



**BOLTON  
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January 12, 2026

City of Maple Plain  
Attn: Jacob Schillander, City Administrator  
PO Box 97  
Maple Plain, MN 55359

RE: Preliminary Assessment Hearing - 2026 Downtown Reconstruction Project

Dear Jacob:

On December 15, 2026, the feasibility study for the 2026 Downtown Reconstruction Project was presented to the City Council. The study includes a description of the proposed improvements, cost estimates, cost apportionment, and a preliminary assessment role, which includes the benefiting properties from Main Street E between Pioneer Ave. and Budd Ave., Pioneer Avenue, Delano Avenue and Maple Avenue, Marsh Avenue and Spring Avenue. At that time, the Council accepted the study and ordered an Improvement Hearing for January 20, 2026.

I will be present on the 20<sup>th</sup> to present the relevant information regarding the project to the public and will be available to participate in the discussion and answer questions as directed.

Please let me know if you have questions or need additional information.

Sincerely,

**Bolton & Menk, Inc.**

**David P. Martini, P.E.**  
Senior Principal Engineer

# 2026 Street Reconstruction Project

## City of Maple Plain, MN

*January 20, 2026*

David Martini, P.E.  
Senior Principal Engineer

# Introduction

- **On October 27, 2025, the City Council authorized the preparation of a feasibility study to analyze improvements to the following streets:**
  - Main Street E, Pioneer Avenue, Delano Avenue, Maple Avenue, Marsh Avenue and Spring Avenue
  - Fire station parking lot
- **All existing infrastructure elements within the project area were evaluated as part of the report, which provides descriptions of the proposed improvements, itemized cost estimates, cost apportionments, and preliminary assessment roll.**

# Need for Improvements

- Based on limited as-built information, it appears improvements were originally constructed between the 1930's and the 1960's.
- The existing pavements in most of the project areas have deteriorated to a point where traditional maintenance activities are no longer effective.
- Pioneer Avenue is undersized.
- Several roadways do not have curb and gutter.
- Due to corrosive soils, the watermain pipes in the project area have deteriorated to a point that they are fragile and subject to breaks.
- Sanitary sewer within the project area consists of mostly clay pipes and has some block-built structures that are susceptible to infiltration.

**LEGEND**

- PROPOSED STREET RECONSTRUCTION
- PROPOSED MILL & OVERLAY
- PROPERTY NUMBER
- STREET ASSESSMENT

NOTE: SEE WATER & SEWER MAPS FOR UTILITY ASSESSMENTS

Scale: 0 10 20 Feet

HWY 12

PIONEER AVENUE

SPRING AVENUE

MARSH AVENUE

DELANO AVENUE

MAPLE AVENUE

MAIN STREET

BNSF RAILROAD

DEVELOPMENT

Property numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46

# Proposed Improvements – Downtown Reconstruction

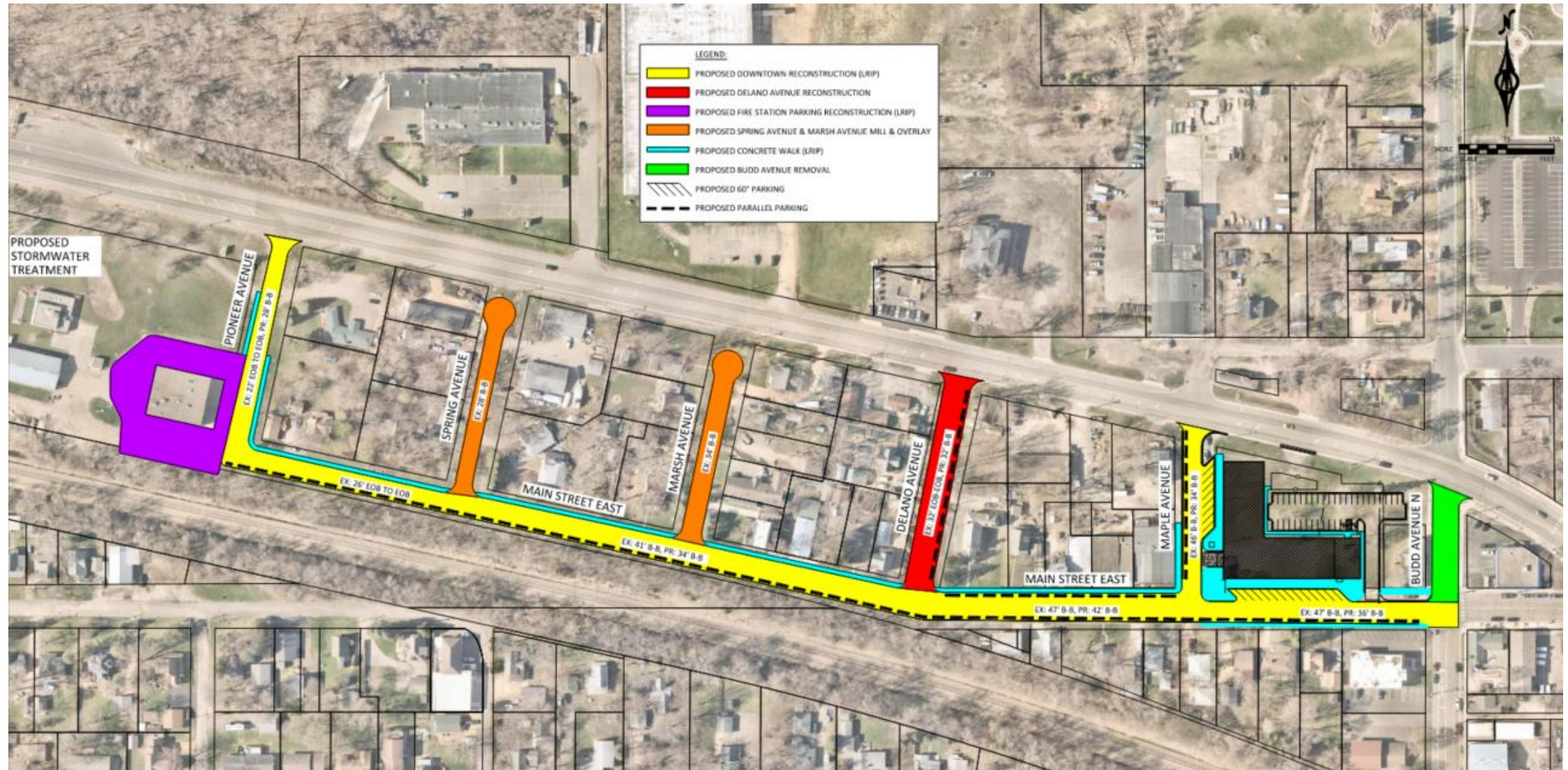
- **Full reconstruction & mill and overlay**
- **Watermain and services replaced in the R/W of reconstructed streets**
  - Loop to Pioneer
- **Sanitary sewer main and services replaced in the R/W**
- **Replace and add storm sewer**
- **Addition of stormwater quality treatment**
- **Replace and add sidewalk**
  - Connect to trail on Pioneer Ave
- **Streetscaping around development**
- **Lighting**
- **Bury power around redevelopment block**

# Proposed Improvements – Roadways, Parking, Walks

- **Full reconstruction:**
  - Main Street E
  - Pioneer Avenue
  - Delano Avenue
  - Maple Avenue
- **Mill and Overlay:**
  - Spring Avenue
  - Marsh Avenue
- **Remove Budd Avenue (Main St to Hwy 12)**
  - Reduces crash risk by forcing traffic to use better visibility intersections
- **Street widths modified for standard drive lanes and parking changes**
  - Parallel and diagonal parking
- **Replace and add curb and gutter to all streets.**



# Project Improvements

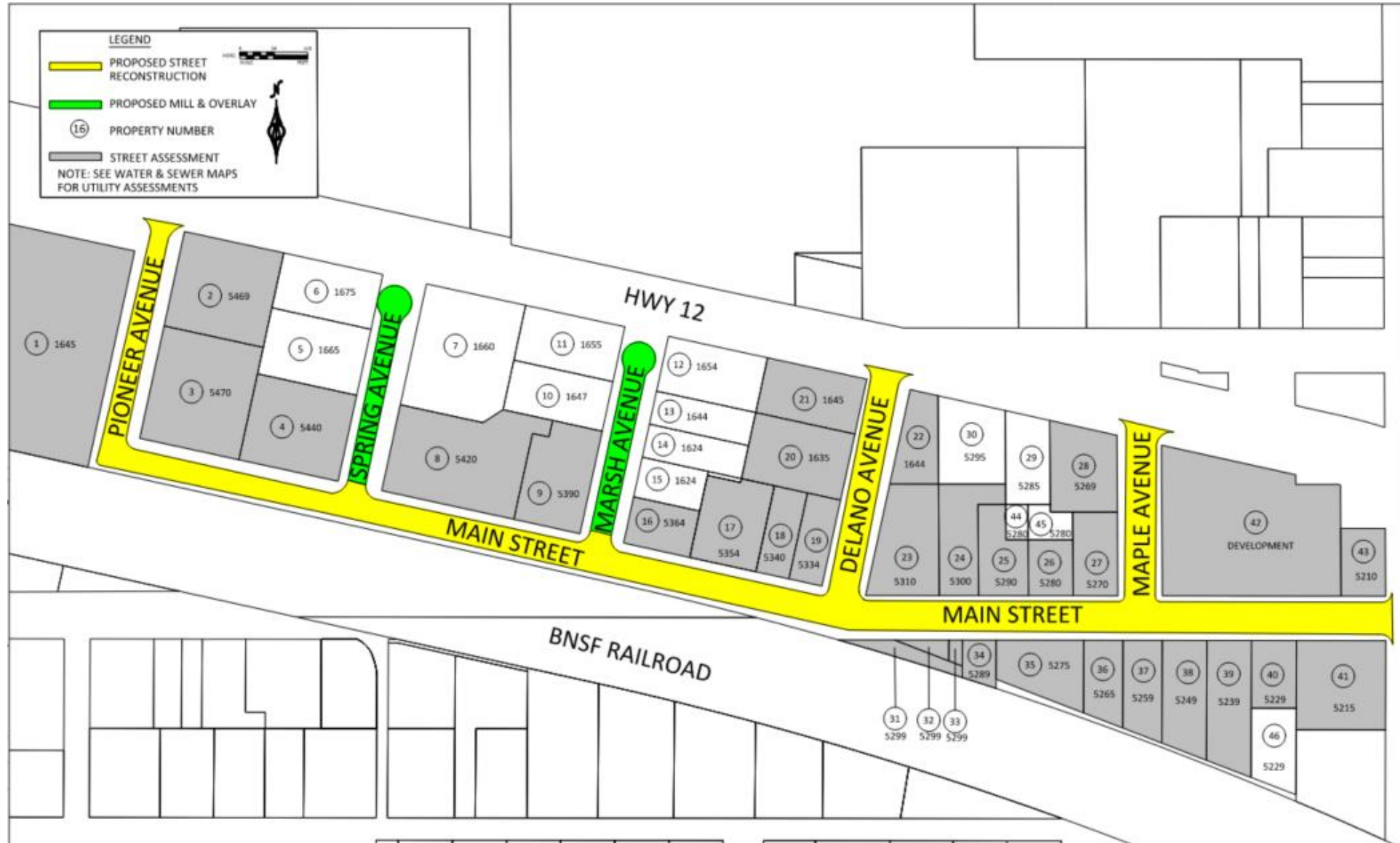




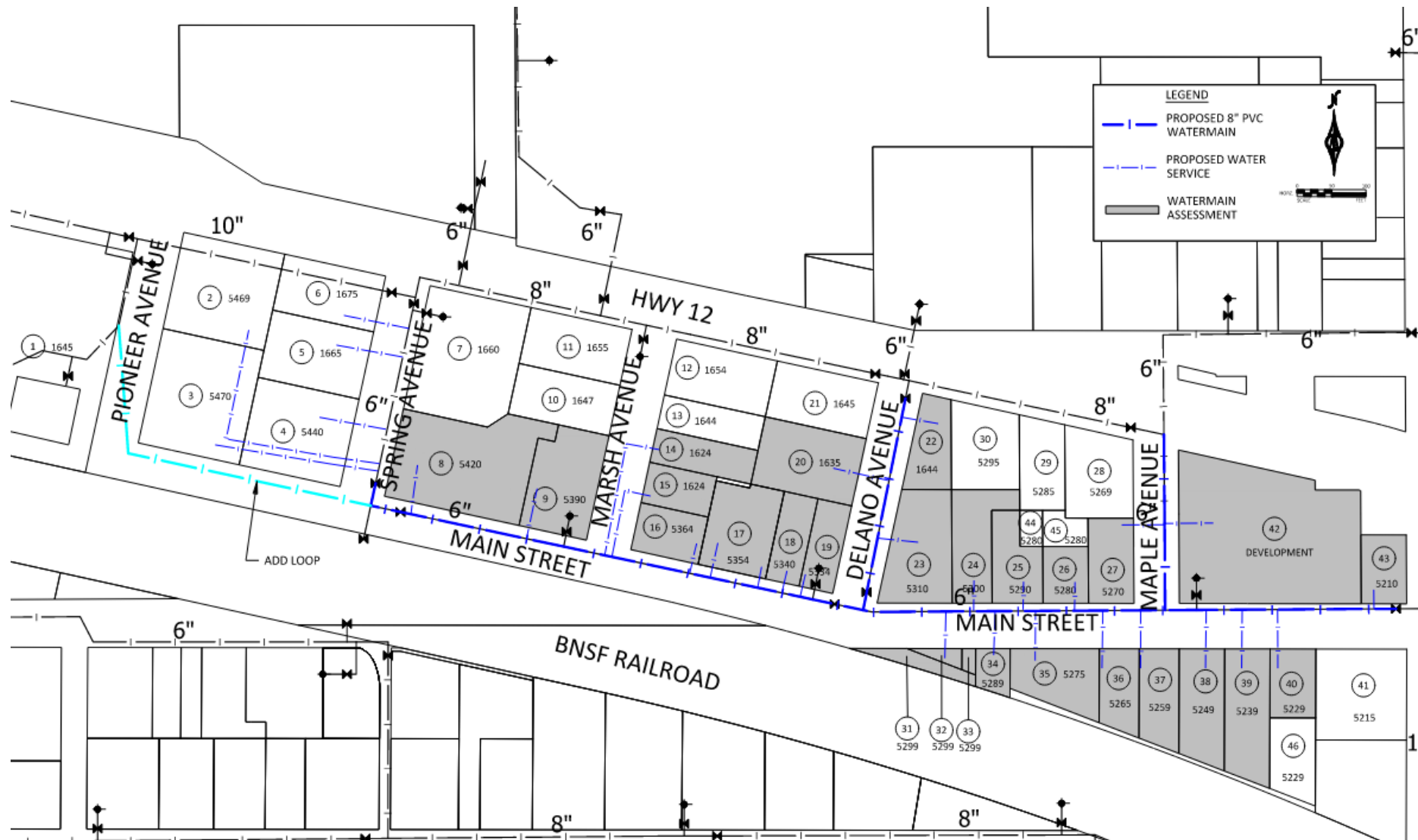
# Assessment Methodology

- **35% of street and storm sewer project costs proposed to be assessed on an adjusted front footage basis.**
- **35% of utility project costs proposed to be assessed on a unit basis.**
  - Only properties served by utilities within the project area assessed for those utilities.
- **City to pay for non-assessable frontage and project elements.**
  - Marsh and Spring Avenue Mill and Overlay
  - Sidewalk
  - Lighting
  - Burying of overhead power (on Maple and Main)
  - Fire station parking lot
  - Budd Avenue removal
  - Non-assessable street, storm water, water and sanitary sewer frontage

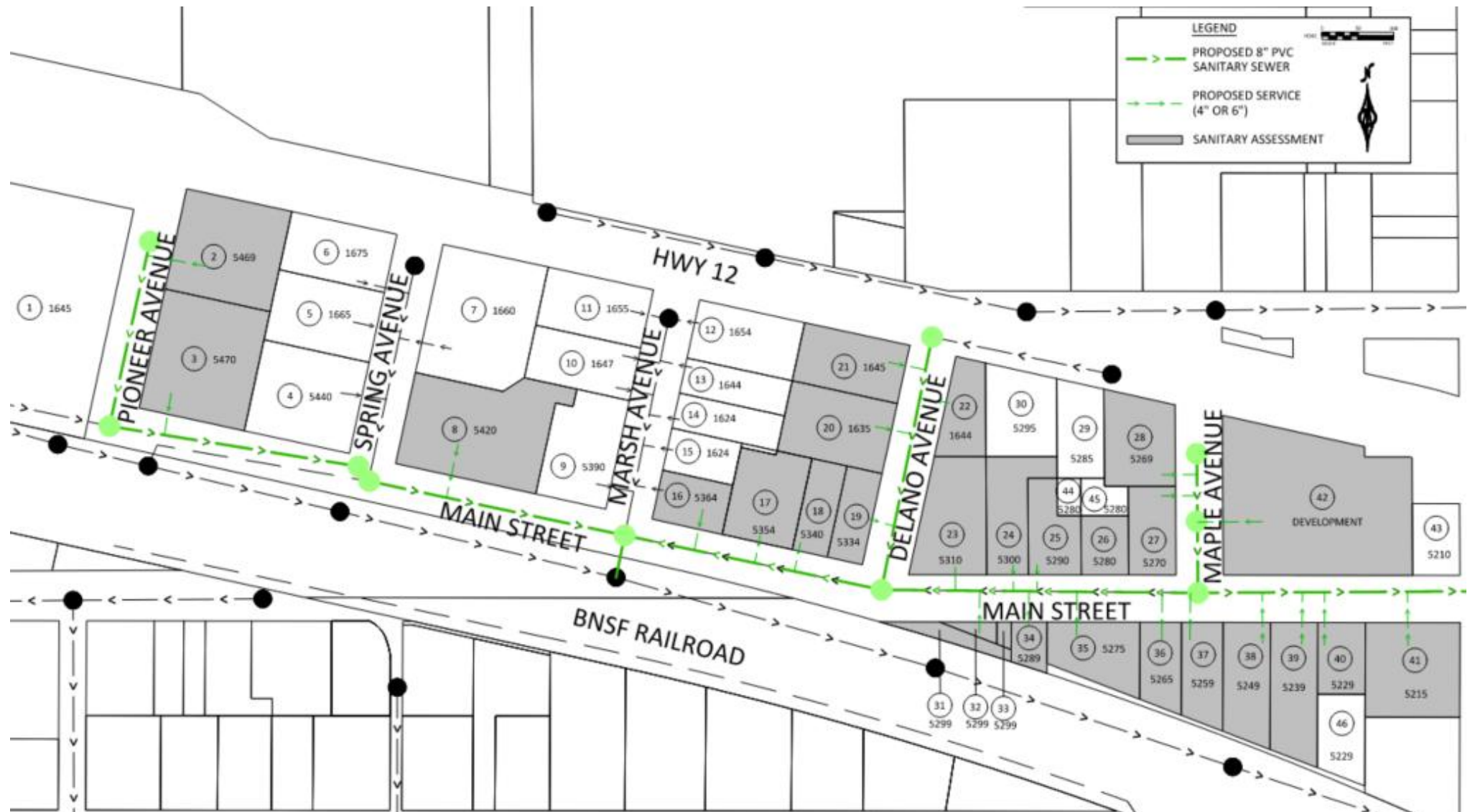
# Streets – Assessment Maps



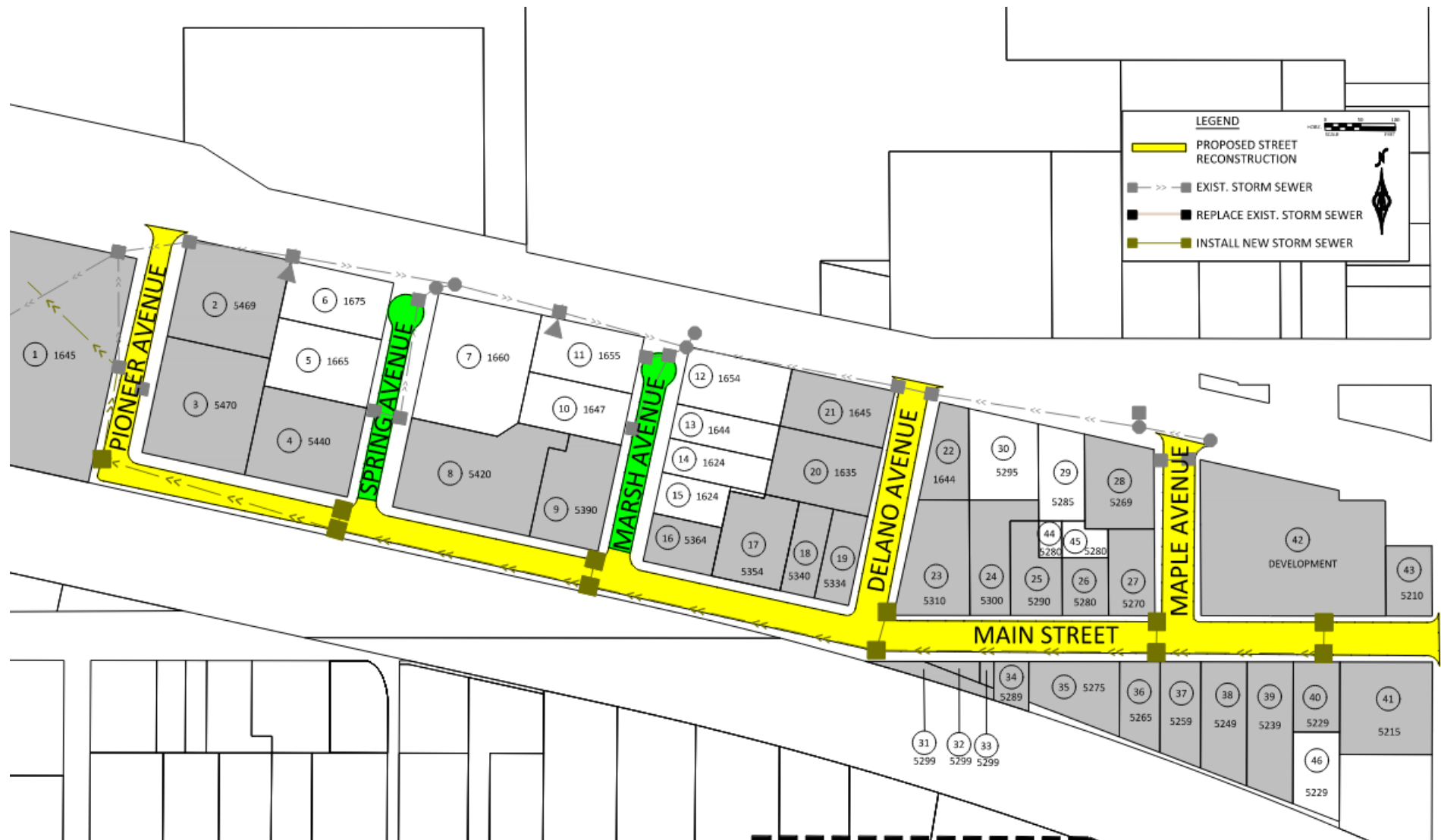
# Water



# Sanitary Sewer

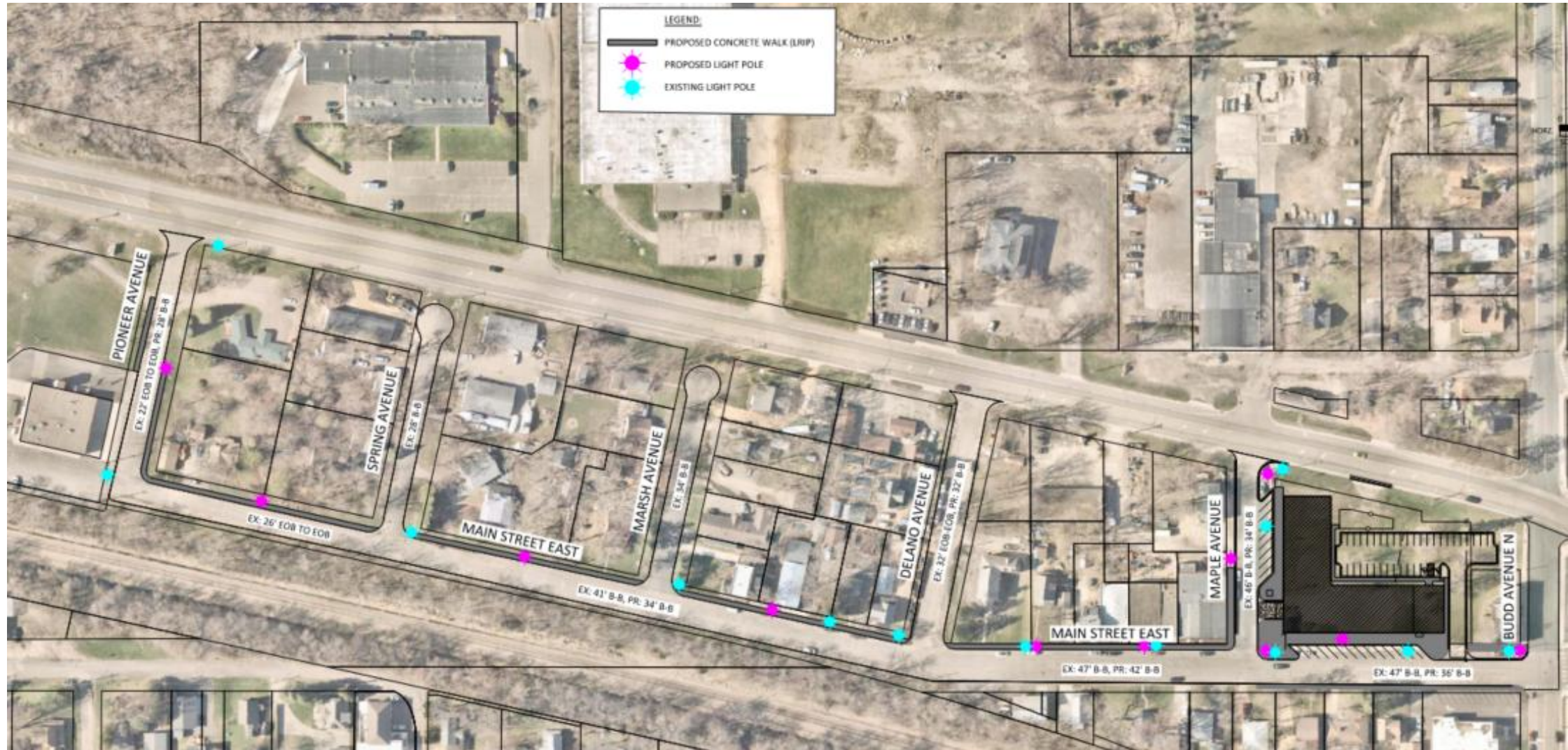


# Storm Sewer





# Project Improvements – Lighting





# Cost Apportionment Summary

Assessments - \$1,669,821 (Includes City Costs of \$877,649)

Streets (Walks, Parking Lot, Lights & Power) - \$2,839,868

Storm Sewer - \$500,000

Water - \$527,573

Sanitary Sewer - \$358,483

Total Cost - \$5,895,745

# City Cost Summary

City Assessable Share - \$877,649

Streets – \$1,715,040

Storm Sewer - \$500,000

Non-Assessable Project Costs - \$1,124,828

Water - \$527,573

Sanitary Sewer - \$358,483

# Assessment Summary

Street and Storm Sewer - \$226.02/Adj. Front Foot

Sanitary Sewer - \$1,814.19/Unit

Water - \$2,695.23/Unit

# Assessments

City - \$398,587 (10.4 ERUs & FF)

Development \$405,153 (71 ERUs based on SAC)

City and Fire Station Lot - \$73,909

Avg Assessment (w/ Water and Sewer) - \$26,226

# Non-Assessed Project Costs

Marsh and Spring Ave. M&O - \$47,486.25

Lighting and Power - \$462,500

Sidewalk Addition & Budd Ave Removal \$354,277

Fire Station Parking Lot - \$260,565

# Conclusion

- **From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City's existing infrastructure.**
  - The condition of the infrastructure within the project area is typical given its age, material type, and environment.
  - Scope of work, costs and proposed assessments are consistent with previous projects.
  - Infrastructure maintenance is reactionary and no longer cost effective.
  - Improvements can be made using traditional construction methods.



# Next Steps

- **Schedule**

- ~~Week of December 22<sup>nd</sup> – City mails notices for Improvements Hearing.~~
- ~~January 3<sup>rd</sup> and January 10<sup>th</sup> – Notice of Improvements Hearing advertised in the newspaper.~~
- ~~January 6<sup>th</sup> – Open House Meeting.~~
- January 20<sup>th</sup> – Improvements Hearing
- January 26<sup>th</sup> – Council Considers Resolution to Order Improvements
- April 2026 – Authorize Bids.
- May 2026 – Open and Award Bids.
- June 2026 – Begin Construction.
- Fall 2026 – Final Assessment Hearing.

| Questions?