

2026 Street & Utility Improvements 2nd Avenue SW

Preliminary Engineering Report

City of Pipestone, Minnesota
October, 2025



**BOLTON
& MENK**

Real People. Real Solutions.

Submitted by:

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Certification

Preliminary Engineering Report

for

2026 Street & Utility Improvements
2nd Avenue SW

City of Pipestone
Pipestone, Minnesota
25X.139714.000

October 2025

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: 

Typed or Printed Name: Travis L. Winter

Date: 10/3/2025 License Number: 46649

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I. INTRODUCTION

The Pipestone City Council authorized a feasibility report to review the condition of the street pavement and utility infrastructure of the following street segments:

1. 2nd Avenue SW from 10th Street SW to 7th Street SW (three blocks)

Figure 1, in Appendix B shows the project area.

As requested, we have prepared the following Preliminary Engineering Report in accordance with Minnesota Statutes Chapter 429 for the proposed improvements. This report provides a detailed outline of existing conditions and proposed improvements for the streets listed above, estimated costs and assessments, and a schedule for completing the improvements.

Specific items of construction will consist of:

1. Removal of existing pavement, curb & gutter, sidewalk, driveway aprons, and public utilities.
2. Replacement of storm sewer, sanitary sewer, watermain, and services.
3. Concrete curb & gutter, driveways, and sidewalks.
4. Street pavement.
5. Turf restoration.

II. EXISTING CONDITIONS

A. 2nd Avenue SW

1. Street

The neighborhood in this study area is generally fully developed, though there are two oversized and one vacant lot. This segment of 2nd Avenue SW includes residential properties and one institutional property. Yard areas in and adjacent to the right-of-way contains mature trees, concrete driveways, mailboxes, and landscaping. Concrete sidewalks near the right-of-way line are present along most of the street segments.

The street is approximately 30 feet wide in an 80-foot right of way, with two-way traffic and parking allowed on each side.

The streets at each end of this project have been reconstructed during recent projects. 10th Street SW was reconstructed to its terminating intersection with 2nd Avenue SW in 2022. 2nd Avenue SW also terminates at 10th Street SW. 7th Street SW was reconstructed through its intersection with 2nd Avenue SW in 2016. 9th Street SW was reconstructed to 2nd Avenue SW in 2020. These and other streets reconstructed in recent years consisted of Portland Cement concrete pavements with bituminous overlays. Work from the 10th Street project that overlapped with 2nd Avenue SW revealed 2nd Avenue SW also has this pavement section.

The 2nd Avenue SW pavement in the project area is generally in poor condition. The pavement age is unknown. The pavement exhibits several signs of distress, including alligator cracking and patched potholes and utility cuts.

2. Storm Sewer

12-inch storm sewer exists on 2nd Avenue SW from 8th Street SW to 7th Street SW. Drainage is overland from 10th Street SW to 8th Street SW. Street gutters intended for this purpose have little remaining capacity due to bituminous overlays. The reduced capacity can lead to flooding onto boulevards and further into the travel lanes during heavy runoff events.

The condition of the existing storm sewer is unknown; however, it is likely beyond its design life and will conflict with sewer and water service reconstruction in multiple locations. It is recommended this storm sewer be replaced rather than cut and patched in front of every home in the block it's located in. A stub for the replacement storm sewer was left in place with the 2016 7th Street SW project.

3. Sanitary Sewer

The branch of sanitary sewer serving these three blocks runs north from 10 Street SW to 7th Street SW and beyond. The age of this system is unknown but has become a maintenance issue for City Staff. The pipe material consists of Vitrified Clay Pipe (VCP) which is known to be a significant source of inflow and infiltration (I&I) due to outdated and deteriorated pipe joint seals. Examination of televising records indicates there are multiple abandoned service connections. These can also be a source of I & I.

Existing service pipe material is unknown but is likely a mix of VCP and more modern materials such as cast-iron pipe and/or PVC (plastic) pipe based on the apparent number of sewer service replacements over the years.

The block of 2nd Avenue SW between 8th Street and 7th Street has an existing sanitary sewer in the alley behind the parcels on the easterly side of the street. Some of the homes abutting that sewer may be connected to it.

3. Watermain

A 4-inch cast iron watermain exists behind the curb on the easterly side of the entire project and an 8-inch cast iron watermain is in place behind the westerly curb line from 9th Street SW to 7th Street SW. The 8-inch main was installed in 1957. The age of the 4-inch is unknown but based on the diameter is likely to be the original water distribution pipe from when this area developed. Some of the water services in this area have been found to contain lead when they were dug up for repairs.

The reason for the addition of the 8-inch main was for supply from the hospital water tower when it was constructed. This pipe is now approaching 75 years old and is beyond its expected service life. The 4-inch pipe is likely even older and is undersized for modern firefighting needs.

The 7th and 10th Street SW projects left 8-inch stubs to connect a replacement pipe to on each end for this project.

III. PROPOSED IMPROVEMENTS

A. 2nd Avenue SW

1. Street

The proposed street improvements include the complete removal of the existing street section and construction of a new street. The new construction includes concrete pavement with concrete curb and gutter throughout. The proposed street is planned to be 36 feet wide, which has been a standard with on past projects. This could be narrowed if desired to save cost.

The pavement section is anticipated to be a concrete section, but the City Council could consider a bituminous alternative during the design process. The proposed pavement section consists of 6-inches of concrete surfacing, 6-inches of aggregate base and 6-inches of select granular borrow. If a bituminous alternative were considered, it would be 4-inches of bituminous pavement, with 8-inches of aggregate base and 6-inches of select granular borrow.

In addition, 6-inch subsurface drains will be provided along each edge to remove subsurface moisture to help extend the life of the pavement surface. Connections for sump pumps from the adjacent properties to the subsurface drains will be provided.

The detached concrete walks will be replaced on both sides of the street and new pedestrian ramps conforming to the current Americans with Disabilities Act (ADA) requirements will be constructed at the intersections. Concrete driveway aprons will also be replaced between the back of curb and sidewalks.

2. Storm Sewer

The existing storm sewer will be replaced with new pipes and structures that meet current storm sewer standards for a ten-year design storm. Existing drainage patterns will be maintained.

3. Sanitary Sewer

The existing sanitary sewer will be replaced with new 8-inch pipes, structures, and services throughout the project area.

New services will consist of 6-inch diameter PVC replaced to the property line. As performed on previous projects, we will review the feasibility of replacing sewer services from the right of way to the house foundations to further reduce I & I. These replacements on private property will require homeowner cooperation and the associated costs would be the responsibility of the homeowner.

Services are shown for homes on the easterly side of 2nd Avenue SW between 8th Street and 7th Street despite possibly being served from the sewer in the alley behind these homes. That sewer is also VCP, so it is likely aged and will require rehabilitation or abandonment during the design life of the 2nd Avenue SW improvements. Placing these services will provide flexibility in determining the future of the alley sewer and/or the homes in this stretch as building sewers deteriorate or the homes are modified in the future.

4. Watermain

The existing watermain will be replaced with single new 8-inch diameter PVC pipe.

New hydrants with 6-inch hydrant leads and new isolation valves will also be installed throughout the project. Service lines to the residential parcels will be replaced with 1-inch diameter PE pipe to the property line.

A temporary at-grade water distribution system will be provided during construction to minimize out-of-service times for project residents. This system will be removed upon project completion.

IV. PROJECT COST ESTIMATE

The estimated project costs are summarized below. A detailed preliminary cost estimate is included in Appendix A.

TABLE 1 - PRELIMINARY COST ESTIMATE SUMMARY					
	Street	Storm	Sanitary	Watermain	Total
2 nd Ave SW	\$1,249,339.39	\$116,869.41	\$366,561.60	\$460,620.80	\$2,193,391.20

These construction costs are based on public construction cost information and are opinions for general information and project finance planning. Actual costs for project financing shall be based upon actual, competitive bid pricing with reasonable contingencies.

V. SPECIAL ASSESSMENTS

The City has an assessment policy, the policy gives flexibility in how the assessments are calculated. Based on the policy, improvements within City right-of-way are eligible for special assessment and shall follow the Minnesota State Statute Chapter 429 process.

A Preliminary Assessment Roll has been developed to quantify the project costs to be assessed to benefiting properties adjacent to the improvements. The special assessment rates for street and utility improvements have been calculated based on past City practice. Generally, reconstruction costs of street and utility infrastructure are assessed at 25-30 percent of the total construction cost.

The Preliminary Assessment Roll is included in the appendix.

Street improvements are assessed based on the lot frontage length abutting the improvement. The assessment rate is based on the averaged fixed cost per foot with streets assessed 30 percent.

For corner lot street improvements, 100 percent of the short side frontage is assessed, and 50 percent of the long side frontage is assessed.

The water and sanitary improvements only to be assessed when replacements are warranted and agreed upon by the property owner from the right of way to the building foundation.

Financing for the project is anticipated to come from MN Public Facilities Authority and General Obligation Bonds. The bonds and loans will be repaid with assessments, tax levy, and utility revenue.

VI. APPROVALS/PERMITS

Approvals and permits that are required from various agencies for the construction of this project will include the following:

- A. Minnesota Department of Health (MDH) Watermain Construction
- B. Minnesota Pollution Control Agency (MPCA) General Construction Stormwater permit

VII. SCHEDULE

Consider Feasibility Report and Call for Public Hearing	October 6, 2025
Conduct Improvement Hearing	November 3, 2025
Authorize Preparation of Plans and Specifications	November 3, 2025
Approve Plans and Specifications/Authorize Advertisement for Bids	February 2026
Bid Opening	March 2026
Consider Bids and Award Construction Contract	April 2026
Construction Starts	May 2026
Substantial Completion of Construction	November 2026
Assessment Hearing	October 2027

VIII. FEASIBILITY AND RECOMMENDATIONS

The improvements as recommended in this report will meet the City's needs and strengthen the integrity of the surface and underground infrastructure network. The project as proposed is feasible and cost effective from an engineering standpoint. The proposed improvements, as described in this report, can best be accomplished by requesting competitive bids for construction of the project.

It is recommended that the City Council accept this report and proceed with an improvement hearing to receive public input on the project in accordance with the requirements of Minnesota Statute 429. The City, its residents and financial consultant will have to determine the economic feasibility of the proposed project.

Please review this report and make certain it addresses your needs and expectations. If you have any questions or need additional information, please feel free to contact us. Thank you for the opportunity to assist you with this project.

Appendix A: Preliminary Cost Estimate

ENGINEER'S ESTIMATE

2026 Street & Utility Improvements

City of Pipestone, Minnesota

BMI Project No. 25X.139714.000



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Date: 9/29/2025

Item No.	MnDOT Spec No.	Item	Governing BMI Spec	Estimated Quantity	Unit	Unit Price	Total Amount
BASE BID							
1	2563.601	TRAFFIC CONTROL	01 55 26	1	LUMP SUM	\$5,000.00	\$5,000.00
2	2573.530	STORM DRAIN INLET PROTECTION	01 57 13	6	EACH	\$150.00	\$900.00
3	2573.530	CONSTRUCTION ENTRANCE	01 57 13	1	EACH	\$1,000.00	\$1,000.00
4	2021.501	MOBILIZATION	01 71 13	1	LUMP SUM	\$350,000.00	\$350,000.00
5	2104.501	REMOVE CURB AND GUTTER	06 41 00	3,454	LIN FT	\$4.25	\$14,680.00
6	2104.502	REMOVE SANITARY MANHOLE	06 41 00	3	EACH	\$550.00	\$1,650.00
7	2104.502	REMOVE HYDRANT	06 41 00	1	EACH	\$475.00	\$475.00
8	2104.502	REMOVE GATEVALVE	06 41 00	8	EACH	\$400.00	\$3,200.00
9	2104.502	REMOVE CATCH BASIN	06 41 00	3	EACH	\$575.00	\$1,725.00
10	2104.502	REMOVE STORM MANHOLE	06 41 00	1	EACH	\$550.00	\$550.00
11	2104.503	REMOVE 8-IN VCP SANITARY SEWER PIPE	06 41 00	1,280	LIN FT	\$4.25	\$5,440.00
12	2104.503	REMOVE 8-IN CIP WATERMAIN	06 41 00	895	LIN FT	\$4.25	\$3,804.00
13	2104.503	REMOVE 4-IN CIP WATERMAIN	06 41 00	1,305	LIN FT	\$4.25	\$5,546.00
14	2104.503	REMOVE 12-IN SEWER PIPE (STORM)	06 41 00	450	LIN FT	\$13.00	\$5,850.00
15	2104.505	REMOVE CONC PAVEMENT W/ BIT OVERLAY	06 41 00	4,379	SQ YD	\$10.00	\$43,791.00
16	2104.505	REMOVE CONCRETE WALK	06 41 00	1,454	SQ YD	\$9.00	\$13,087.00
17	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	06 41 00	1,045	SQ YD	\$15.00	\$15,670.00
18	2521.501	4-IN CONCRETE WALK	16 23 13	-	SQ FT	\$10.00	
19	2521.501	6-IN CONCRETE WALK	16 23 13	1,454	SQ FT	\$14.00	\$20,356.00
20	2531.618	TRUNCATED DOMES	16 23 13	16	SQ FT	\$70.00	\$1,120.00
21	2101.502	GRUBBING	31 11 00	3	TREE	\$125.00	\$375.00
22	2101.502	CLEARING	31 11 00	3	TREE	\$350.00	\$1,050.00
23	2106.507	EXCAVATION - SUBGRADE	31 20 00	240	CU YD	\$15.00	\$3,600.00
24	2106.507	COMMON EMBANKMENT	31 20 00	240	CU YD	\$25.00	\$6,000.00
25	2106.507	EXCAVATION - COMMON	31 20 00	1,752	CU YD	\$13.00	\$22,776.00
26	2106.507	GRANULAR EMBANKMENT	31 20 00	876	CU YD	\$18.50	\$16,206.00
27	2211.507	AGGREGATE BASE CLASS 5	32 11 23	876	CU YD	\$40.00	\$35,040.00
28	2301.504	6-IN CONCRETE PAVEMENT	32 13 00	5,255	SY	\$75.00	\$394,110.00
29	2531.501	CONCRETE CURB & GUTTER	32 16 14	3,454	LIN FT	\$25.00	\$86,350.00
30	2531.507	6-IN CONCRETE DRIVEWAY PAVEMENT	32 16 14	1,045	SQ YD	\$45.00	\$47,025.00
31	2106.507	COMMON TOPSOIL BORROW	32 91 19.13	260	CU YD	\$30.00	\$7,800.00
32	2575.501	SEEDING	32 92 00	1	LUMP SUM	\$14,000.00	\$14,000.00
33	2503.503	UTILITY SERVICE TRENCH AND BACKFILL	33 5 06	1,510	LIN FT	\$30.00	\$45,300.00
34	2104.501	TEMPORARY WATER SERVICE	33 14 00	1	LS	\$16,000.00	\$16,000.00
35	2503.502	GATE VALVE AND BOX	33 14 00	3	EACH	\$4,000.00	\$12,000.00
36	2503.502	1-INCH CORPORATION STOP	33 14 00	36	EACH	\$600.00	\$21,600.00
37	2503.502	1-INCH CURB STOP AND BOX	33 14 00	36	EACH	\$650.00	\$23,400.00
38	2503.502	CONNECT TO EXISTING WATER SERVICE	33 14 00	36	EACH	\$1,000.00	\$36,000.00
39	2503.503	INSTALL 8-INCH WATERMAIN	33 14 00	1,305	LIN FT	\$75.00	\$97,875.00
40	2503.503	INSTALL 6-INCH HYDRANT LEAD	33 14 00	60	LIN FT	\$70.00	\$4,200.00
41	2503.503	INSTALL 1-INCH WATER SERVICE PIPE	33 14 00	1,510	LIN FT	\$15.00	\$22,650.00
42	2503.601	DUCTILE IRON FITTINGS	33 14 00	150	POUND	\$25.00	\$3,750.00
43	2503.502	INSTALL SANITARY SEWER SERVICE WYE	33 31 00	38	EACH	\$5.00	\$190.00
44	2503.502	CONNECT TO EXISTING SANITARY SEWER SERVICE	33 31 00	38	EACH	\$500.00	\$19,000.00
45	2503.503	8-INCH SANITARY PIPE SEWER	33 31 00	1,309	LF	\$85.00	\$111,265.00
46	2503.503	INSTALL 4-IN SANITARY SEWER SERVICE PIPE	33 31 00	1,120	LIN FT	\$35.00	\$39,200.00
47	2503.503	INSTALL 6-IN SANITARY SEWER SERVICE PIPE	33 31 00	320	LIN FT	\$40.00	\$12,800.00
48	2506.502	CONSTRUCT 4-FT DIA SANITARY MANHOLE AND CASTING	33 31 00	4	EACH	\$1,500.00	\$6,000.00
49	2503.541	12" STORM SEWER	33 42 00	450	LIN FT	\$60.00	\$27,000.00
50	2503.602	CONNECT TO EXISTING STORM PIPE	33 42 00	3	EACH	\$500.00	\$1,500.00
51	2506.502	CONSTRUCT DRAINAGE STRUCTURE TYPE CATCH BASIN AND CASTING	33 42 00	3	EACH	\$5,000.00	\$15,000.00

ENGINEER'S ESTIMATE

2026 Street & Utility Improvements

City of Pipestone, Minnesota

BMI Project No. 25X.139714.000



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& MENK**

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Date: 9/29/2025

Item No.	MnDOT Spec No.	Item	Governing BMI Spec	Estimated Quantity	Unit	Unit Price	Total Amount
52	2506.502	CONSTRUCT DRAINAGE STRUCTURE TYPE 4-FT MANHOLE AND CASTING	33 42 00	3	EACH	\$6,000.00	\$18,000.00
53	2564.602	SALVAGE AND REINSTALL POST AND SIGN	34 41 05	3	EACH	\$250.00	\$750.00

ESTIMATED BASE BID TOTAL: \$1,661,656.00

SUBTOTAL: \$1,661,656.00

10% CONTINGENCY: \$166,170.00

TOTAL ESTIMATED CONSTRUCTION COST: \$1,827,826.00

DESIGN, ADMINISTRATION AND CONSTRUCTION ENGINEERING: \$365,565.20

TOTAL ESTIMATED PROJECT COST: \$2,193,391.20

Appendix B: Figures



Appendix C: Preliminary Assessment Roll



PRELIMINARY ASSESSMENT ROLL

2026 STREET & UTILITY IMPROVEMENTS - 2nd Avenue SW
CITY OF PIPESTONE, MINNESOTA
BMI PROJECT NO.: 25X139714000



Updated: 9/16/2025

PARCEL I.D.	PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY LOT DESCRIPTION	CORNER LOT	STREET		TOTAL PRELIMINARY ASSESSMENT
					ASSESSABLE FRONTAGE	COST (PROP OWNER)	
2nd Avenue SW (West Side) South to North							\$150.40
18.540.2030	ALLEN J & LAVONNE K BLOM 202 10TH ST SW PIPESTONE MN 56164	202 10TH ST SW 56164	HILLSIDE ADD ALL EX W 25 FT LOT 6 BLK 11 1348	YES	0.00	\$0.00	\$0.00
18.540.1400	CHRISTOPHER T MILLER 203 10TH ST SW PIPESTONE MN 56164	203 10TH ST SW 56164	HILLSIDE ADD LOT 8 BLK 8 1311	YES	50.00	\$7,520.10	\$7,520.10
18.540.1380	JESUS EFRAIN CAMARILLO GARCIA 920 2ND AVE SW PIPESTONE MN 56164	920 2ND AVE SW 56164	HILLSIDE ADD S 20 FT LOT 6 & ALL LOT 7 BLK 8 1310	NO	70.00	\$10,528.14	\$10,528.14
	ADDITIONAL OWNER YAMILET AGUAYO VILLA 920 2ND AVE SW PIPESTONE MN 56164						
18.540.1360	JAMES N VAUGHN 916 2ND AVE SW PIPESTONE MN 56164	916 2ND AVE SW 56164	HILLSIDE ADD LOTS 4 & 5 & N 30 FT LOT 6 BLK 8 1309	NO	130.00	\$19,552.26	\$19,552.26
18.540.1340	JOSE M HERNANDEZ 904 2ND AVE SW PIPESTONE MN 56164	904 2ND AVE SW 56164	HILLSIDE ADD LOT 3 BLK 8 1307	NO	50.00	\$7,520.10	\$7,520.10
18.540.1330	RYAN DREW 902 2ND AVE SW PIPESTONE MN 56164	902 2ND AVE SW 56164	HILLSIDE ADD LOT 2 BLK 8 1306	NO	50.00	\$7,520.10	\$7,520.10
18.540.1310	MATTHEW S LANGAN 900 2ND AVE SW PIPESTONE MN 56164	900 2ND AVE SW 56164	HILLSIDE ADD E 100 FT LOT 1 BLK 8 1304	YES	50.00	\$7,520.10	\$7,520.10
18.540.0900	KELLIE KOUNKEL 830 2ND AVE SW PIPESTONE MN 56164	830 2ND AVE SW 56164	HILLSIDE ADD E 88 FT OF S 30 FT LOT 7 & E 88 FT LOT 8 BLK 5 1274	YES	80.00	\$12,032.16	\$12,032.16
18.540.0880	HANSSEL LADISLAO MONTANEZGOMEZ 824 2ND AVE SW PIPESTONE MN 56164	824 2ND AVE SW 56164	HILLSIDE ADD EX N 2 FT LOT 6 & N 20 FT LOT 7 BLK 5 1273	NO	98.00	\$14,739.40	\$14,739.40
18.540.0860	HOWLIN HILLS HOMES LLC 474 201ST ST PIPESTONE MN 56164	820 2ND AVE SW 56164	HILLSIDE ADD N 2 FT OF LOT 6 & ALL OF LOT 5 BLK 5 1272	NO	52.00	\$7,820.90	\$7,820.90
18.540.0850	LELAND R & KARON E BLOM 818 2ND AVE SW PIPESTONE MN 56164	818 2ND AVE SW 56164	HILLSIDE ADD LOT 4 BLK 5 1271	NO	50.00	\$7,520.10	\$7,520.10
	ADDITIONAL OWNERS KEVIN L BLOM KEITH L BLOM						
18.540.0840	LELAND R & KARON E BLOM 818 2ND AVE SW PIPESTONE MN 56164	808 2ND AVE SW 56164	HILLSIDE ADD LOT 3 BLK 5 1270	NO	50.00	\$7,520.10	\$7,520.10
	ADDITIONAL OWNERS KEVIN L BLOM KEITH L BLOM						
18.540.0830	HERMAN S SCHRODER 507 2ND AVE SE PO BOX 163 PIPESTONE MN 56164	806 2ND AVE SW 56164	HILLSIDE ADD LOT 2 BLK 5 EX THE NORTH 5 FT 1269	NO	45.00	\$6,768.09	\$6,768.09
18.540.0810	SAMUEL S & JAMIE E BARRIENTOS 804 2ND AVE SW PIPESTONE MN 56164	804 2ND AVE SW 56164	HILLSIDE ADD LOT 1 & N 5 FT LOT 2 BLK 5 1268	YES	55.00	\$8,272.11	\$8,272.11
18.540.0310	MARIA S GUARDADO 902 9TH AVE SW PIPESTONE MN 56164	728 2ND AVE SW 56164	HILLSIDE ADD LOT 8 BLK 2 1234	YES	50.00	\$7,520.10	\$7,520.10
18.540.0300	HERIBERTO JIMENEZ SANCHEZ 726 2ND AVE SW PIPESTONE MN 56164	726 2ND AVE SW 56164	HILLSIDE ADD LOT 7 BLK 2 1233	NO	50.00	\$7,520.10	\$7,520.10
18.540.0280	DEBORAH GRACE ANN PULSCHER 1100 CIRCLE DR FLANDREAU SD 57028	724 2ND AVE SW 56164	HILLSIDE ADD S 10 FT OF LOT 5 & ALL OF LOT 6 BLK 2 1231	NO	60.00	\$9,024.12	\$9,024.12
18.540.0250	JAY J & BARBARA E JOHANNSEN 716 2ND AVE SW PIPESTONE MN 56164	716 2ND AVE SW 56164	HILLSIDE ADD LOT 4 & N 40 FT LOT 5 BLK 2 1230	NO	90.00	\$13,536.18	\$13,536.18
18.540.0240	MARK A THODE 710 2ND AVE SW PIPESTONE MN 56164	710 2ND AVE SW 56164	HILLSIDE ADD LOT 3 BLK 2 1229	NO	50.00	\$7,520.10	\$7,520.10
18.540.0210	STAHL PROPERTY MANAGEMENT LLC 573 STATE HWY 30 PIPESTONE MN 56164	708 2ND AVE SW 56164	HILLSIDE ADD E 102 FT LOT 2 BLK 2 1227	NO	50.00	\$7,520.10	\$7,520.10
18.540.0190	BILLY B & DIANE M LESLIE 702 2ND AVE SW PIPESTONE MN 56164	702 2ND AVE SW 56164	HILLSIDE ADD E 102 FT LOT 1 BLK 2 1226	YES	50.00	\$7,520.10	\$7,520.10
18.620.0420	SCOTT WAYNE LOPAU 622 2ND AVE SW PIPESTONE MN 56164	622 2ND AVE SW 56164	LAWRENCE ADD EX N 10 FT LOT 10 BLK 2 907	YES	0.00	\$0.00	\$0.00



PRELIMINARY ASSESSMENT ROLL

2026 STREET & UTILITY IMPROVEMENTS - 2nd Avenue SW
CITY OF PIPESTONE, MINNESOTA
BMI PROJECT NO.: 25X139714000



Updated: 9/16/2025

PARCEL I.D.	PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY LOT DESCRIPTION	CORNER LOT	STREET		TOTAL PRELIMINARY ASSESSMENT
					ASSESSABLE FRONTAGE	COST (PROP OWNER)	
2nd Avenue SW (East Side) South to North							
18.540.1220	MARK T LONG 1111 4TH AVE SW PIPESTONE MN 56164	933 2ND AVE SW 56164	HILLSIDE ADD S 90 FT LOT 12 & RY RT OF WAY ADJ BLK 7 (DESC ON ASSMT CARD) 1299	NO	90.00	\$13,536.18	\$13,536.18
18.540.1250	JEREMY P WHIPPLE REV TRUST 1304 STATE HWY 30 PIPESTONE MN 56164	931 2ND AVE SW 56164	HILLSIDE ADD S1/2 OF N 104.15 FT LOT 12 BLK 7 1300	NO	53.00	\$7,971.31	\$7,971.31
18.540.1240	JENNIFER VILLA CAMPOS & CESAR EDUARDO VILLA 929 2ND AVE SW PIPESTONE MN 56164	929 2ND AVE SW 56164	HILLSIDE ADD N1/2 OF N 104.15 FT LOT 12 BLK 7 1299A	NO	53.00	\$7,971.31	\$7,971.31
18.540.1260	MIDWEST CAPITAL LLC PO BOX 473 PIPESTONE MN 56164	927 2ND AVE SW 56164	HILLSIDE ADD LOT 13 BLK 7 1301	NO	50.00	\$7,520.10	\$7,520.10
18.540.1270	WHITNEY N SAMS 925 2ND AVE SW PIPESTONE MN 56164	925 2ND AVE SW 56164	HILLSIDE ADD LOT 14 BLK 7 1302	NO	50.00	\$7,520.10	\$7,520.10
18.540.1280	JOSHUA J BECKER 915 2ND AVE SW PIPESTONE MN 56164	915 2ND AVE SW 56164	HILLSIDE ADD LOT 15 & S 23 FT LOT 16 BLK 7 1302A	NO	73.00	\$10,979.35	\$10,979.35
18.540.1290	JOSHUA J BECKER 915 2ND AVE SW PIPESTONE MN 56164	905 2ND AVE SW 56164	HILLSIDE ADD N 27 FT LOT 16 & S1/2 VAC ST ADJ LOT 16 BLK 7 1303	NO	60.00	\$9,024.12	\$9,024.12
18.540.1130	LOURDES E GUERRERO 835 2ND AVE SW PIPESTONE MN 56164	835 2ND AVE SW 56164	HILLSIDE ADD LOT 6 & ADJ VAC ST, LOT 9 & N1/2 ADJ VAC ST & LOT 10 BLK 6 LESS THE N 12 FT OF LOT 10 1291	NO	108.00	\$16,243.42	\$16,243.42
18.540.1160	EUGENE D & ARLENE A BLOEMENDAAL RL T 825 2ND AVE SW PIPESTONE MN 56164	825 2ND AVE SW 56164	HILLSIDE ADD N 12 FT LOT 10 AND ALL OF LOT 11 BLK 6 1293	NO	75.00	\$11,280.15	\$11,280.15
18.540.1170	MARIAN CARSTENS C/O LARRY CARSTENS 111 PALO DURO DR CEDAR CREEK TX 78612 ADDITIONAL OWNERS THOMAS ALLEN CARSTENS 821 2ND AVE SW PIPESTONE MN 56164 DANIEL LEE CARSTENS 821 2ND AVE SW PIPESTONE MN 56164 JON ALLEN CARSTENS 821 2ND AVE SW PIPESTONE MN 56164	821 2ND AVE SW 56164	HILLSIDE ADD LOT 12 BLK 6 1294	NO	50.00	\$7,520.10	\$7,520.10
18.540.1180	RUSSELL BAUER 949 130TH AVE PIPESTONE MN 56164 ADDITIONAL OWNERS JANET BUSH 949 130TH AVE PIPESTONE MN 56164	819 2ND AVE SW 56164	HILLSIDE ADD LOT 13 BLK 6 1295	NO	50.00	\$7,520.10	\$7,520.10
18.540.1190	LISA K PALS 813 2ND AVE SW PIPESTONE MN 56164	813 2ND AVE SW 56164	HILLSIDE ADD LOT 14 BLK 6 1296	NO	50.00	\$7,520.10	\$7,520.10
18.540.1200	MICHAEL J ROGGE 807 2ND AVE SW PIPESTONE MN 56164	807 2ND AVE SW 56164	HILLSIDE ADD LOT 15 BLK 6 1297	NO	50.00	\$7,520.10	\$7,520.10
18.540.1210	MICHAEL JAMES CHATTERTON & KAREN RENEE CHATTERTON 803 2ND AVE SW PIPESTONE MN 56164	803 2ND AVE SW 56164	HILLSIDE ADD LOT 16 BLK 6 1298	YES	50.00	\$7,520.10	\$7,520.10
18.540.0110	EUGENE A J & DEVONNA M PRETEAU 729 2ND AVE SW PIPESTONE MN 56164	729 2ND AVE SW 56164	HILLSIDE ADD LOT 9 BLK 1 1221	YES	50.00	\$7,520.10	\$7,520.10
18.540.0120	BRUCE A & DONNA L WOLLAN 725 2ND AVE SW PIPESTONE MN 56164	725 2ND AVE SW 56164	HILLSIDE ADD LOT 10 BLK 1 1222	NO	50.00	\$7,520.10	\$7,520.10
18.540.0130	TANIA RAMIREZ 721 2ND AVE SW PIPESTONE MN 56164	721 2ND AVE SW 56164	HILLSIDE ADD LOT 11 BLK 1 1223	NO	50.00	\$7,520.10	\$7,520.10
18.540.0140	SCOTT D & SHARI L ENGER 717 2ND AVE SW PIPESTONE MN 56164	717 2ND AVE SW 56164	HILLSIDE ADD LOT 12 BLK 1 1224	NO	50.00	\$7,520.10	\$7,520.10



PRELIMINARY ASSESSMENT ROLL

2026 STREET & UTILITY IMPROVEMENTS - 2nd Avenue SW
CITY OF PIPESTONE, MINNESOTA
BMI PROJECT NO.: 25X139714000



Updated: 9/16/2025

PARCEL I.D.	PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY LOT DESCRIPTION	CORNER LOT	STREET		TOTAL PRELIMINARY ASSESSMENT
					ASSESSABLE FRONTAGE	COST (PROP OWNER)	
18.540.0150	NATHAN J FRANSMAN 715 2ND AVE SW PIPESTONE MN 56164	715 2ND AVE SW 56164	HILLSIDE ADD LOT 13 BLK 1 1225	NO	50.00	\$7,520.10	\$7,520.10
18.540.0160	CORP OF PRES BISHOP OF CHURCH OF JESUS CHRIST OF LAT DAY STS 50 NORTH TEMPLE ST E SALT LAKE CITY UT 84150 ALTERNATE TAXPAYER LDS CHURCH TAX DIVISION TAX DIVISION 22ND FL 50 E NORTH TEMPLE ST SALT LAKE CITY UT 84150-3620	709 2ND AVE SW 56164	HILLSIDE ADD LOT 14 BLK 1 1225A	NO	50.00	\$7,520.10	\$7,520.10
18.540.0170	CORP OF PRES BISHOP OF CHURCH OF JESUS CHRIST OF LAT DAY STS 50 NORTH TEMPLE ST E SALT LAKE CITY UT 84150 ALTERNATE TAXPAYER LDS CHURCH TAX ADMIN % 545-9915 50 E N TEMPLE ST RM 2225 SALT LAKE CITY UT 84150-0022	701 2ND AVE SW 56164	HILLSIDE ADD LOTS 15 & 16 BLK 1 TAX EXEMPT	YES	100.00	\$15,040.20	\$15,040.20
18.730.0400	SAW K NER & NAW K PAW 621 2ND AVE SW PIPESTONE MN 56164	621 2ND AVE SW 56164	SEAMANS ADD W 90 FT LOTS 32, 33 & 34 BLK 1 803	YES	0.00	\$0.00	\$0.00