



Preliminary Feasibility Study Workshop Meeting 2026 Industrial Street Agenda

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

Discuss project overviews

- Street Work
 - Mill and Overlay
 - Patches as needed for watermain work
 - Storm sewer – Only minimal improvements typical to correct drainage issues
 - Any known ponding issues
 - Watermain (8")
 - Existing 6-inch cast iron pipe from Budd Avenue (CR 19) to Poplar Avenue
 - Pipe Burst to 8-inch
 - Least disruptive and helps maintain access
 - Costs are higher than typical WM because of method
- Assess?
Review options for:
- By users/connections
 - By front footage

Assessments

- Only two direct users
- 5130 has multiple connections (2 fire lines and a domestic line)
- **Any changes per land uses/unit counts because of zoning?**
- Reconstruction efforts – assess 20-50% of cost – typical 35%
- Assess Industrial Street Watermain by _____

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

Attachments

- Cost Summary & Assessment Options
- Figures
 - Industrial Street

Name: 2026 Industrial Street Prelim Feasibility Meeting

Date: November 24, 2025

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Proposed Schedule

11/24	Feasibility Workshop 1
12/15	Council receives feasibility report and schedules public improvement hearing
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)
dates	
1/XX	Host open house – week prior to public hearing?
1/26	Council holds public improvement hearing and orders project plans and specifications

(Authorize Advertising for Bid w/ hearing? Post in paper 10 days prior to bid [21 days if estimated construction cost above \$350k → at \$325k now])

Spring TBD	Bid and Award Project (plan for March/April)
2/23	Receive Final Plans and Authorize Bid
3/24	Receive Bids and Award Project

**PRELIMINARY ASSESSMENT ROLL - UNIT
2026 INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
11/17/2025**

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	WATER UNIT	WATERMAIN (UNIT)	TOTAL ASSESSMENT
1	SRRT MAPLE PLAIN LLC ET AL	901 N 3RD ST SUITE 100 MINNEAPOLIS	5130 Industrial St	2511824120062		583		583	3	\$62,343.75	\$62,343.75
2	5145 LLC	5145 INDUSTRIAL ST	5145 Industrial St	2511824130013		195		195	1	\$20,781.25	\$20,781.25
	OTHERS					728					
Total						778	0	778	4	\$83,125.00	\$83,125.00

1506

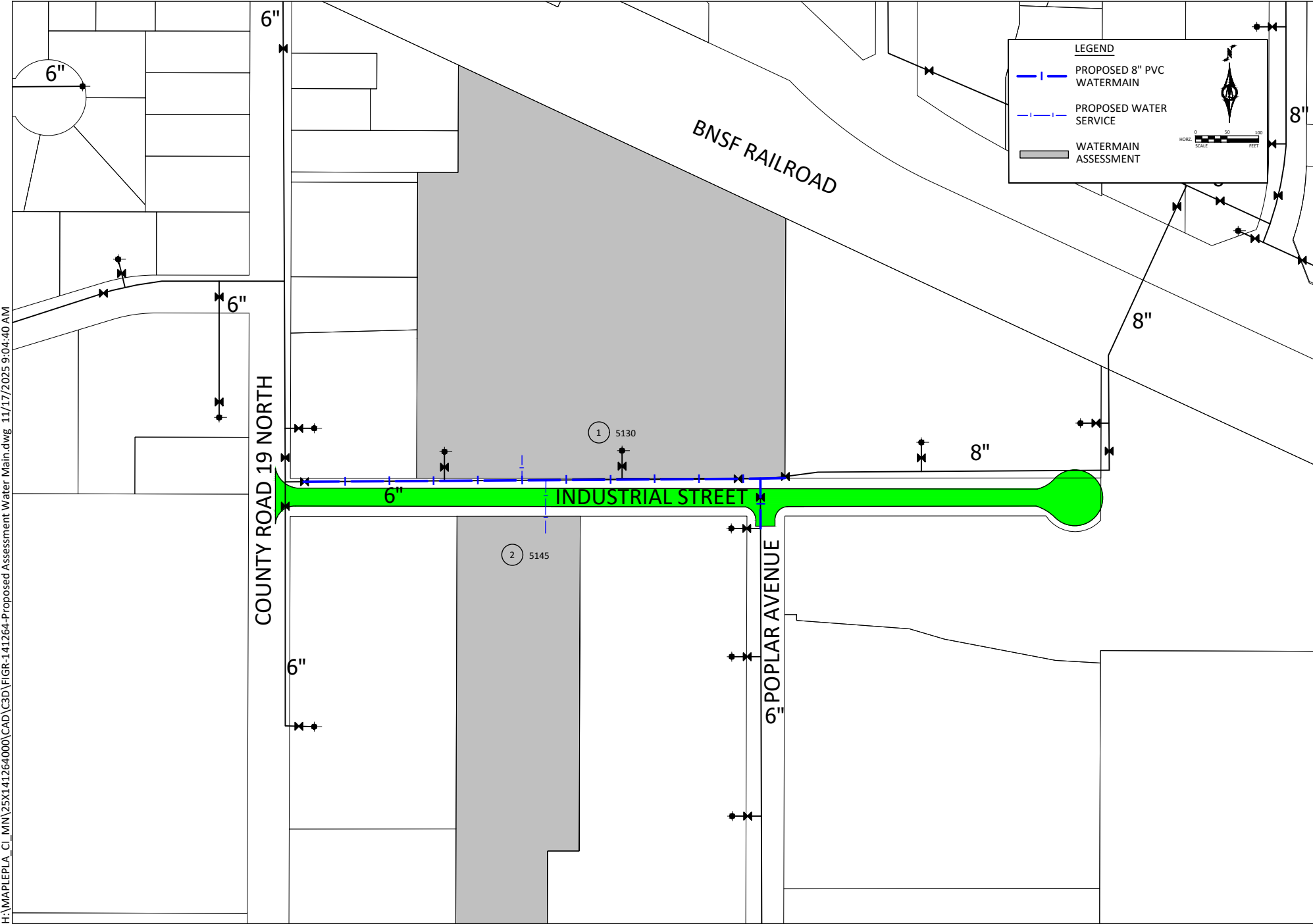
**PRELIMINARY ASSESSMENT ROLL - FRONT FOOT - CONNECTED
2026 INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
11/17/2025**

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	WATER UNIT	WATERMAIN (FF)	TOTAL ASSESSMENT
1	SRRT MAPLE PLAIN LLC ET AL	901 N 3RD ST SUITE 100 MINNEAPOLIS	5130 Industrial St	2511824120062		583		583		\$32,181.60	\$32,181.60
2	5145 LLC	5145 INDUSTRIAL ST	5145 Industrial St	2511824130013		195		195		\$10,764.00	\$10,764.00
	OTHERS					728					
Total						778	0	778	0	\$42,945.60	\$42,945.60

Parcel frontage

1506

Industrial Street Cost Summary	Estimated Cost	Ass'l (35%)
Mill & Overlay	\$169,775.00	
Watermain	\$237,500.00	\$83,125.00
Total	\$407,275.00	



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