\$45,225.00	\$45,225.00
SPRING AND MARSH						
WATERMAIN	\$280,287.66	\$520,534.22	\$42,002.76	\$238,284.90	\$562,536.98	\$800,821.88
INCLUDES FULL LOOP, NO EXTRA CONNECTIONS AT \$58,750						
SANITARY SEWER	\$186,827.81	\$476,115.94	\$27,599.56	\$159,228.25	\$503,715.50	\$662,943.75
CIPP WITHHELD FROM ASSESSABLE (\$129,150 TOTAL ESTIMATED)						
SUMMARY	\$1,736,004.77	\$3,683,592.73	\$496,412.73	\$1,439,592.04	\$4,180,005.46	\$5,619,597.51
LRIP ELIGIBLE (MAX \$1.5M)						\$3,346,852.36
MAIN, MAPLE, PIONEER						

2026 Downtown Reconstruction Summary Option B

COST SUMMARY	ASSESSABLE (35%)	NON-ASSESSABLE (REMAINING 65% +)	CITY ASSESSMENT PORTION	PROPERTY ASSESSED	CITY TOTAL	TOTAL
STREET & STORM SEWER COST	\$1,167,597.11	\$2,457,800.89	\$392,739.22	\$774,857.89	\$2,850,540.11	\$3,625,398.00
UNDERGROUND POWER (ADDITIONAL) - ESTIMATED				\$200,000.00	\$0.00	\$200,000.00
INCLUDES FULL SIDEWALK & DT ELEMENTS - SIDEWALK NOT ASSESSED IN OPTION B SIDEWALK EXTENSION ESTIMATED AT \$90,000						
FIRE STATION	\$0.00	\$285,208.88	\$0.00	\$0.00	\$285,208.88	\$285,208.88
INCLUDES FULL REBUILD						
MILL & OVERLAY	\$0.00	\$45,225.00	\$0.00	\$0.00	\$45,225.00	\$45,225.00
SPRING AND MARSH						
WATERMAIN	\$263,084.06	\$488,584.69	\$39,424.70	\$223,659.36	\$528,009.39	\$751,668.75
NO LOOP						
SANITARY SEWER	\$186,827.81	\$346,965.94	\$27,599.56	\$159,228.25	\$374,565.50	\$533,793.75
DROP CIPP WORK FOR LATER DATE/DIFFERENT PROJECT						
SUMMARY	\$1,617,508.99	\$3,623,785.39	\$459,763.49	\$1,357,745.50	\$4,083,548.88	\$5,441,294.38
LRIP ELIGIBLE (MAX \$1.5M)						\$3,346,852.36
MAIN, MAPLE, PIONEER						

PRELIMINARY ASSESSMENT ROLL - BASE VERSION
2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
11/18/2025

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	SANITARY UNIT	WATER UNIT	STREET ASSESSMENT (FOOT)	SANITARY (UNIT)	WATERMAIN (UNIT)	TOTAL ASSESSMENT
1	CITY OF MAPLE PLAIN	PO BOX 97	1645 Pioneer Avenue	2411824330029		327		327			\$78,629.30	\$0.00	\$0.00	\$78,629.30
2	MN BEEF PROMO & RSRCH CNCIL	PO BOX 39	5469 HWY 12	2411824330018		143		143	1		\$34,385.29	\$2,653.80	\$0.00	\$37,039.09
3	MP MAIN LLC	5470 MAIN ST E	5470 Main Street East	2411824330036		150	170	235	1		\$56,507.29	\$2,653.80	\$0.00	\$59,161.10
4	SUMMER L BOURGERIE	5440 MAIN ST E	5440 Main Street East	2411824330030		150		150			\$36,068.48	\$0.00	\$0.00	\$36,068.48
5	MARIA'S GARDENS LLC	5025 FERN DRIVE LORETTO MN 55355	1665 Spring Avenue	2411824330011				0			\$0.00	\$0.00	\$0.00	\$0.00
6	KAJI ENTERPRISES LLC	481 PRAIRIE CREEK DR DELANO MN	1675 Spring Avenue	2411824330041				0			\$0.00	\$0.00	\$0.00	\$0.00
7	IAN J BREKHUS	4527 PLEASANT ST SE PRIOR LAKE MN	1660 Spring Avenue	2411824330037				0			\$0.00	\$0.00	\$0.00	\$0.00
8	J J HATECKE & R E HATECKE	5420 MAIN ST E	5420 Main Street East	2411824330004		200		200	1	1	\$48,091.31	\$2,653.80	\$4,038.73	\$54,783.84
9	JOLENE M GOLDADE	5390 MAIN ST E	5390 Main Street East	2411824340061		100		100		1	\$24,045.66	\$0.00	\$4,038.73	\$28,084.38
10	LTW INC	1720 RESTHAVEN LA MOUND MN 55357	1647 Marsh Avenue	2411824340060				0			\$0.00	\$0.00	\$0.00	\$0.00
11	MARIAH J SCHWECKE	1655 MARSH AVE	1655 Marsh Avenue	2411824340064				0			\$0.00	\$0.00	\$0.00	\$0.00
12	DI B FUTURES INC	1654 MARSH AVE MAPLE PLAIN MN	1654 Marsh Avenue	2411824340063				0			\$0.00	\$0.00	\$0.00	\$0.00
13	BRADLEY D DICKHAUSEN	1644 MARSH AVE	1644 Marsh Avenue	2411824340055				0			\$0.00	\$0.00	\$0.00	\$0.00
14	MARK A & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340054				0		1	\$0.00	\$0.00	\$4,038.73	\$4,038.73
15	MARK A & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340053				0		1	\$0.00	\$0.00	\$4,038.73	\$4,038.73
16	KATHLEEN PURDY	15450 ORIC AVE MINNETONKA MN	5354 Main Street East	2411824340052	(d)	100		100	1	1	\$24,045.66	\$2,653.80	\$4,038.73	\$30,738.19
17	PINE PROPERTIES LLC	11221 LORRY LANE MINNETONKA MN	5354 Main Street East	2411824340082		100		100	1	1	\$24,045.66	\$2,653.80	\$4,038.73	\$30,738.19
18	JEFFREY J GARTHWAIT	2937 LAKE SHORE AVE	5340 Main Street East	2411824340050		50		50	1	1	\$12,022.83	\$2,653.80	\$4,038.73	\$18,715.36
19	JEFFREY JOHN GARTHWAIT	2937 LAKE SHORE AVE	5334 Main Street East	2411824340049		130	50	155	1	1	\$37,270.77	\$2,653.80	\$4,038.73	\$43,963.30
20	THOMAS WOLF & ANN RIEFF	1635 DELANO AVE	1635 Delano Avenue	2411824340048		100		100	1	1	\$24,045.66	\$2,653.80	\$4,038.73	\$30,738.19
21	MALIK HOSPITALITY GROUP LLC	5329 HWY 12	1645 Delano Avenue	2411824340062		83		83	1		\$19,957.89	\$2,653.80	\$0.00	\$22,611.70
22	SANDI KAY MILLAR & CHARLES R MILLAR	1397 30TH ST SE BUFFALO MN 55313	1644 Delano Avenue	2411824340037		143		143	1	1	\$34,385.29	\$2,653.80	\$4,038.73	\$41,077.82
23	STEEPLE ON MAIN LLC	5310 MAIN ST E	5310 Main Street East	2411824340073		169	109	223.5	1	1	\$53,742.04	\$2,653.80	\$4,038.73	\$60,434.57
24	TIMOTHY G CROLEY	5300 MAIN ST E	5300 Main Street East	2411824340074		58		58	1	1	\$13,946.48	\$2,653.80	\$4,038.73	\$20,639.01
25	ROGER HARMON	P BOX 403	5290 Main Street East	2411824340076		74		74	1	1	\$17,793.79	\$2,653.80	\$4,038.73	\$24,486.32
26	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE MN	5280 Main Street East	2411824340042		66		66	1	1	\$15,870.13	\$2,653.80	\$4,038.73	\$22,562.66
27	5270 MAIN STREET LLC	1613 MAPLE AVENUE	5270 Main Street East	2411824340044		124	66	157	1	1	\$37,751.68	\$2,653.80	\$4,038.73	\$44,444.21
28	NELLY AND CO LLC	1325 CO RD 12 SW MONTROSE MN	5269 HWY 12	2411824340034		114		114	1		\$27,412.05	\$2,653.80	\$0.00	\$30,065.85
29	IRONWOOD PROPERTIES LLC	PO BOX 37	5285 HWY 12	2411824340035				0			\$0.00	\$0.00	\$0.00	\$0.00
30	IRONWOOD PROPERTIES LLC	PO BOX 37	5295 HWY 12	2411824340036				0			\$0.00	\$0.00	\$0.00	\$0.00
31	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210135	(c)	83		83			\$19,957.89	\$0.00	\$0.00	\$19,957.89
32	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210067	(c)	80		80	1	1	\$19,236.53	\$2,653.80	\$4,038.73	\$25,929.06
33	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210068	(c)	20		20			\$4,809.13	\$0.00	\$0.00	\$4,809.13
34	KENZIE ERVIN & JEFFREY ERVIN	5289 MAIN ST E	5289 Main Street East	2511824210066		50		50	1	1	\$12,022.83	\$2,653.80	\$4,038.73	\$18,715.36
35	LESTER A JONES	5275 MAIN ST E	5275 Main Street East	2511824210065		129		129	1	1	\$31,018.90	\$2,653.80	\$4,038.73	\$37,711.43
36	BETSY L SUTHERLAND	POST OFFICE BOX 203	5265 Main Street East	2511824210064		58		58	1	1	\$13,946.48	\$2,653.80	\$4,038.73	\$20,639.01
37	SCOTT A STEVENSON	5259 MAIN ST E	5259 Main Street East	2511824210063		58		58	1	1	\$13,946.48	\$2,653.80	\$4,038.73	\$20,639.01
38	ARIC J MIECH	5249 MAIN ST E	5249 Main Street East	2511824210062		66		66	1	1	\$15,870.13	\$2,653.80	\$4,038.73	\$22,562.66
39	JAMES WINDLER JR	860 FOREST ARMS LANE ORONO MN	5239 Main Street East	2511824210061		66		66	1	1	\$15,870.13	\$2,653.80	\$4,038.73	\$22,562.66
40	KIM PHUONG T LE	5229 MAIN ST E	5229 Main Street East	2511824210060		67		67	1	1	\$16,110.59	\$2,653.80	\$4,038.73	\$22,803.12
41	YAAB PROPERTIES LLC	5215 MAIN ST E	5215 Main Street East	2511824210132		132		132	1		\$31,740.27	\$2,653.80	\$0.00	\$34,394.07
42	DEVELOPMENT			(b)	264	223		375.5	35	35	\$90,291.44	\$92,883.15	\$141,355.45	\$324,530.03
43	MAGNOLIA 8 PROPERTIES LLC	2670 KELLEY PARKWAY 311 ORONO MN	5210 Main Street East	2411824340032		66		66		1	\$15,870.13	\$0.00	\$4,038.73	\$19,908.86
44	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE MN	5280 Main Street East	2411824340039	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
45	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE MN	5280 Main Street East	2411824340043	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
46	KIM PHUONG T LE	5229 MAIN ST E	5229 Main Street East	2511824210069	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
	CITY OF MAPLE PLAIN			(a)		1448		1448	10.4	10.4	\$348,181.11	\$27,599.56	\$42,002.76	\$417,783.43
Total						4968	618	5277	70.4	69.4	\$1,268,889.30	\$186,827.81	\$280,287.66	\$1,736,004.77

Color Discussion Legend

M&O Streets
CIPP sewer
Reroute water service?
Service off Spring/Hwy 12

- (a) RR Frontage of 1139', add 309 of sideyards dropped from Adj FF Conversions
(b) Assuming SAC count based on 71 units (20 studio, 36 1-bed, 15 2-bed) [34.67+ (does not include parking or washers)]
(c) Triangular properties
(d) Two services - one in assessment area
(e) No direct access lot

CITY TOTAL \$426,810.41 \$27,599.56 \$42,002.76

PRELIMINARY ASSESSMENT ROLL - ADJUSTMENTS VERSION - NO CIPP, NO LOOP, SIDEWALK NOT ASSESSED
2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
11/18/2025

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	SANITARY UNIT	WATER UNIT	STREET ASSESSMENT (FOOT)	SANITARY (UNIT)	WATERMAIN (UNIT)	TOTAL ASSESSMENT
1	CITY OF MAPLE PLAIN	PO BOX 97	1645 Pioneer Avenue	2411824330029		327		327			\$72,352.52	\$0.00	\$0.00	\$72,352.52
2	MN BEEF PROMO & RSRCH CNCL	PO BOX 39	5469 HWY 12	2411824330018		143		143	1		\$31,640.40	\$2,653.80	\$0.00	\$34,294.20
3	MP MAIN LLC	5470 MAIN ST E	5470 Main Street East	2411824330036		150	170	235	1		\$51,996.46	\$2,653.80	\$0.00	\$54,650.26
4	SUMMER L BOURGERIE	5440 MAIN ST E	5440 Main Street East	2411824330030		150		150			\$33,189.23	\$0.00	\$0.00	\$33,189.23
5	MARIA'S GARDENS LLC	5025 FERN DRIVE LORETTO MN 5535	1665 Spring Avenue	2411824330011				0			\$0.00	\$0.00	\$0.00	\$0.00
6	KAJ ENTERPRISES LLC	481 PRAIRIE CREEK DR DELANO MN	1675 Spring Avenue	2411824330041				0			\$0.00	\$0.00	\$0.00	\$0.00
7	IAN J BREKHUS	4527 PLEASANT ST SE PRIOR LAKE MN	1660 Spring Avenue	2411824330037				0			\$0.00	\$0.00	\$0.00	\$0.00
8	J J HATECKE & R E HATECKE	5420 MAIN ST E	5420 Main Street East	2411824330004		200		200	1	1	\$44,252.31	\$2,653.80	\$3,790.84	\$50,696.95
9	IOLENE M GOLDADE	5390 MAIN ST E	5390 Main Street East	2411824340061		100		100		1	\$22,126.15	\$0.00	\$3,790.84	\$25,916.99
10	LTW INC	1720 RESTHAVEN LA MOUND MN 553	1647 Marsh Avenue	2411824340060				0			\$0.00	\$0.00	\$0.00	\$0.00
11	MARIAH J SCHWECKE	1655 MARSH AVE	1655 Marsh Avenue	2411824340064				0			\$0.00	\$0.00	\$0.00	\$0.00
12	DJ.B FUTURES INC	1654 MARSH AVE MAPLE PLAIN MN	1654 Marsh Avenue	2411824340063				0			\$0.00	\$0.00	\$0.00	\$0.00
13	BRADLEY D DICKHAUSEN	1644 MARSH AVE	1644 Marsh Avenue	2411824340055				0			\$0.00	\$0.00	\$0.00	\$0.00
14	MARK A & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340054				0		1	\$0.00	\$0.00	\$3,790.84	\$3,790.84
15	MARK A & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340053				0		1	\$0.00	\$0.00	\$3,790.84	\$3,790.84
16	KATHLEEN PURDY	15450 ORIC AVE MINNETONKA MN	5364 Main Street East	2411824340052	(d)	100		100	1	1	\$22,126.15	\$2,653.80	\$3,790.84	\$28,570.79
17	PINE PROPERTIES LLC	11221 LORRY LANE MINNETONKA MN	5354 Main Street East	2411824340082		100		100	1	1	\$22,126.15	\$2,653.80	\$3,790.84	\$28,570.79
18	JEFFREY J GARTHWAIT	2937 LAKE SHORE AVE	5340 Main Street East	2411824340050		50		50	1	1	\$11,063.08	\$2,653.80	\$3,790.84	\$17,507.72
19	JEFFREY JOHN GARTHWAIT	2937 LAKE SHORE AVE	5334 Main Street East	2411824340049		130	50	155	1	1	\$34,295.54	\$2,653.80	\$3,790.84	\$40,740.18
20	THOMAS WOLF & ANN RIEFF	1635 DELANO AVE	1635 Delano Avenue	2411824340048		100		100	1	1	\$22,126.15	\$2,653.80	\$3,790.84	\$28,570.79
21	MALIK HOSPITALITY GROUP LLC	5329 HWY 12	1645 Delano Avenue	2411824340062		83		83	1	1	\$18,364.71	\$2,653.80	\$0.00	\$21,018.51
22	SANDI KAY MILLAR & CHARLES R MILL	1397 30TH ST SE BUFFALO MN 55313	1644 Delano Avenue	2411824340037		143		143	1	1	\$31,640.40	\$2,653.80	\$3,790.84	\$38,085.04
23	STEEPLE ON MAIN LLC	5310 MAIN ST E	5310 Main Street East	2411824340073		169	109	223.5	1	1	\$49,451.95	\$2,653.80	\$3,790.84	\$55,896.59
24	TIMOTHY G CROLEY	5300 MAIN ST E	5300 Main Street East	2411824340074		58		58	1	1	\$12,833.17	\$2,653.80	\$3,790.84	\$19,277.81
25	ROGER HARMON	P BOX 403	5290 Main Street East	2411824340076		74		74	1	1	\$16,373.35	\$2,653.80	\$3,790.84	\$22,817.99
26	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE M	5280 Main Street East	2411824340042		66		66	1	1	\$14,603.26	\$2,653.80	\$3,790.84	\$21,047.90
27	5270 MAIN STREET LLC	1613 MAPLE AVENUE	5270 Main Street East	2411824340044		124	66	157	1	1	\$34,738.06	\$2,653.80	\$3,790.84	\$41,182.70
28	NELLY AND CO LLC	1325 CO RD 12 SW MONTROSE MN	5269 HWY 12	2411824340034		114		114	1		\$25,223.81	\$2,653.80	\$0.00	\$27,877.62
29	IRONWOOD PROPERTIES LLC	PO BOX 37	5285 HWY 12	2411824340035				0			\$0.00	\$0.00	\$0.00	\$0.00
30	IRONWOOD PROPERTIES LLC	PO BOX 37	5295 HWY 12	2411824340036				0			\$0.00	\$0.00	\$0.00	\$0.00
31	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210135	(c)	83		83			\$18,364.71	\$0.00	\$0.00	\$18,364.71
32	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210067	(c)	80		80	1	1	\$17,700.92	\$2,653.80	\$3,790.84	\$24,145.56
33	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210068	(c)	20		20			\$4,425.23	\$0.00	\$0.00	\$4,425.23
34	KENZIE ERVIN & JEFFREY ERVIN	5289 MAIN ST E	5289 Main Street East	2511824210066		50		50	1	1	\$11,063.08	\$2,653.80	\$3,790.84	\$17,507.72
35	LESTER A JONES	5275 MAIN ST E	5275 Main Street East	2511824210065		129		129	1	1	\$28,542.74	\$2,653.80	\$3,790.84	\$34,987.38
36	BETSY L SUTHERLAND	POST OFFICE BOX 203	5265 Main Street East	2511824210064		58		58	1	1	\$12,833.17	\$2,653.80	\$3,790.84	\$19,277.81
37	SCOTT A STEVENSON	5259 MAIN ST E	5259 Main Street East	2511824210063		58		58	1	1	\$12,833.17	\$2,653.80	\$3,790.84	\$19,277.81
38	ARIC J MIECH	5249 MAIN ST E	5249 Main Street East	2511824210062		66		66	1	1	\$14,603.26	\$2,653.80	\$3,790.84	\$21,047.90
39	JAMES WINDLER JR	860 FOREST ARMS LANE ORONO MN	5239 Main Street East	2511824210061		66		66	1	1	\$14,603.26	\$2,653.80	\$3,790.84	\$21,047.90
40	KIM PHUONG T LE	5229 MAIN ST E	5229 Main Street East	2511824210060		67		67	1	1	\$14,824.52	\$2,653.80	\$3,790.84	\$21,269.16
41	YAAB PROPERTIES LLC	5215 MAIN ST E	5215 Main Street East	2511824210132		132		132	1		\$29,206.52	\$2,653.80	\$0.00	\$31,860.33
42	DEVELOPMENT				(b)	264	223	375.5	35	35	\$83,083.71	\$92,883.15	\$132,679.28	\$308,646.13
43	MAGNOLIA 8 PROPERTIES LLC	2670 KELLEY PARKWAY 311 ORONO N	5210 Main Street East	2411824340032		66		66		1	\$14,603.26	\$0.00	\$3,790.84	\$18,394.10
44	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE M	5280 Main Street East	2411824340039	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
45	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE M	5280 Main Street East	2411824340043	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
46	KIM PHUONG T LE	5229 MAIN ST E	5229 Main Street East	2511824210069	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
	CITY OF MAPLE PLAIN				(a)	1448		1448	10.4	10.4	\$320,386.70	\$27,599.56	\$39,424.70	\$387,410.96
Total						4968	618	5277	70.4	69.4	\$1,167,597.11	\$186,827.81	\$263,084.06	\$1,617,508.99

Color Discussion Legend

M&O Streets
Discuss Lots

- (a) RR Frontage of 1139', add 309 of sideyards dropped from Adj FF Conversions
(b) Assuming SAC count based on 71 units (20 studio, 36 1-bed, 15 2-bed) [34.67+ (does not include parking or washers)]
(c) Triangular properties
(d) Two services - one in assessment area
(e) No direct access lot

CITY TOTAL \$392,739.22 \$27,599.56 \$39,424.70

2025-2034 CAPITAL IMPROVEMENT PLAN

CITY OF MAPLE PLAIN



Real People. Real Solutions.

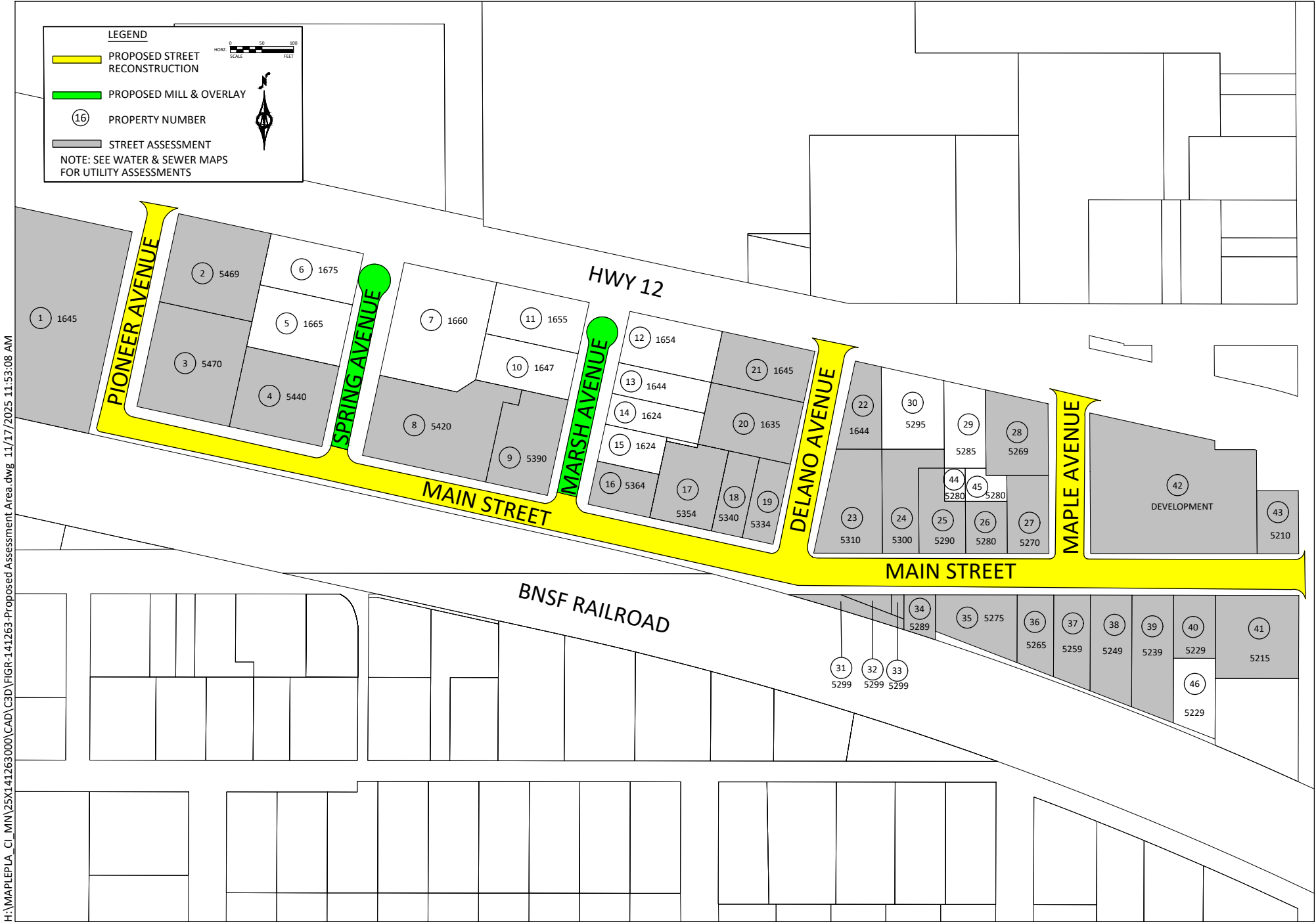
Date: 5/21/2025

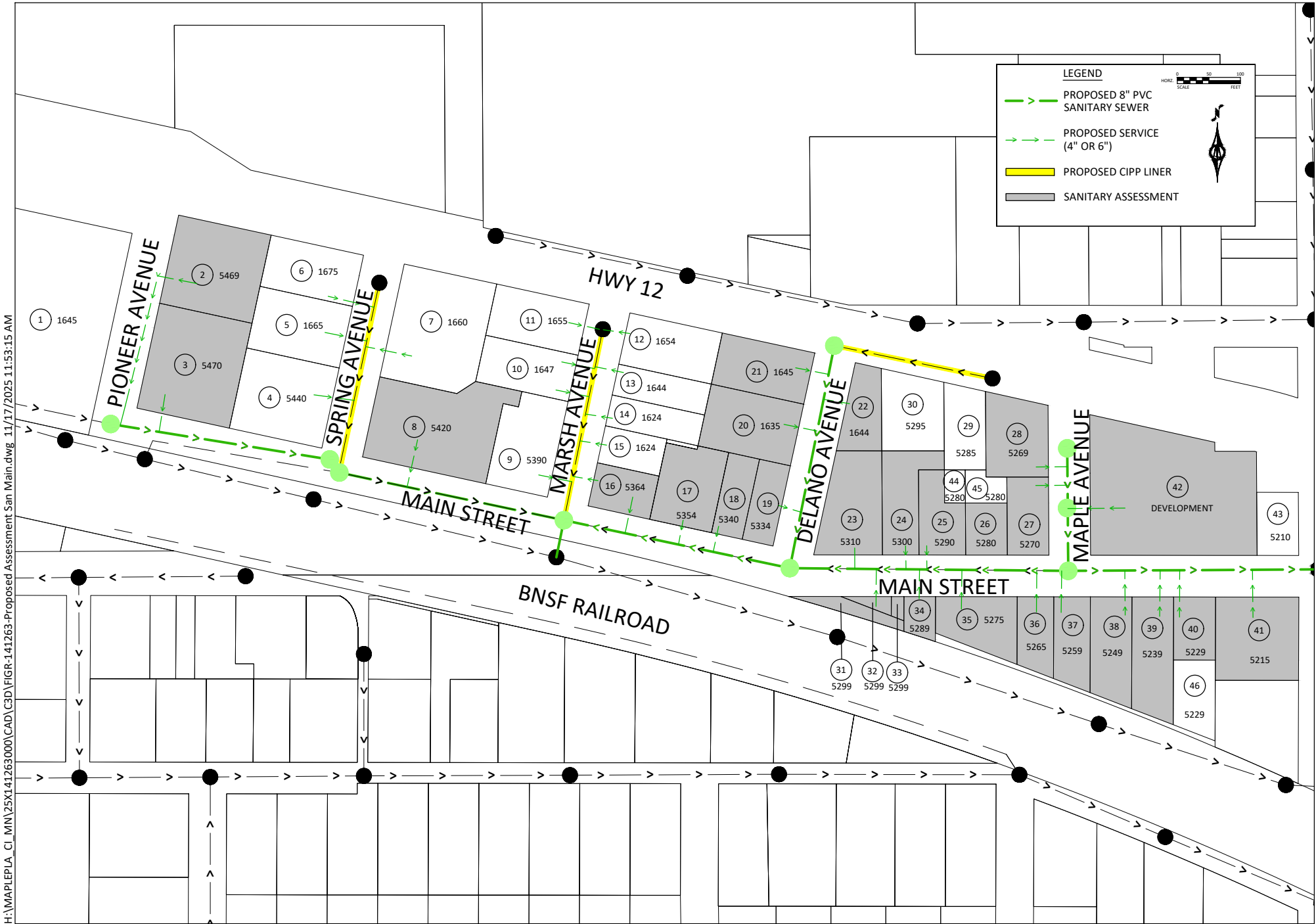
	Project	Street	Water	Sanitary	Storm	Total	Seal Coat 2 Years after Street Reconstruction
1	2026 Downtown Redevelopment	\$1,492,000.00	\$432,000.00	\$492,000.00	\$322,000.00	\$2,738,000.00	\$32,000.00
2	2026 Street Reconstruction	\$823,000.00	\$165,000.00	\$229,000.00	\$137,000.00	\$1,354,000.00	\$14,000.00
3	2026 Mill & Overlay	\$132,000.00	\$267,000.00			\$399,000.00	\$13,000.00
4	2026 Seal Coat						\$105,000.00
5	2029 HC Joint Street Reconstruction	\$323,000.00	\$776,000.00	\$586,000.00	\$188,000.00	\$1,873,000.00	\$32,000.00
6	2029 Baker Park Road / CR 29 Watermain		\$743,000.00			\$743,000.00	
7	2030 Street Reconstruction	\$556,000.00	\$374,000.00		\$120,000.00	\$1,050,000.00	\$12,000.00
8	2030 Seal Coat						\$199,000.00
9	2032 Mill & Overlay	\$123,000.00				\$123,000.00	\$12,000.00
10	2034 Street Reconstruction	\$948,000.00	\$443,000.00	\$430,000.00	\$205,000.00	\$2,026,000.00	\$20,000.00
11	2034 Mill & Overlay	\$435,000.00				\$435,000.00	\$43,000.00
A1	Pioneer Creek Drive Trail (Full Rebuild)	\$91,800.00				\$91,800.00	\$3,500.00
A2	Pioneer Creek Drive Trail (Patch and Seal)	\$25,000.00				\$25,000.00	\$3,500.00
	Veterans Memorial Park Trail (Rebuild, Raise)	\$21,200.00				\$21,200.00	\$700.00
	Rainbow Park Trails (Pave Gravel)	\$16,100.00				\$16,100.00	\$4,800.00
	Baker Park Road Trail						\$1,400.00
	Bryantwood Park Trail						\$1,200.00
	TH 12 Trail						\$3,200.00

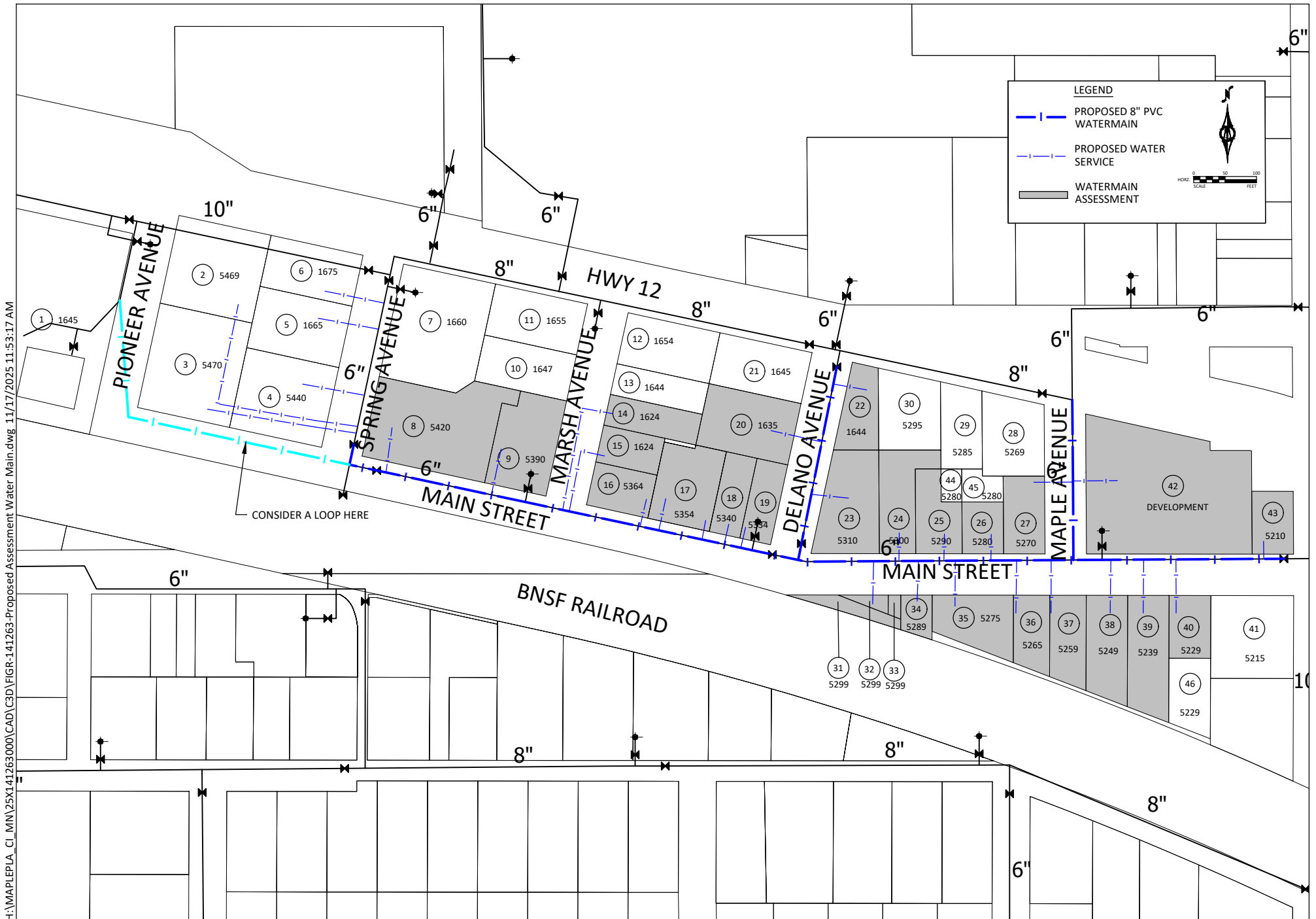
Notes

A Consider full or partial repairs to Pioneer Creek Drive Trail

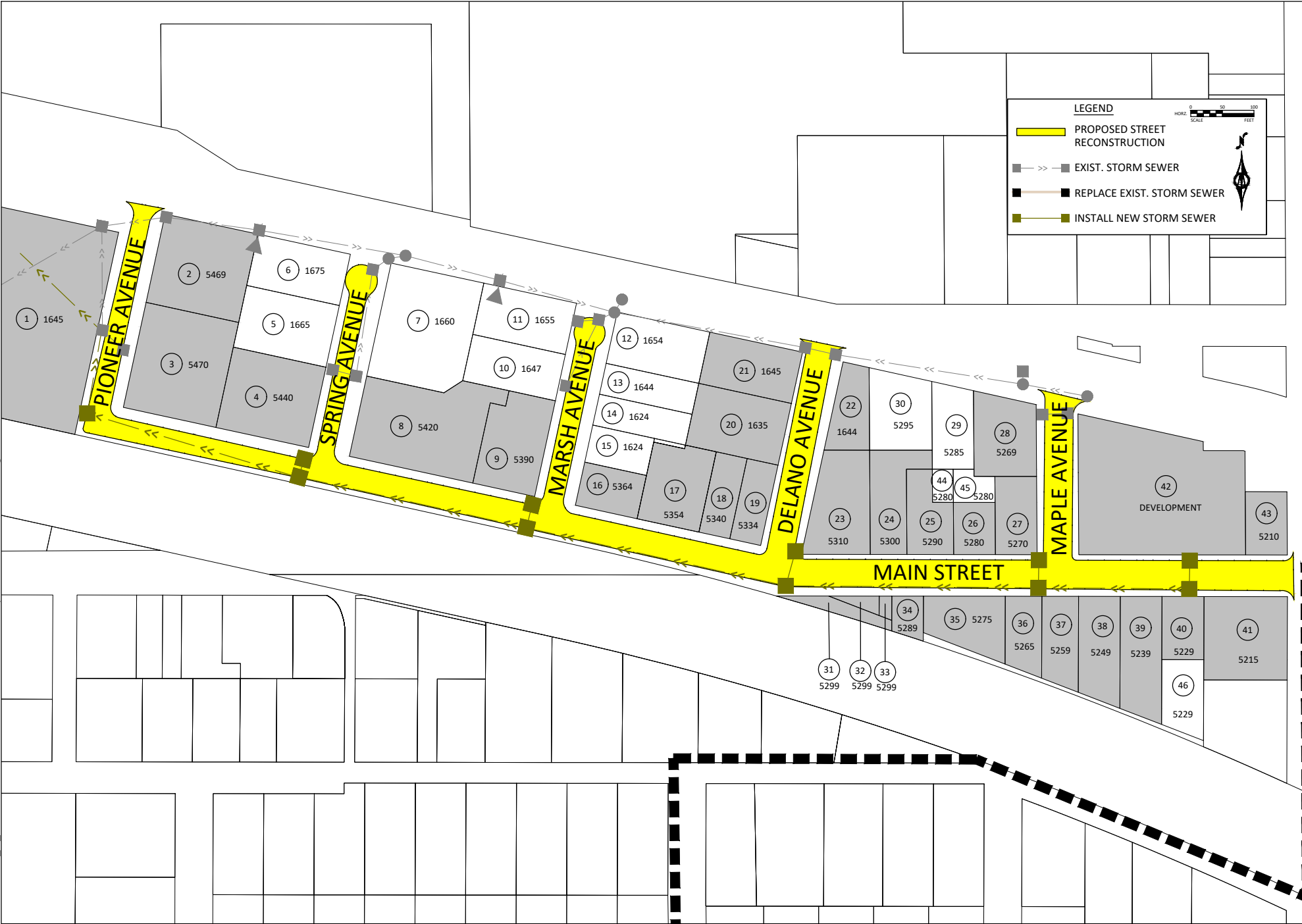
Locations	From	To
1 2026 Downtown Redevelopment		
Main St E	Pioneer Ave.	Budd Ave.
Maple Ave	TH 12	Main St. E.
2 2026 Street Reconstruction		
Delano Ave	TH 12	Main St. E.
Marsh Ave	TH 12	Main St. E.
Spring Ave	TH 12	Main St. E.
Pioneer Ave	TH 12	Main St. E.
Fire Station Parking Lot		
3 2026 Mill & Overlay		
Industrial Street	Budd Ave. S	End of Street
4 2026 Seal Coat		
See Map		
5 2029 HC Joint Street Reconstruction		
Main Street E	TH 12	Baker Park Rd.
6 2029 Baker Park Road / CR 29 Watermain		
Baker Park Road/CR 29	Main St E	North City Limits
7 2030 Street Reconstruction		
Poplar Ave	Industrial St.	Willow St.
Willow St	Budd Ave.	Poplar Ave.
8 2030 Seal Coat		
See Map		
9 2032 Mill & Overlay		
Oak St	Budd Ave.	TH 12
Boundary Ave	Main St. E	TH 12
10 2034 Street Reconstruction		
Main St W	Halgren Rd.	Spring Ave.
Pioneer Av	Main St. W	Bryant St.
Independence St	TH 12	Budd Ave. N
Spring Ave	Main St. W	Bryant St.
11 2034 Mill & Overlay		
Main St W	City Limits	Halgren Rd.
Rainbow Ave	Main St. W	Parkview Rd.
Howard Ave	Main St. E	TH 12

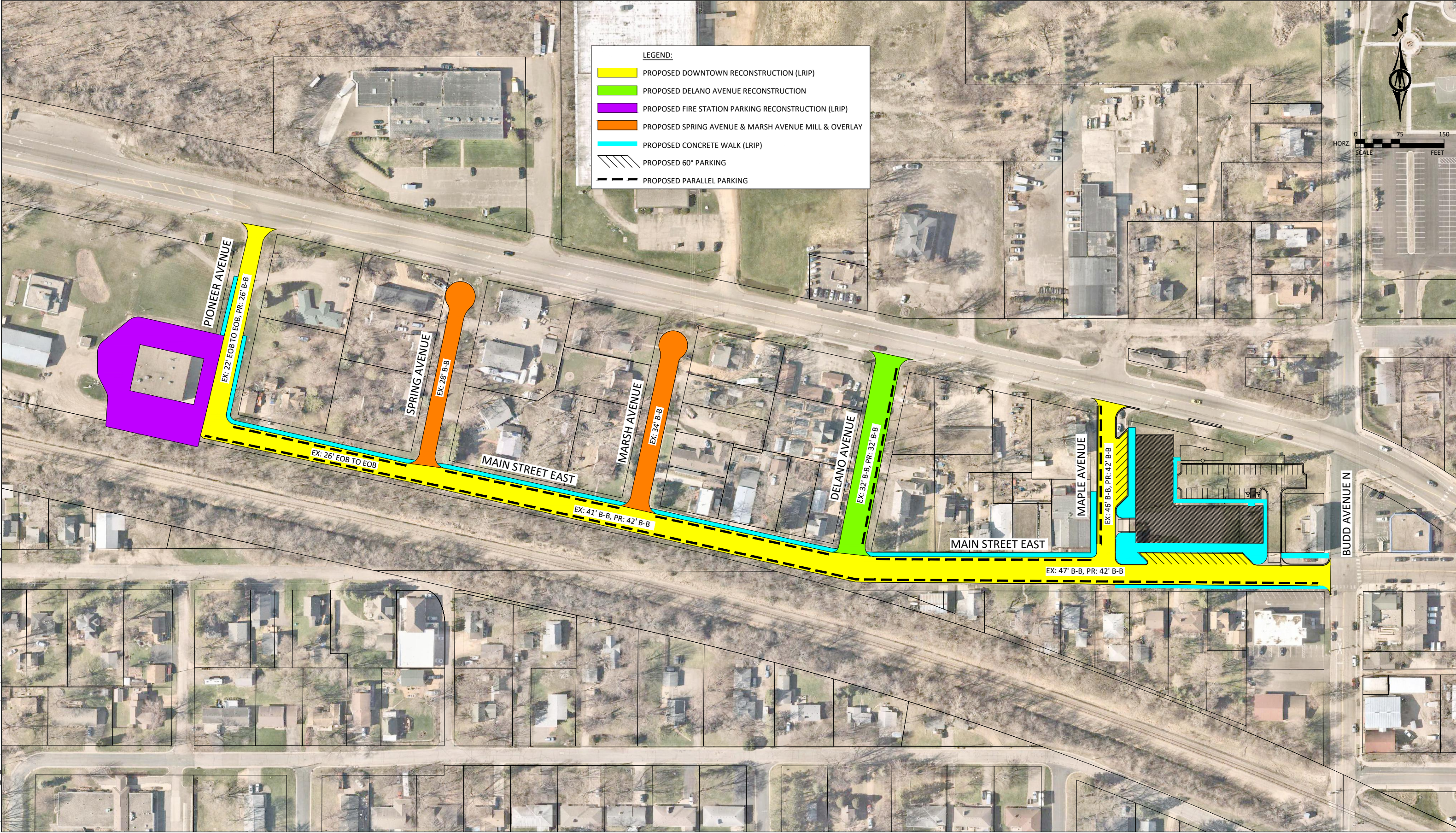


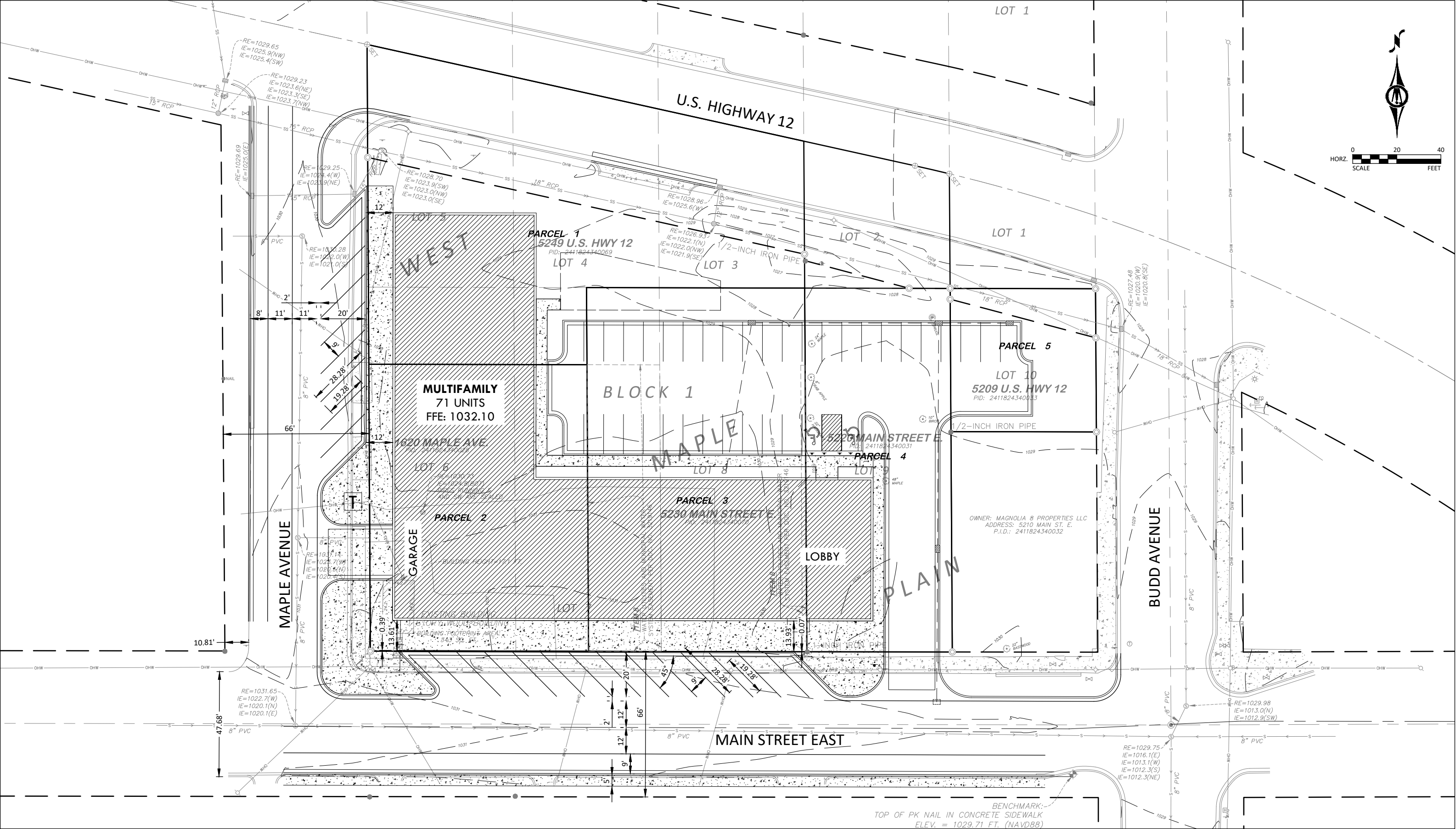




H:\MAPLEPLA_CJ_MN\25X141263000\CAD\C3D\FIGR-141263-Proposed Assessment Water Main.dwg 11/17/2025 11:53:17 AM







H:\MAPLEPLA_CI_MN\001126004\CAD\C3D\FGR-126004-PRELIMINARY LAYOUT 6A.dwg, 10/10/2025 7:00:45 PM