

Feasibility Report

# 2024 South Forestview Area Improvements

Baxter, Minnesota

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Municipal Project No. 4138

BAXTE 172114 | February, 6 2024

Amendment No 1: February 6, 2024

Original Council Approval Date: July 18, 2023

Council Approval Date of Amended Feasibility Report: February 6, 2024



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February 6, 2024

RE: 2024 South Forestview Area Improvements  
Feasibility Report  
Baxter, Minnesota  
City No. 4138  
SEH No. BAXTE 172114 4.00

Honorable Mayor and City Council  
c/o Trevor Walter, PE  
City of Baxter  
13190 Memorywood Drive  
Baxter, MN 56425

Dear Mayor and Members of the City Council:

Short Elliott Hendrickson Inc. (SEH®) is pleased to present this Feasibility Report for the project referenced above. It illustrates the proposed improvements, opinions of probable cost, and preliminary assessments.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Alex Voit".

Alex Voit, PE  
Project Engineer  
(Lic. MN)

mrb

x:\ae\b\baxte\172114\4-prelim-dsgn-rpts\feasibility report\amendedfeasibility report - 2024.01.30.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 416 South 6th Street, Suite 101, Brainerd, MN 56401-3540

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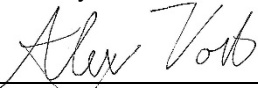
# Feasibility Report

2024 South Forestview Area Improvements  
Baxter, Minnesota

City No. 4138  
SEH No. BAXTE 172114

February 6, 2024

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.



\_\_\_\_\_  
Alex Voit, PE

Date: February 6, 2024 License No.: 54203

Reviewed By: Scott Hedlund, PE Date: February 6, 2024

Short Elliott Hendrickson Inc.  
416 South 6th Street, Suite 101  
Brainerd, MN 56401-3540  
218.855.1700





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# Feasibility Report

## 2024 South Forestview Area Improvements

Prepared for City of Baxter, Minnesota

### 1 Introduction

As authorized by the City Council, this Feasibility Report was prepared for improvements to approximately 2 miles of City streets, shown in Figure 1. Project streets include Forestview Drive south of River Vista Drive, Maryland Road, River Vista Drive, River Vista Court, Medford Road, Riverwood Road, and Parkview Circle. Project improvements include extending sanitary sewer and water utilities to serve the South Forestview Area neighborhood and reconstructing the overlying roadway. On street and off street trail improvements are proposed connecting the neighborhood to the Paul Bunyan Trail and future proposed trail segments. A sanitary sewer lift station is also proposed.

This report contains an opinion of probable costs and design recommendations for construction of streets, sanitary sewer and water system improvements and has been developed based on previous reports, field observations, and discussions with City staff and Council.

### 2 Existing Conditions

The project area encompasses 108 parcels zoned low density residential (R1) and two parcels zoned public benefit (PB): Riverside Park located at the east end of Riverview Road and a future park south of Maryland Road. Currently 80 of the lots are developed with several lots having the potential to be split into multiple lots.

#### 2.1 Streets

The existing streets are 24 to 26 feet wide, were originally paved between 1986 and 1997 and are in poor condition. A pavement evaluation from 2022 shows that the road segments vary in rating between 2 and 4 out of 10 meaning they require reconstruction. The road segments are generally centered on existing 66 foot right of way with the exception of Forestview Drive which has a 66- 80 foot right of way and between River Vista Drive and Maryland Road is shifted south to accommodate an existing 8 foot wide bituminous trail. All roadways are rural sections using existing ditches to collect and infiltrate stormwater. There are two existing centerline culverts on the project, one under Forestview Drive near the intersection with Maryland Road and another crossing River Vista Court. Three existing driveway culverts have also been identified.

#### 2.2 Trails

An approximately 700 foot segment of grade separated, non-motorized, bituminous trail exists along the north side of Forestview trail between Medford Road and River Vista Drive. It connects to on-road bike lanes along Forestview Drive north from River Vista Drive but has no connection on the south end of the segment.

A paved trail extends off the south end of Forestview Drive connecting the neighborhood to the Paul Bunyan State Trail by crossing under Highway 371. Near the westerly terminus of Maryland Road there is a gravel surfaced trail corridor that was constructed with the 2020 North Forestview Improvements that extends north to Fuschia Drive. This corridor is planned to be paved as part of the future realignment of the Paul Bunyan State Trail through Baxter.

## 2.3 Municipal Sanitary Sewer & Water Distribution System

No sanitary sewer collection or water system distribution system currently exists in the area. All residences are served by private wells and septic systems. The condition of existing wells and individual sewer systems are unknown. Some systems are expected to be outdated and not up to current standards while others may have been more recently installed. There are no known contamination issues from failing systems. Municipal sewer and water systems are currently installed at the intersection of Forestview and River Vista Drive for the purpose of extending service to this neighborhood.

## 2.4 Lighting

There are currently a limited number of lighting units located throughout the project at intersections, cul de sacs, and 90° corners. These existing units are becoming outdated and require modern LED upgrades to the existing units to provide better performance and conserve energy.

# 3 Proposed Improvements

## 3.1 Street Improvements

Proposed sewer and water systems will be installed under the existing roads necessitating complete replacement of the existing roads. Once the new sewer and water systems are installed the roadways will be reconstructed at similar elevations to existing conditions and to a city standard width of 26 feet with the exception of Forestview Drive. Forestview Drive is proposed to be constructed to a width of 32 feet to accommodate 11 foot drive lanes and 5 foot bike lanes on both sides of the roadway. This cross section is consistent with the existing width of Forestview Drive from River Vista Drive north to CSAH 48. The roadway structural section is proposed to be 3.5 inches of hot mix asphalt over 6 inches of Class 5 aggregate base. All roadways are proposed to remain rural sections with minimum 1.5 foot deep ditches to collect and infiltrate stormwater. The roadway and ditches will be designed to provide similar drainage characteristics to existing conditions, relying on infiltration to manage storm water. No storm water basins are proposed at this time. Existing culverts on the site will be replaced in kind to maintain similar drainage post construction. The proposed Street Improvements are shown in Figure 3, and the proposed Typical Sections in Figure 2.

## 3.2 Trail Improvements

The City has undertaken a significant effort over the years to promote multimodal transportation initiatives, including developing a Bicycle and Pedestrian Facility Type Guidance manual, developing a comprehensive Bicycle and Pedestrian Policy Study to establish a preferred network of existing and proposed routes, performing various crossing safety evaluation studies, and prioritizing trail improvements to provide local and regional connections for users throughout the City while promoting multimodal traffic safety.

The existing trail along Forestview Drive is proposed to be removed. On-road bike lanes would be striped 5 feet wide on both sides of Forestview Drive from the intersection with River Vista Drive to the cul de sac at its southern extents.

At the south end of Forestview Drive a trailhead parking area and trail connection is proposed to be constructed. The trailhead will be similar in design to the ADA accessible trailhead / cul de sac on Paris Road west of TH 371. From that location a trail is proposed to be constructed northeasterly through the wooded city owned parcel to connect with Maryland Road at the junction of the previously constructed trail corridor. The trail surface is proposed to be constructed 24 feet wide to be used as a temporary road for local traffic during construction. After construction the width is proposed to be narrowed to approximately 12 feet wide and left as a gravel surface in preparation for a future paving project.

Storm water along the trail corridor is planned to be managed by linear infiltration. No storm water basins are proposed for the future trail corridor at this time.

### 3.3 Municipal Sanitary Sewer & Water Improvements

Sanitary sewer and water will be extended to the neighborhood with the connection to the existing system at the intersection of River Vista Drive and Forestview Drive. Gravity polyvinyl chloride (PVC) sanitary sewer mains will generally follow the centerline of the road and are proposed to be 8 inches in diameter. Sewer services will be installed to each lot with a cleanout provided at the right of way for connection by the owner. The goal is for the sanitary main to be installed at a minimum of 12 feet deep throughout the project. Due to the elevation of the existing sewer connection and the surrounding topography it is anticipated that the entire project area cannot be served with gravity sewer alone. Rather, some homes will need to pump to the service stub.

A sanitary sewer lift station will be needed and is proposed near Riverside Park at the end of Riverwood Road. A forcemain will convey sewage back to the north connection at River Vista and Forestview Drive. Although the proposed lift station is currently shown in a desirable location from a depth and topography standpoint, it is also located in a FEMA Flood Fringe. Further investigation is needed to determine additional precautions needed.

Polyvinyl chloride (PVC) water main is proposed to be installed along the roadway such that it will maintain the required 10 feet of separation from the sanitary sewer main. The watermain is proposed to be 8 inches in diameter and installed with a minimum of 8.5 feet of cover. Each single-family residential lot will be provided with a 1 inch water service with a curb stop valve at the right of way. Gate valves will be provided on the mains throughout the system for isolating of individual segments for routine and emergency maintenance. Water hydrants spaced every 600 feet will be installed for fire protection and flushing. Proposed sewer and water improvements are shown in Figure 4.

### 3.4 Lighting Improvements

The proposed lighting improvements consist of replacement of the existing outdated lighting units with new modern LED upgrades. Lighting units will be relocated above stop signs at intersections.



## 4 Opinion of Probable Cost

Itemized breakdowns of probable cost are included in Appendix A. The breakdowns are presented to provide insight into the costs of various items of the total project. Total project costs are summarized in the following table.

Table 1 – Opinion of Probable Cost Summary

Item	Total Project Cost	Street	Trail	Sewer	Water	Lighting
Construction Only	<b>\$6,143,543.80</b>	\$2,176,507.80	\$276,381.00	\$1,989,255.00	\$1,673,200.00	\$28,200.00
Contingency	<b>\$921,456.20</b>	\$326,492.20	\$41,619.00	\$298,745.00	\$250,800.00	\$3,800.00
Construction Subtotal	<b>\$7,065,000.00</b>	\$2,503,000.00	\$318,000.00	\$2,288,000.00	\$1,924,000.00	\$32,000.00
Engineering	<b>\$1,413,000.00</b>	\$500,600.00	\$63,600.00	\$457,600.00	\$384,800.00	\$6,400.00
Right Of Way Acquisition	<b>\$70,650.00</b>	\$25,030.00	\$3,180.00	\$22,880.00	\$19,240.00	\$320.00
Admin, Legal, Fiscal, & Misc.	<b>\$353,250.00</b>	\$125,150.00	\$15,900.00	\$114,400.00	\$96,200.00	\$1,600.00
<b>Estimated Total</b>	<b>\$8,901,900.00</b>	<b>\$3,153,780.00</b>	<b>\$400,680.00</b>	<b>\$2,882,880.00</b>	<b>\$2,424,240.00</b>	<b>\$40,320.00</b>

# 5 Financial Considerations

The proposed project, as presented in this report, is a combination sanitary sewer and watermain extension, street reconstruction, and trail improvements project. Generally, sewer, water, and street improvements are financed through special assessments to benefitting properties in the project area. Trail projects are generally not assessed. The City must ultimately decide the method of financing.

Based on discussions with City staff, it is understood that project financing strategies could include any combination of City Funds (sales tax, water and storm water utilities, property tax levy) and special assessments.

The following breakdowns are provided to assist the City in determining what portion of the total project cost the City may be responsible for. These figures are estimates and final figures would be determined at the completion of the project. Figure 5 is a map of the proposed assessment area. A detailed breakdown of the preliminary assessments is included in the Appendix.

## 5.1 Street

It is the City’s policy to assess benefitting properties for street reconstruction, full depth reclamation (FDR), and mill and overlay improvements. For this project, it is assumed that all properties will be assessed on a per Equivalent Residential Unit (ERU) basis.

Per the City’s Assessment policy for street reconstruction done in conjunction with sewer and water extension projects, assessments for single family homes are set at a fixed rate tied to inflation. The proposed street assessment rate for 2024 is \$7,408 per ERU. All remaining street costs are borne by the City. A detailed breakdown of the preliminary assessments is included in the Appendix.

Estimated Cost.....	\$3,153,780.00	
Estimated Assessment.....	\$1,022,304.00	(32%)
Estimated City Cost.....	\$2,131,476.00	(68%)

## 5.2 Trails

It is assumed the City would be responsible for trail costs (not assess) based on City policy that non-motorized facilities have citywide (and regional) benefits.

Estimated Cost.....	\$ 400,680.00	
Estimated Assessment.....	\$ 0	
Estimated City Cost.....	\$ 400,680.00	(100%)

### 5.3 Sanitary Sewer

Per the City's Assessment policy for sanitary sewer construction done as part of a sewer and water extension project, assessments for single family homes are set at a fixed rate tied to inflation. The proposed sanitary sewer assessment rate for 2024 is \$5,556 per ERU. Each property is also charged a fixed Sewer Access Charge (SAC) of \$600 at the time of connection to the new system. For the purposes of this report, the SAC charges are included in the estimated assessment calculation. All remaining sewer costs are borne by the City. A detailed breakdown of the preliminary assessments is included in the Appendix.

Estimated Cost.....	\$2,882,880.00
Estimated Assessment.....	\$791,904.00 (27%)
Estimated City Cost.....	\$2,090,976.00 (73%)

### 5.4 Water

Per the City's Assessment policy for water construction done as part of a sewer and water extension project, assessments for single family homes are set at a fixed rate tied to inflation. The proposed water assessment rate for 2024 is \$5,556 per ERU. Each property is also charged a fixed Water Access Charge (WAC) of \$600 at the time of connection to the new system. For the purposes of this report, the WAC charges are included in the estimated assessment calculation. All remaining water costs are borne by the City. A detailed breakdown of the preliminary assessments is included in the Appendix.

Estimated Cost .....	\$2,424,240.00
Estimated Assessment.....	\$791,904.00 (33%)
Estimated City Cost.....	\$1,632,336.00 (67%)

### 5.5 Lighting

For this Report, the street lighting improvements being made are in locations that currently have street lighting infrastructure. Based on past practice in similar situations, it is assumed these costs would be paid for by the City.

Estimated Cost.....	\$ 40,320.00
Estimated Assessment.....	\$ 0
Estimated City Cost.....	\$ 40,320.00 (100%)

## 5.6 Financial Summary

In summary, the totals are as follows:

Table 2 – Financial Summary (Updated)

	Estimated Costs	Estimated Assessments	Estimated City Cost
Street	\$3,153,780.00	\$1,022,304.00	\$2,131,476.00
Trail	\$400,680.00		\$400,680.00
Sewer	\$2,882,880.00	\$791,904.00	\$2,090,976.00
Water	\$2,424,240.00	\$791,904.00	\$1,632,336.00
Lighting	\$40,320.00		\$40,320.00
<b>Estimated Total</b>	<b>\$8,901,900.00</b>	<b>\$2,606,112.00</b>	<b>\$6,295,788.00</b>

In order to use the 429 process for special assessments on this project at least 20% of the project cost must be assessed. Assessments are currently estimated to be 29% of the project costs.

## 6 Feasibility and Recommendations

The project, as presented in this Report, is both cost effective and feasible from an engineering standpoint. The estimated project costs are presented to assist the City in deciding the feasibility of the project from a monetary standpoint. The improvements are necessary to provide sewer and water service, replace deteriorating streets in the area, and improve traffic safety and connectivity to local and regional trail systems.

Based on information presented in this report, we make the following recommendations:

1. Soil borings should be taken throughout the project limits to determine subsurface conditions such as the presence of high bedrock, soil types, and water table elevations. Final design would be subject to results of the geotechnical evaluation.
2. Perform further investigation and risk/cost analysis including anticipated and historical high water levels at the proposed lift station location at Riverside Park.
3. Review estimated costs for financial planning.
4. Update estimated costs, if necessary.
5. Right of way and easements should be dedicated or retained as determined by the final project design.
6. Schedule and hold public hearings and begin the formal process required for special assessments.
7. Construct street, sewer, water, and trail improvements as recommended herein.

# Figures

Figure 1 – Location Map

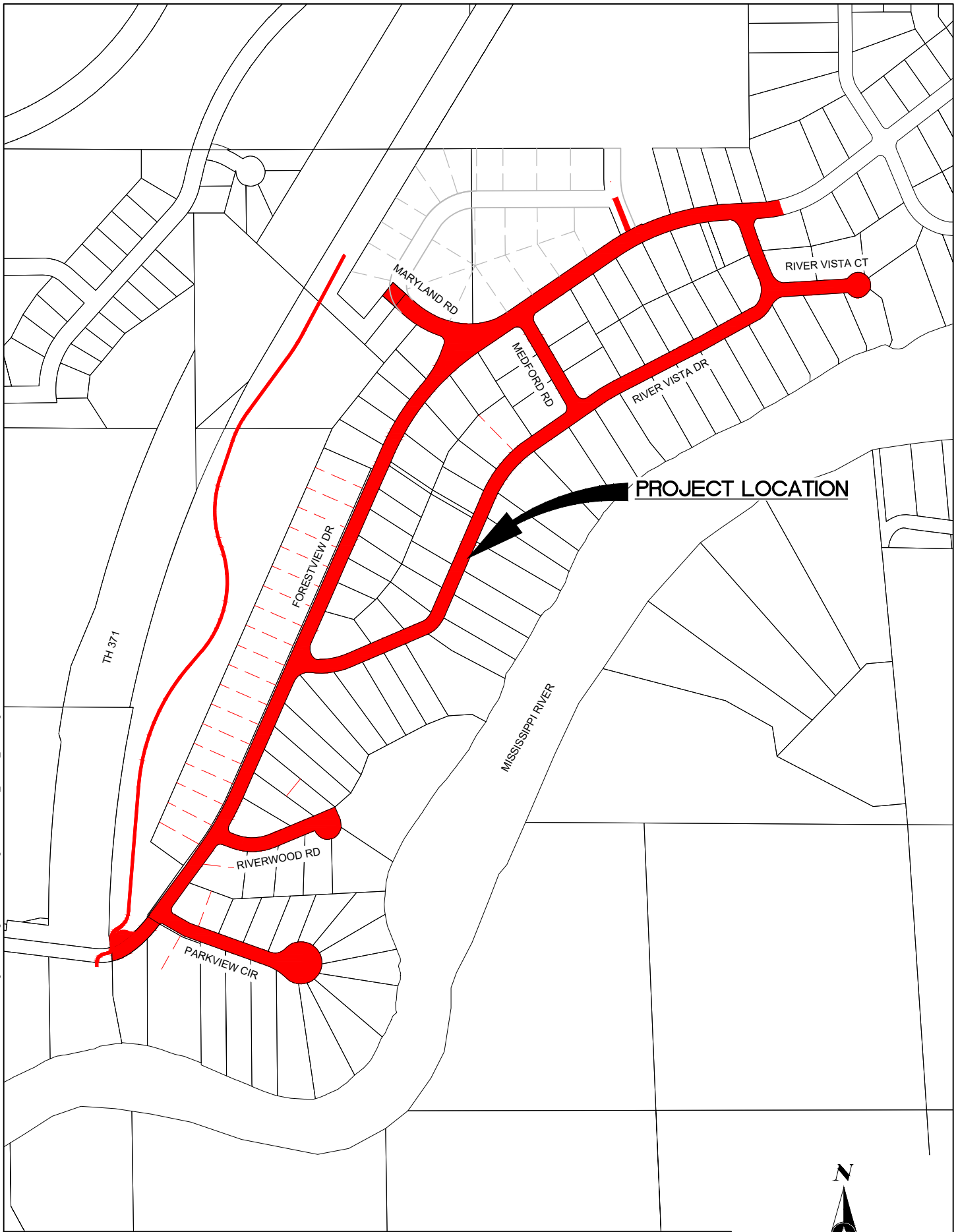
Figure 2 – Typical Sections

Figure 3 – Street and Trail Improvements

Figure 4 – Sanitary Sewer and Water Improvements

Figure 5 – Assessment Parcels (Updated)

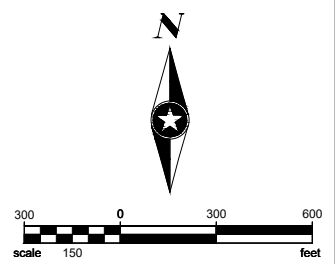
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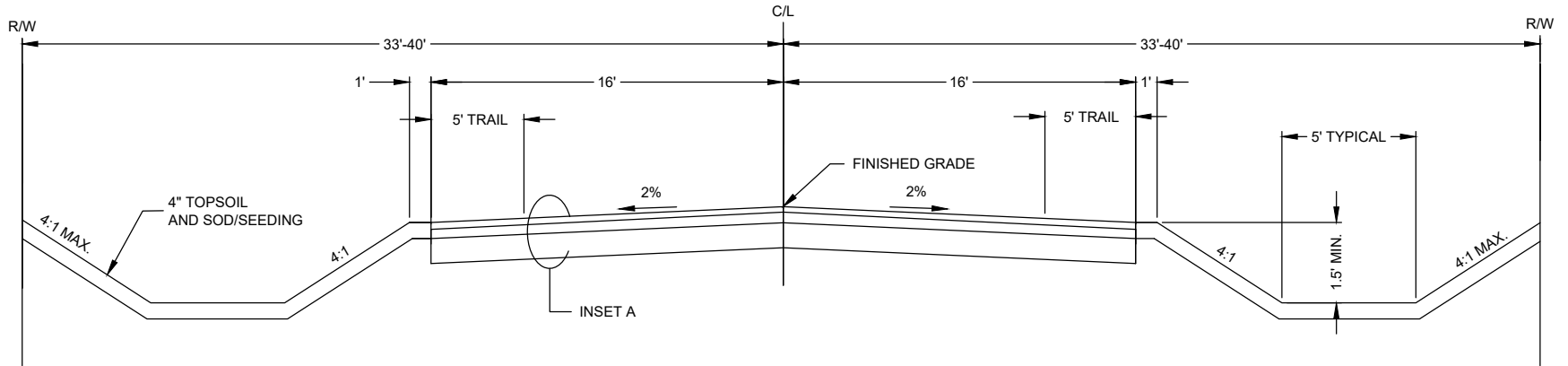
PROJECT NO.  
BAXTE172114  
DATE:  
06-28-2023

**PROJECT LOCATION MAP  
SOUTH FORESTVIEW IMPROVEMENTS  
BAXTER, MINNESOTA**

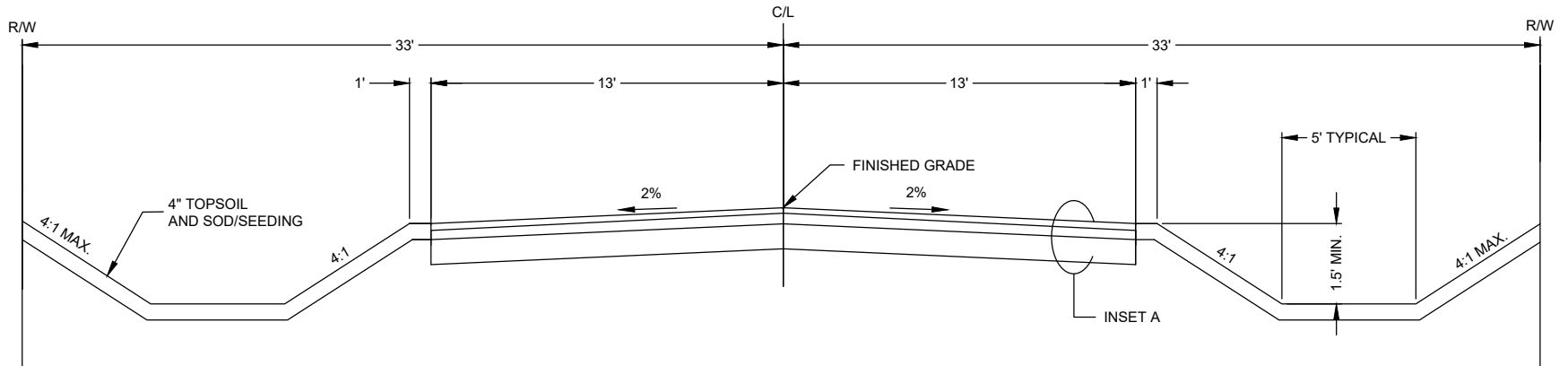
FIGURE  
NO. 1



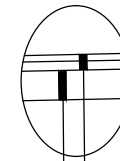
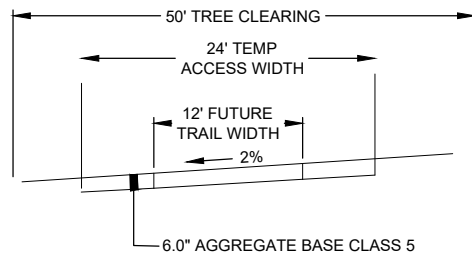
TYPICAL SECTION  
FORESTVIEW DR, MARYLAND RD



TYPICAL SECTION  
PARKVIEW CIR, RIVERWOOD RD, MEDFORD RD, RIVER VISTA DR, RIVER VISTA CT




TRAIL / TEMPORARY ACCESS ROAD



INSET A

- 1.5" -TYPE SP 9.5 WEARING COURSE MIX (3,C)
- BITUMINOUS TACK COAT
- 2.0" -TYPE SP 12.5 NON WEARING COURSE MIX (3,B)
- 6.0" -AGGREGATE BASE CLASS 5

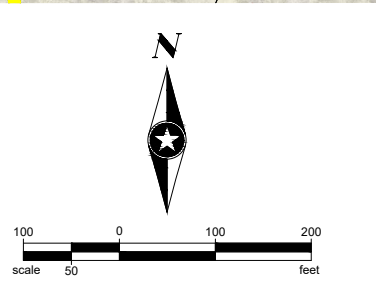
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 PROJECT NO.  
BAXTE172114  
DATE:  
06-28-2023

TYPICAL SECTION  
SOUTH FORESTVIEW IMPROVEMENTS  
BAXTER, MINNESOTA

FIGURE  
NO. 2

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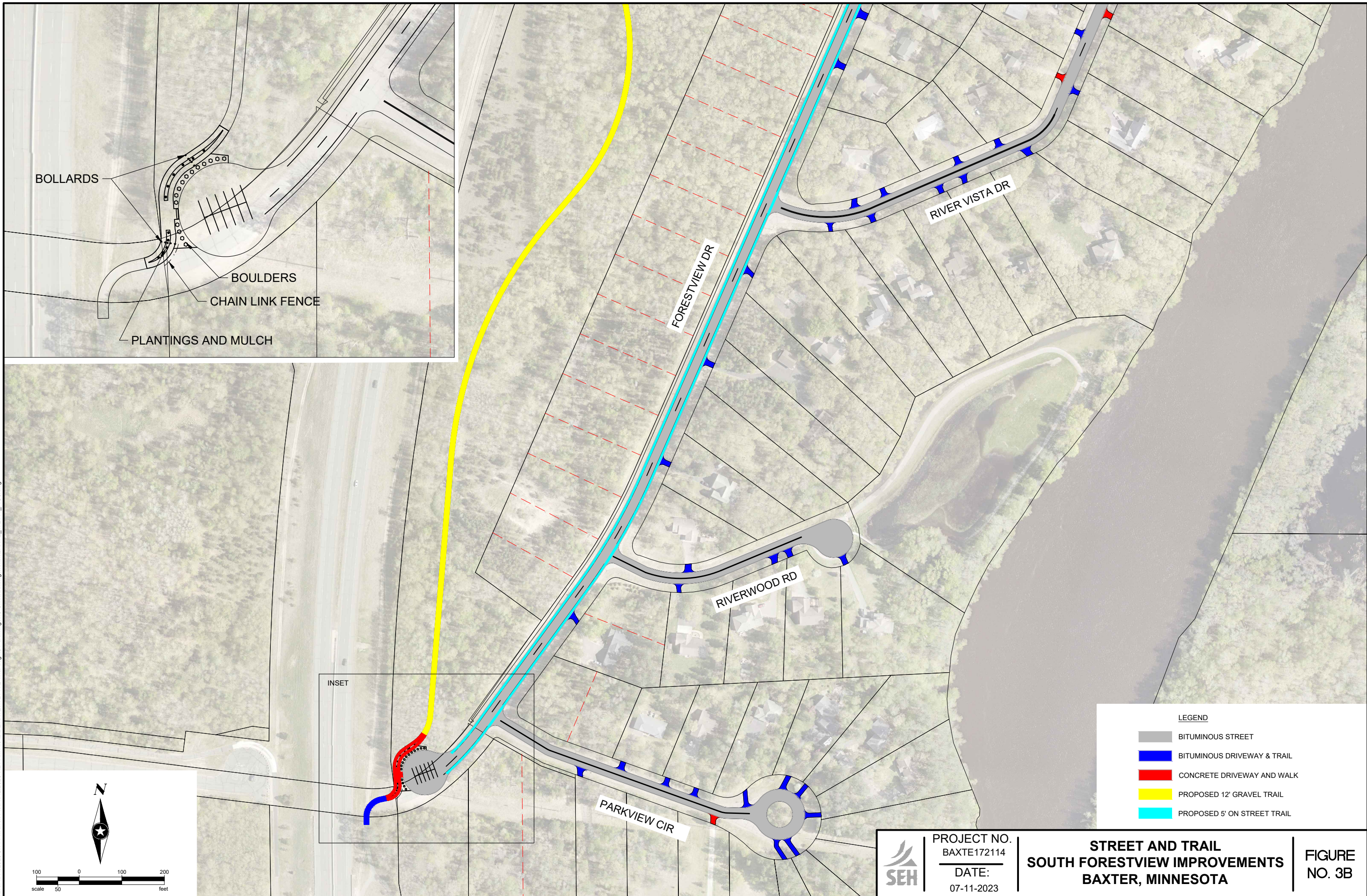


LEGEND	
	BITUMINOUS STREET
	BITUMINOUS DRIVEWAY & TRAIL
	CONCRETE DRIVEWAY & WALK
	PROPOSED 12' GRAVEL TRAIL
	PROPOSED 5' ON STREET TRAIL

	PROJECT NO. BAXTE172114	<b>STREET AND TRAIL SOUTH FORESTVIEW IMPROVEMENTS BAXTER, MINNESOTA</b>	<b>FIGURE NO. 3A</b>
	DATE: 07-11-2023		



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BOLLARDS

BOULDERS  
CHAIN LINK FENCE  
PLANTINGS AND MULCH

INSET






PARKVIEW CIR


RIVERWOOD RD

FORESTVIEW DR

RIVER VISTA DR

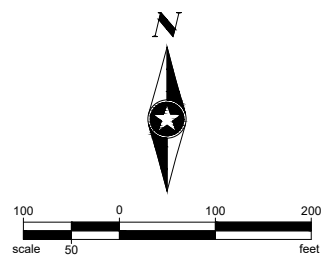
LEGEND

-  BITUMINOUS STREET
-  BITUMINOUS DRIVEWAY & TRAIL
-  CONCRETE DRIVEWAY AND WALK
-  PROPOSED 12' GRAVEL TRAIL
-  PROPOSED 5' ON STREET TRAIL

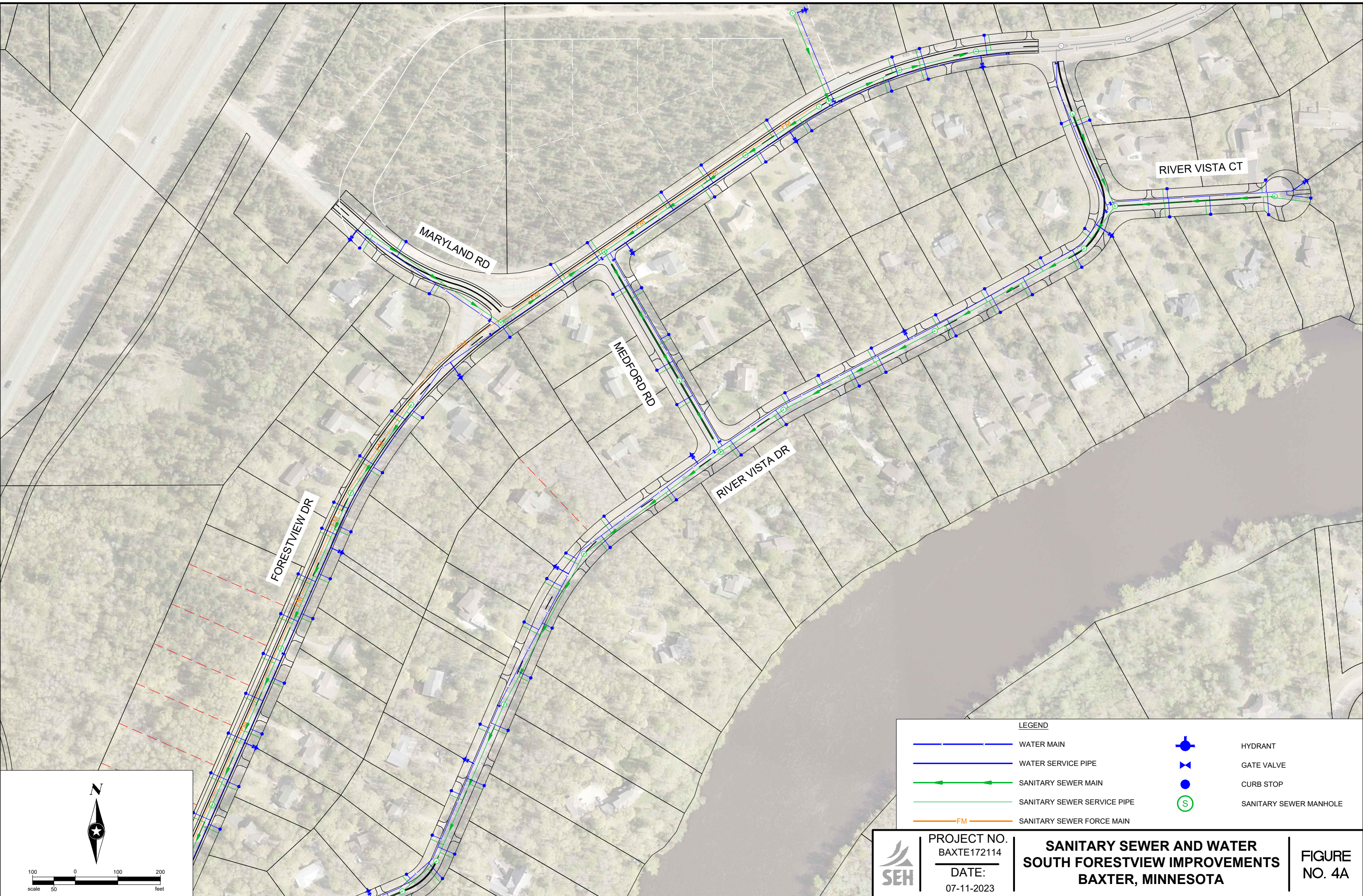
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BAXTE172114  
DATE:  
07-11-2023

**STREET AND TRAIL  
SOUTH FORESTVIEW IMPROVEMENTS  
BAXTER, MINNESOTA**


**FIGURE  
NO. 3B**



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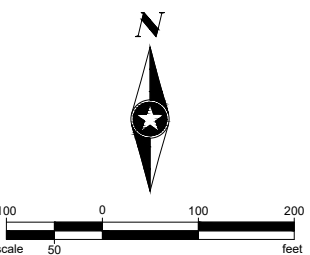
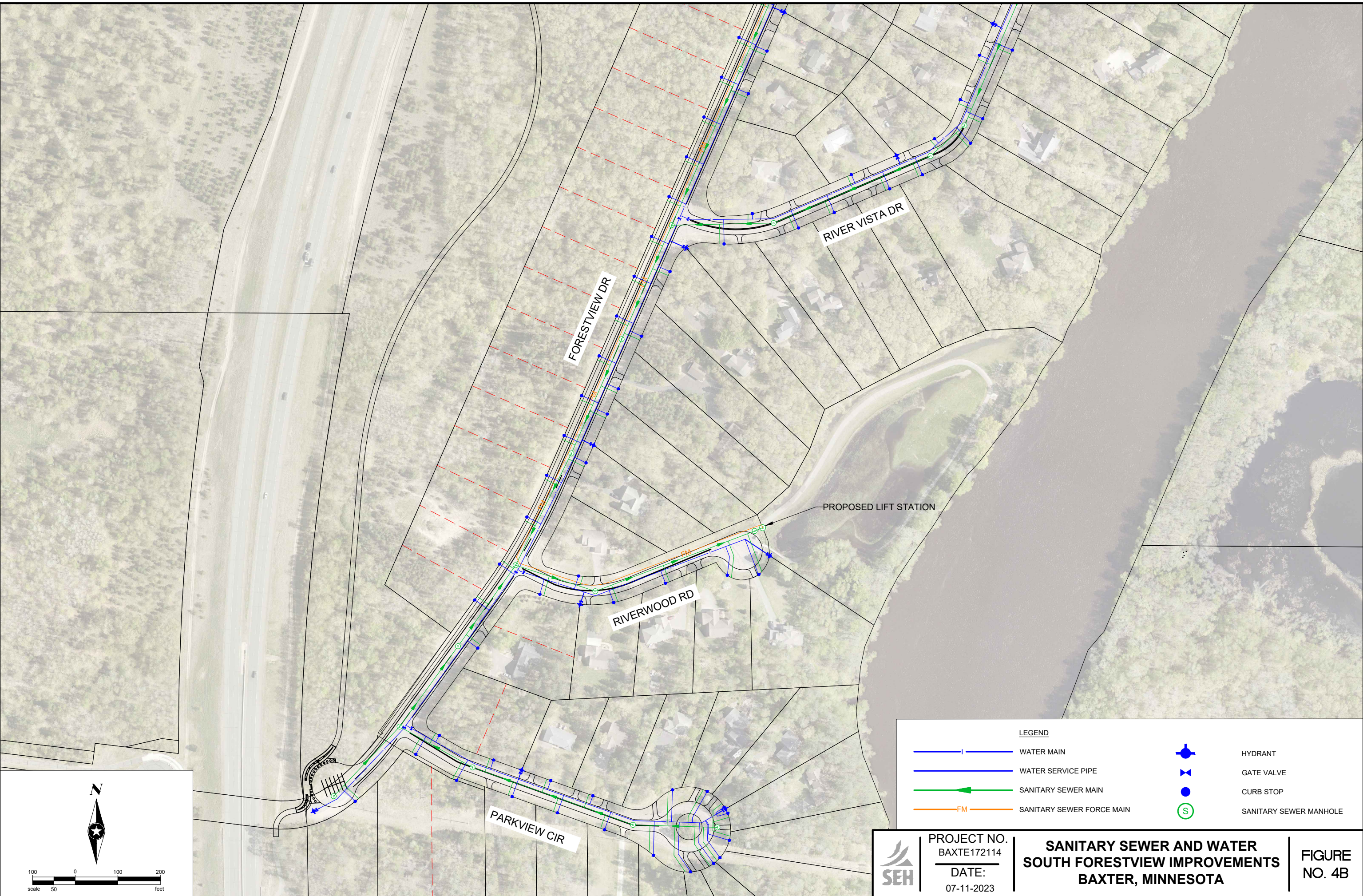
LEGEND			
	WATER MAIN		HYDRANT
	WATER SERVICE PIPE		GATE VALVE
	SANITARY SEWER MAIN		CURB STOP
	SANITARY SEWER SERVICE PIPE		SANITARY SEWER MANHOLE
	SANITARY SEWER FORCE MAIN		


**PROJECT NO.**  
 BAXTE172114  
**DATE:**  
 07-11-2023


**SANITARY SEWER AND WATER**  
**SOUTH FORESTVIEW IMPROVEMENTS**  
**BAXTER, MINNESOTA**

**FIGURE**  
**NO. 4A**

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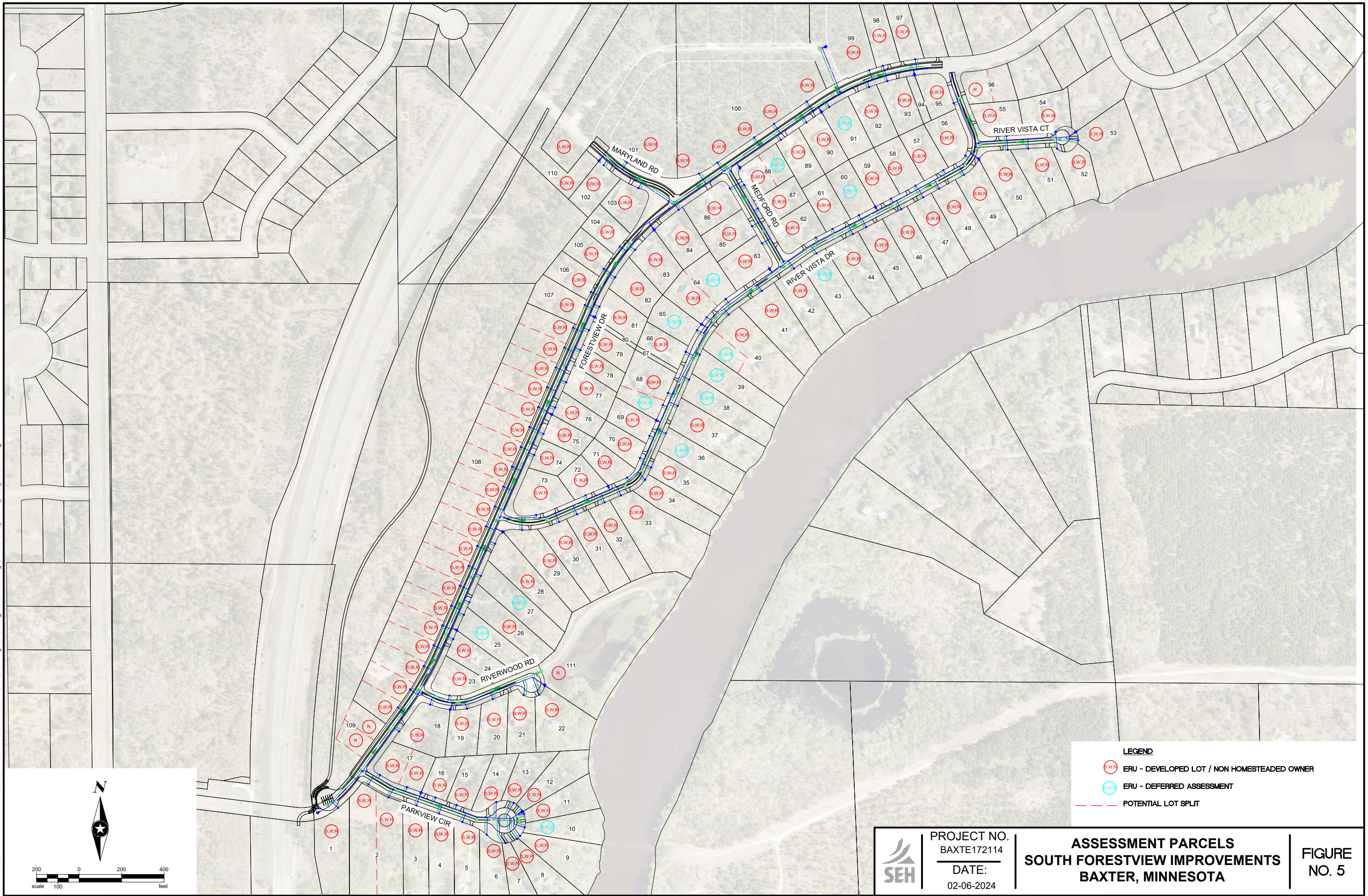
LEGEND			
	WATER MAIN		HYDRANT
	WATER SERVICE PIPE		GATE VALVE
	SANITARY SEWER MAIN		CURB STOP
	SANITARY SEWER FORCE MAIN		SANITARY SEWER MANHOLE

 PROJECT NO.  
BAXTE172114  
DATE:  
07-11-2023




**SANITARY SEWER AND WATER  
SOUTH FORESTVIEW IMPROVEMENTS  
BAXTER, MINNESOTA**

**FIGURE  
NO. 4B**

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**LEGEND**

-  ERU - DEVELOPED LOT / NON HOMESTEADED OWNER
-  ERU - DEFERRED ASSESSMENT
-  POTENTIAL LOT SPLIT

	PROJECT NO. BAXTE172114	<b>ASSESSMENT PARCELS</b> <b>SOUTH FORESTVIEW IMPROVEMENTS</b> <b>BAXTER, MINNESOTA</b>	<b>FIGURE</b> <b>NO. 5</b>
	DATE: 02-06-2024		

# Appendix A

Opinion of Probable Cost

**PRELIMINARY OPINION OF PROBABLE COST**

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	UNIT PRICE	TOTAL		STREET		TRAIL		SEWER		WATER		LIGHTING	
				ESTIMATED QUANTITIES	COST	ESTIMATED QUANTITIES	COST	ESTIMATED QUANTITIES	COST	ESTIMATED QUANTITIES	COST	ESTIMATED QUANTITIES	COST	ESTIMATED QUANTITIES	COST
1	MOBILIZATION	LUMP SUM	\$300,000.00	1.00	\$300,000.00	0.40	\$120,000.00	0.05	\$15,000.00	0.30	\$90,000.00	0.25	\$75,000.00		\$0.00
2	CLEARING	ACRE	\$10,000.00	7.00	\$70,000.00	2.00	\$20,000.00	5.00	\$50,000.00		\$0.00		\$0.00		\$0.00
3	CLEARING	TREE	\$400.00	30.00	\$12,000.00	30.00	\$12,000.00		\$0.00		\$0.00		\$0.00		\$0.00
4	GRUBBING	ACRE	\$10,000.00	7.00	\$70,000.00	2.00	\$20,000.00	5.00	\$50,000.00		\$0.00		\$0.00		\$0.00
5	GRUBBING	TREE	\$400.00	30.00	\$12,000.00	30.00	\$12,000.00		\$0.00		\$0.00		\$0.00		\$0.00
6	SALVAGE SIGN	EACH	\$50.00	111.00	\$5,550.00	111.00	\$5,550.00		\$0.00		\$0.00		\$0.00		\$0.00
7	SALVAGE LIGHTING UNIT	EACH	\$100.00	6.00	\$600.00		\$0.00		\$0.00		\$0.00		\$0.00	6.00	\$600.00
8	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00	1,054.00	\$4,216.00	1,054.00	\$4,216.00		\$0.00		\$0.00		\$0.00		\$0.00
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$5.00	91.00	\$455.00	91.00	\$455.00		\$0.00		\$0.00		\$0.00		\$0.00
10	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$2.00	38,654.00	\$77,308.00	38,029.00	\$76,058.00	625.00	\$1,250.00		\$0.00		\$0.00		\$0.00
11	REMOVE CULVERT	LIN FT	\$5.00	223.00	\$1,115.00	223.00	\$1,115.00		\$0.00		\$0.00		\$0.00		\$0.00
12	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00	246.00	\$2,460.00	246.00	\$2,460.00		\$0.00		\$0.00		\$0.00		\$0.00
13	SALVAGE MAILBOX	EACH	\$50.00	114.00	\$5,700.00	114.00	\$5,700.00		\$0.00		\$0.00		\$0.00		\$0.00
14	EXCAVATION - COMMON (CV)	CU YD	\$12.00	8,020.00	\$96,240.00	8,020.00	\$96,240.00		\$0.00		\$0.00		\$0.00		\$0.00
15	DEWATERING	LIUMP SUM	\$40,000.00	1.00	\$40,000.00		\$0.00		\$0.00	0.67	\$26,800.00	0.33	\$13,200.00		\$0.00
16	TRAFFIC CONTROL	LUMP SUM	\$10,000.00	1.00	\$10,000.00	0.33	\$3,300.00		\$0.00	0.33	\$3,300.00	0.34	\$3,400.00		\$0.00
17	SUBGRADE PREPARATION	ROAD STA	\$250.00	10.00	\$2,500.00	10.00	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00
18	GRANULAR EMBANKMENT	CU YD	\$10.00	2,541.00	\$25,410.00	2,541.00	\$25,410.00		\$0.00		\$0.00		\$0.00		\$0.00
19	AGGREGATE BASE CLASS 5 (CV)(P)(STREETS)	CU YD	\$30.00	6,622.00	\$198,660.00	6,622.00	\$198,660.00		\$0.00		\$0.00		\$0.00		\$0.00
20	AGGREGATE BASE CLASS 5 (CV)(P)(TRAILS)	CU YD	\$30.00	1,581.00	\$47,430.00		\$0.00	1,581.00	\$47,430.00		\$0.00		\$0.00		\$0.00
21	TYPE SP 9.5 WEARING COURSE MIX (3.C)	TON	\$95.00	3,761.00	\$357,295.00	3,536.00	\$335,920.00	225.00	\$21,375.00		\$0.00		\$0.00		\$0.00
22	TYPE 12.5 NON WEARING COURSE MIX (3.C)	TON	\$95.00	4,714.00	\$447,830.00	4,714.00	\$447,830.00		\$0.00		\$0.00		\$0.00		\$0.00
23	BITUMINOUS DRIVEWAY RESTORATION	SQ YD	\$40.00	2,827.00	\$113,080.00	2,827.00	\$113,080.00		\$0.00		\$0.00		\$0.00		\$0.00
24	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	1,863.00	\$5,589.00	1,863.00	\$5,589.00		\$0.00		\$0.00		\$0.00		\$0.00
25	CONCRETE DRIVEWAY RESTORATION	SQ YD	\$70.00	246.00	\$17,220.00	246.00	\$17,220.00		\$0.00		\$0.00		\$0.00		\$0.00
26	6" CONCRETE WALK	SQ FT	\$10.00	2,493.00	\$24,930.00		\$0.00	2,493.00	\$24,930.00		\$0.00		\$0.00		\$0.00
27	TRUNCATED DOMES	SQ FT	\$50.00	24.00	\$1,200.00		\$0.00	24.00	\$1,200.00		\$0.00		\$0.00		\$0.00
28	STREET SWEEPING (WITH PICK UP BROOM)	HOURL	\$175.00	24.00	\$4,200.00	24.00	\$4,200.00		\$0.00		\$0.00		\$0.00		\$0.00
29	CONSTRUCTION WATER	MGAL	\$75.00	50.00	\$3,750.00	50.00	\$3,750.00		\$0.00		\$0.00		\$0.00		\$0.00
30	REINSTALL SIGN	EACH	\$100.00	111.00	\$11,100.00	111.00	\$11,100.00		\$0.00		\$0.00		\$0.00		\$0.00
31	TEMPORARY MAIL BOX	EACH	\$100.00	114.00	\$11,400.00	114.00	\$11,400.00		\$0.00		\$0.00		\$0.00		\$0.00
32	MAILBOX SUPPORT	EACH	\$100.00	114.00	\$11,400.00	114.00	\$11,400.00		\$0.00		\$0.00		\$0.00		\$0.00
33	INSTALL 911 SIGN	EACH	\$100.00	85.00	\$8,500.00	85.00	\$8,500.00		\$0.00		\$0.00		\$0.00		\$0.00
34	SIGN TYPE C	EACH	\$200.00	86.00	\$17,200.00	86.00	\$17,200.00		\$0.00		\$0.00		\$0.00		\$0.00
35	INSTALL CHAIN LINK FENCE	LIN FT	\$50.00	30.00	\$1,500.00		\$0.00	30.00	\$1,500.00		\$0.00		\$0.00		\$0.00
36	CONNECT TO EXISTING SANITARY SEWER	EACH	\$5,000.00	1.00	\$5,000.00		\$0.00		\$0.00	1.00	\$5,000.00		\$0.00		\$0.00
37	2" HDPE FORCEMAIN	LIN FT	\$30.00	4,525.00	\$135,750.00		\$0.00		\$0.00	4,525.00	\$135,750.00		\$0.00		\$0.00
38	4" SCH 40 PVC SEWER SERVICE PIPE	LIN FT	\$30.00	5,179.00	\$155,370.00		\$0.00		\$0.00	5,179.00	\$155,370.00		\$0.00		\$0.00
39	8" PVC SDR 26 SANITARY SEWER	LIN FT	\$60.00	9,915.00	\$594,900.00		\$0.00		\$0.00	9,915.00	\$594,900.00		\$0.00		\$0.00
40	10" PVC SDR 26 SANITARY SEWER	LIN FT	\$70.00	655.00	\$45,850.00		\$0.00		\$0.00	655.00	\$45,850.00		\$0.00		\$0.00
41	8"x4" PVC WYE	EACH	\$750.00	132.00	\$99,000.00		\$0.00		\$0.00	132.00	\$99,000.00		\$0.00		\$0.00
42	INSTALL 4" SANITARY SEWER CLEANOUT	EACH	\$1,500.00	7.00	\$10,500.00		\$0.00		\$0.00	7.00	\$10,500.00		\$0.00		\$0.00
43	SANITARY STRUCTURE DESIGN 4007 (0'-10')	EACH	\$6,800.00	38.00	\$258,400.00		\$0.00		\$0.00	38.00	\$258,400.00		\$0.00		\$0.00
44	MANHOLE EXCESS DEPTH	LIN FT	\$480.00	256.00	\$122,880.00		\$0.00		\$0.00	256.00	\$122,880.00		\$0.00		\$0.00
45	CLEAN AND TELEWISE SANITARY SEWER - MAINLINE	LIN FT	\$5.00	9,963.00	\$49,815.00		\$0.00		\$0.00	9,963.00	\$49,815.00		\$0.00		\$0.00
46	CLEAN AND TELEWISE SANITARY SEWER - SERVICES	LIN FT	\$5.00	5,272.00	\$26,360.00		\$0.00		\$0.00	5,272.00	\$26,360.00		\$0.00		\$0.00
47	LIFT STATION	LUMP SUM	\$350,000.00	1.00	\$350,000.00		\$0.00		\$0.00	1.00	\$350,000.00		\$0.00		\$0.00
48	TRACER WIRE SYSTEM	LUMP SUM	\$15,000.00	1.00	\$15,000.00		\$0.00		\$0.00	1.00	\$15,000.00		\$0.00		\$0.00
49	CONNECT TO EXISTING WATERMAIN PIPE	EACH	\$2,000.00	1.00	\$2,000.00		\$0.00		\$0.00		\$0.00	1.00	\$2,000.00		\$0.00
50	1" TYPE PE PIPE	LIN FT	\$15.00	5,267.00	\$79,005.00		\$0.00		\$0.00		\$0.00	5,267.00	\$79,005.00		\$0.00
51	6" WATER MAIN - C900 PVC	LIN FT	\$60.00	648.00	\$38,880.00		\$0.00		\$0.00		\$0.00	648.00	\$38,880.00		\$0.00
52	8" WATER MAIN - C900 PVC	LIN FT	\$75.00	11,033.00	\$827,475.00		\$0.00		\$0.00		\$0.00	11,033.00	\$827,475.00		\$0.00
53	6" GATE VALVE AND BOX	EACH	\$3,000.00	22.00	\$66,000.00		\$0.00		\$0.00		\$0.00	22.00	\$66,000.00		\$0.00
54	8" GATE VALVE AND BOX	EACH	\$3,500.00	21.00	\$73,500.00		\$0.00		\$0.00		\$0.00	21.00	\$73,500.00		\$0.00
55	1" CORPORATION STOP AND SADDLE	EACH	\$700.00	132.00	\$92,400.00		\$0.00		\$0.00		\$0.00	132.00	\$92,400.00		\$0.00
56	1" CURB STOP AND BOX	EACH	\$1,000.00	132.00	\$132,000.00		\$0.00		\$0.00		\$0.00	132.00	\$132,000.00		\$0.00
57	HYDRANT	EACH	\$7,000.00	22.00	\$154,000.00		\$0.00		\$0.00		\$0.00	22.00	\$154,000.00		\$0.00
58	HYDRANT RISER	LIN FT	\$1,000.00	20.00	\$20,000.00		\$0.00		\$0.00		\$0.00	20.00	\$20,000.00		\$0.00
59	DUCTILE IRON FITTINGS	POUND	\$12.00	8,000.00	\$96,000.00		\$0.00		\$0.00		\$0.00	8,000.00	\$96,000.00		\$0.00
60	12" CMP CULVERT	LIN FT	\$20.00	68.00	\$1,360.00	68.00	\$1,360.00		\$0.00		\$0.00		\$0.00		\$0.00
61	18" RCP CULVERT	LIN FT	\$50.00	155.00	\$7,750.00	155.00	\$7,750.00		\$0.00		\$0.00		\$0.00		\$0.00
62	INSTALL LIGHTING UNIT	EACH	\$3,000.00	6.00	\$18,000.00		\$0.00		\$0.00		\$0.00		\$0.00	6.00	\$18,000.00
63	LIGHTING UNIT	EACH	\$6,000.00	1.00	\$6,000.00		\$0.00		\$0.00		\$0.00		\$0.00	1.00	\$6,000.00
64	LIGHTING UNIT LED UPGRADE	EACH	\$600.00	6.00	\$3,600.00		\$0.00		\$0.00		\$0.00		\$0.00	6.00	\$3,600.00
65	4" BROKEN LINE PAINT	LIN FT	\$0.40	1,411.00	\$564.40	1,411.00	\$564.40		\$0.00		\$0.00		\$0.00		\$0.00
66	4" SOLID LINE PAINT	LIN FT	\$0.40	290.00	\$116.00	290.00	\$116.00		\$0.00		\$0.00		\$0.00		\$0.00
67	4" DOUBLE SOLID YELLOW LINE PAINT	LIN FT	\$0.80	3,373.00	\$2,698.40	3,373.00	\$2,698.40		\$0.00		\$0.00		\$0.00		\$0.00
68	8" SOLID WHITE LINE PAINT	LIN FT	\$0.80	9,970.00	\$7,976.00	9,970.00	\$7,976.00		\$0.00		\$0.00		\$0.00		\$0.00
69	SILT FENCE, TYPE MS	LIN FT	\$2.00	4,000.00	\$8,000.00	4,000.00	\$8,000.00		\$0.00		\$0.00		\$0.00		\$0.00
70	STABILIZED CONSTRUCTION EXIT	EACH	\$1,000.00	1.00	\$1,000.00	0.33	\$330.00		\$0.00	0.33	\$330.00	0.34	\$340.00		\$0.00
71	COMMON TOPSOIL BORROW (LV)	CU YD	\$40.00	3,800.00	\$152,000.00	3,800.00	\$152,000.00		\$0.00		\$0.00		\$0.00		\$0.00
72	BOLLARD	EACH	\$500.00	10.00	\$5,000.00		\$0.00	10.00	\$5,000.00		\$0.00		\$0.00		\$0.00
73	48" BOULDER	EACH	\$500.00	15.00	\$7,500.00		\$0.00	15.00	\$7,500.00		\$0.00		\$0.00		\$0.00
74	PERENNIAL PLANTING	EACH	\$200.00	11.00	\$2,200.00		\$0.00	11.00	\$2,200.00		\$0.00		\$0.00		\$0.00
75	LANDSCAPING MULCH	CU YD	\$30.00	60.00	\$1,800.00		\$0.00	60.00	\$1,800.00		\$0.00		\$0.00		\$0.00
76	TURF ESTABLISHMENT	SQ YD	\$3.00	42,352.00	\$127,056.00	26,620.00	\$79,860.00	15,732.00	\$47,196.00		\$0.00		\$0.00		\$0.00
77	SODDING, TYPE LAWN	SQ YD	\$17.00	19,000.00	\$323,000.00	19,000.00	\$323,000.00		\$0.00		\$0.00		\$0.00		\$0.00

ESTIMATED CONSTRUCTION TOTAL:	\$6,143,543.80	\$2,176,507.80	\$276,381.00	\$1,989,255.00	\$1,673,200.00	\$28,200.00
CONTINGENCIES (15%):	\$921,456.20	\$326,492.20	\$41,619.00	\$298,745.00	\$250,800.00	\$3,800.00
SUBTOTAL:	\$7,065,000.00	\$2,503,000.00	\$318,000.00	\$2,288,000.00	\$1,924,000.00	\$32,000.00
ENGINEERING & GEOTECHNICAL (20%):	\$1,413,000.00	\$500,600.00	\$63,600.00	\$457,600.00	\$384,800.00	\$6,400.00
RIGHT OF WAY (1%):	\$70,650.00	\$25,030.00	\$3,180.00	\$22,880.00	\$19,240.00	\$320.00
ADMIN, LEGAL, FISCAL, & MISC (5%):	\$353,250.00	\$125,150.00	\$15,900.00	\$114,400.00	\$96,200.00	\$1,600.00
<b>ESTIMATED TOTAL PROJECT COST:</b>						

# Appendix B

Preliminary Assessment Worksheet (Updated)

SPECIAL ASSESSMENT RATES		
STREET	\$7,408.00	/ERU
SEWER	\$5,556.00	/ERU
SAC	\$600.00	/ERU
WATER	\$5,556.00	/ERU
WAC	\$600.00	/ERU

MAP ID	PID	OWNER OF RECORD	TAX PAYER	PHYSICAL ADDRESS	ASSESSMENT INFO								ASSESSMENT COST												
					STREET		SEWER				WATER				STREET		SEWER				WATER				
					ERU		ERU		SAC		ERU		WAC		ERU		ERU		SAC		ERU		WAC		
					Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	
1	40240703	NAVILLUS LAND COMPANY 7877 COLLEGE RD SUITE 110 BAXTER, MN 56425	NAVILLUS LAND COMPANY 7877 COLLEGE RD SUITE 110 BAXTER, MN 56425	0 BAXTER 56425	1		1				1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	
2	40240704	NAVILLUS LAND COMPANY 7877 COLLEGE RD SUITE 110 BAXTER, MN 56425	NAVILLUS LAND COMPANY 7877 COLLEGE RD SUITE 110 BAXTER, MN 56425	0 BAXTER 56425	2		2				2				\$14,816.00	\$0.00	\$11,112.00	\$0.00	\$0.00	\$0.00	\$11,112.00	\$0.00	\$0.00	\$0.00	
3	40190564	MICKEVICIUS, ROMUALDAS & JUDITH M ANDERSEN 6501 PARKVIEW CIR BAXTER, MN 56425	MICKEVICIUS, ROMUALDAS & JUDITH M ANDERSEN 6501 PARKVIEW CIR BAXTER, MN 56425	6501 PARKVIEW CIR BAXTER 56425	1		1			1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
4	40190563	HEDIN, THOMAS A TRUST AGREEMENT OF 14220 PASSAGE WAY SEMINOLE FL 33776	HEDIN, THOMAS A TRUST AGREEMENT OF 14220 PASSAGE WAY SEMINOLE FL 33776		1		1			1					\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	
5	40190562	ANICK, TIMOTHY & EMILY 6563 PARKVIEW CIR BAXTER MN 56425	ANICK, TIMOTHY & EMILY 6563 PARKVIEW CIR BAXTER MN 56425	6563 PARKVIEW CIR BAXTER 56425	1		1			1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
6	40190561	SCEARCY, CHRISTOPHER M & SARAH E 9858 RAVENSWOOD RD BRAINERD MN 56401	SCEARCY, CHRISTOPHER M & SARAH E 9858 RAVENSWOOD RD BRAINERD MN 56401		1		1			1					\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	
7	40190545	NEUMANN, SEVERIN T & HEATHER R 6589 PARKVIEW CIR BAXTER MN 56425	NEUMANN, SEVERIN T & HEATHER R 6589 PARKVIEW CIR BAXTER MN 56425	6589 PARKVIEW CIR BAXTER 56425	1		1			1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
8	40190544	LARSON, JORDAN & STACIE 6593 PARKVIEW CIR BAXTER MN 56425	LARSON, JORDAN & STACIE 6593 PARKVIEW CIR BAXTER MN 56425	6593 PARKVIEW CIR BAXTER 56425	1		1			1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
9	40190543	WAGNILD, ALAN L & KATHLEEN A 4741 BRENTWOOD DR BAXTER, MN 56425	WAGNILD, ALAN L & KATHLEEN A 4741 BRENTWOOD DR BAXTER, MN 56425		1		1			1					\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	
10	40190542	SCHUCKER, GAIL R 6594 PARKVIEW CIR BAXTER, MN 56425	SCHUCKER, GAIL R 6594 PARKVIEW CIR BAXTER, MN 56425				1		1			1			\$0.00	\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00
11	40190541	SCHUCKER, GAIL R 6594 PARKVIEW CIR BAXTER, MN 56425	SCHUCKER, GAIL R 6594 PARKVIEW CIR BAXTER, MN 56425	6594 PARKVIEW CIR BAXTER 56425	1		1			1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
12	40190540	PERTTULA, THOMAS J & ELIZABETH B 6590 PARKVIEW CIR BAXTER MN 56425	PERTTULA, THOMAS J & ELIZABETH B 6590 PARKVIEW CIR BAXTER MN 56425	6590 PARKVIEW CIR BAXTER 56425	1		1			1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
13	40190539	ABEAR, RICHARD L & BEVERLY 6584 PARK VIEW CIRCLE BAXTER, MN 56425	ABEAR, RICHARD L & BEVERLY 6584 PARK VIEW CIRCLE BAXTER, MN 56425	6584 PARKVIEW CIR BAXTER 56425	1		1			1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
14	40190538	MCKINNEY, CHERYL L 6570 PARKVIEW CIR BAXTER MN 56425	MCKINNEY, CHERYL L 6570 PARKVIEW CIR BAXTER MN 56425	6570 PARKVIEW CIR BAXTER 56425	1		1			1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	





**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2024 South Forestview Improvements  
 Baxter, Minnesota  
 SEH No. 172114  
 Date: 1/30/2024

SPECIAL ASSESSMENT RATES		
STREET	\$7,408.00	/ERU
SEWER	\$5,556.00	/ERU
SAC	\$600.00	/ERU
WATER	\$5,556.00	/ERU
WAC	\$600.00	/ERU

MAP ID	PID	OWNER OF RECORD	TAX PAYER	PHYSICAL ADDRESS	ASSESSMENT INFO								ASSESSMENT COST												
					STREET		SEWER				WATER				STREET		SEWER				WATER				
					ERU		ERU		SAC		ERU		WAC		ERU		ERU		SAC		ERU		WAC		
					Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	
29	40190568	BESENFELDER, JAMES CHARLES 11556 RIVER VISTA DR BAXTER MN 56425	BESENFELDER, JAMES CHARLES 11556 RIVER VISTA DR BAXTER MN 56425	11556 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
30	40190567	BRADWAY, MICHAEL L & CONSTANCE H 11568 RIVER VISTA DR BAXTER MN 56425	BRADWAY, MICHAEL L & CONSTANCE H 11568 RIVER VISTA DR BAXTER MN 56425	11568 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
31	40190595	HULL, SAMUEL ABRAHAM & KERI ANN 11586 RIVER VISTA DR BAXTER MN 56425	HULL, SAMUEL ABRAHAM & KERI ANN 11586 RIVER VISTA DR BAXTER MN 56425	11586 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
32	40190596	CAMERON, COLE & REGINA 11594 RIVER VISTA DR BAXTER MN 56425	CAMERON, COLE & REGINA 11594 RIVER VISTA DR BAXTER MN 56425	11594 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
33	40190597	TETREAU, GEORGE L & JULIE 11614 RIVER VISTA DR BAXTER, MN 56425	TETREAU, GEORGE L & JULIE 11614 RIVER VISTA DR BAXTER, MN 56425	11614 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
34	40190598	ISSENDORF, ERIC & TRISHA 7596 COUNTRY CREEK RD WAHPETON ND 58075	ISSENDORF, ERIC & TRISHA 7596 COUNTRY CREEK RD WAHPETON ND 58075		1		1				1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	
35	40190599	SPREITER, BRIAN T & JANET M 11632 RIVER VISTA DR BAXTER, MN 56425	SPREITER, BRIAN T & JANET M 11632 RIVER VISTA DR BAXTER, MN 56425	11632 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
36	40190600	CHRISTENSEN, DALE A & SHARON 11656 RIVER VISTA DR BAXTER, MN 56425	CHRISTENSEN, DALE A & SHARON 11656 RIVER VISTA DR BAXTER, MN 56425	0 BAXTER 56425			1		1				1		\$0.00	\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00
37	40190601	CHRISTENSEN, DALE A & SHARON 11656 RIVER VISTA DR BAXTER, MN 56425	CHRISTENSEN, DALE A & SHARON 11656 RIVER VISTA DR BAXTER, MN 56425	0 BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
38	40190602	CHRISTENSEN, DALE A & SHARON 11656 RIVER VISTA DR BAXTER, MN 56425	CHRISTENSEN, DALE A & SHARON 11656 RIVER VISTA DR BAXTER, MN 56425	11656 RIVER VISTA DR BAXTER 56425			1		1				1		\$0.00	\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00
39	40190603	CHRISTENSEN, DALE A & SHARON 11656 RIVER VISTA DR BAXTER, MN 56425	CHRISTENSEN, DALE A & SHARON 11656 RIVER VISTA DR BAXTER, MN 56425				1		1				1		\$0.00	\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00
40	40190604	EIDENSHINK, MICHAEL F & SONJA M 11716 RIVER VISTA DR BAXTER MN 56425	EIDENSHINK, MICHAEL F & SONJA M 11716 RIVER VISTA DR BAXTER MN 56425	11716 RIVER VISTA DR BAXTER 56425	1	1	1	1	1	1	1	1	1	1	\$7,408.00	\$7,408.00	\$5,556.00	\$5,556.00	\$600.00	\$0.00	\$5,556.00	\$5,556.00	\$600.00	\$0.00	
41	40190605	FRAKI, MICHAEL I & NADINE M 11742 RIVER VISTA DR BAXTER, MN 56425	FRAKI, MICHAEL I & NADINE M 11742 RIVER VISTA DR BAXTER, MN 56425	11742 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
42	40190627	GRIFFIN, RAYMOND W & DEBRA J 11766 RIVER VISTA DR BAXTER, MN 56425	GRIFFIN, RAYMOND W & DEBRA J 11766 RIVER VISTA DR BAXTER, MN 56425	11766 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	

**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2024 South Forestview Improvements  
 Baxter, Minnesota  
 SEH No. 172114  
 Date: 1/30/2024

SPECIAL ASSESSMENT RATES		
STREET	\$7,408.00	/ERU
SEWER	\$5,556.00	/ERU
SAC	\$600.00	/ERU
WATER	\$5,556.00	/ERU
WAC	\$600.00	/ERU

MAP ID	PID	OWNER OF RECORD	TAX PAYER	PHYSICAL ADDRESS	ASSESSMENT INFO								ASSESSMENT COST													
					STREET		SEWER				WATER				STREET		SEWER				WATER					
					ERU		ERU		SAC		ERU		WAC		ERU		ERU		SAC		ERU		WAC			
					Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.		
43	40190615	GRIFFIN, RAY W & DEBRA J 11766 RIVER VISTA DR BAXTER MN 56425	GRIFFIN, RAY W & DEBRA J 11766 RIVER VISTA DR BAXTER MN 56425				1		1					1		\$0.00	\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00
44	40190616	KRONBECK, KEVIN & KAREN 11806 RIVER VISTA DR BAXTER, MN 56425	KRONBECK, KEVIN & KAREN 11806 RIVER VISTA DR BAXTER, MN 56425	11806 RIVER VISTA DR BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
45	40190617	HENRY, PATRICK M & LUCILLE B TRUST 4 BEEBE AVE MENDOTA HEIGHTS MN 55118	HENRY, PATRICK M & LUCILLE B TRUST 4 BEEBE AVE MENDOTA HEIGHTS MN 55118	11824 RIVER VISTA DR BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
46	40190618	RINKE, RANDY A & SHERYL A 11838 RIVER VISTA DR BAXTER, MN 56425	RINKE, RANDY A & SHERYL A 11838 RIVER VISTA DR BAXTER, MN 56425	11838 RIVER VISTA DR BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
47	40190619	EMSLANDER, DALE LEO & JESSIE TARA 11850 RIVER VISTA DR BAXTER MN 56425-1436	EMSLANDER, DALE LEO & JESSIE TARA 11850 RIVER VISTA DR BAXTER MN 56425-1436	11850 RIVER VISTA DR BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
48	40190620	TABATT, ZACHARY R & JESSICA A 11868 RIVER VISTA DR BAXTER MN 56425	TABATT, ZACHARY R & JESSICA A 11868 RIVER VISTA DR BAXTER MN 56425	11868 RIVER VISTA DR BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
49	40190621	MOLENAAR, GREGORY R & RUIRUI W 1300 KILIAN BLVD SE SAINT CLOUD MN 56304	MOLENAAR, GREGORY R & RUIRUI W 1300 KILIAN BLVD SE SAINT CLOUD MN 56304	11884 RIVER VISTA DR BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
50	40190614	KLEIN KORENTAYER FAMILY REV TRUST 7041 RIVER VISTA CT BAXTER MN 56425	KLEIN KORENTAYER FAMILY REV TRUST 7041 RIVER VISTA CT BAXTER MN 56425	7041 RIVER VISTA CT BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
51	40190613	SNOOK, LEE C & RITA C FAMILY LIV TRUST 7081 RIVER VISTA CT BAXTER MN 56425	SNOOK, LEE C & RITA C FAMILY LIV TRUST 7081 RIVER VISTA CT BAXTER MN 56425	7081 RIVER VISTA CT BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
52	40190612	SCHULTZ, RUSSEL M TRUST 7093 RIVER VISTA CT BAXTER MN 56425	SCHULTZ, RUSSEL M TRUST 7093 RIVER VISTA CT BAXTER MN 56425	7093 RIVER VISTA CT BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
53	40190611	GOODE, DONALD R & BARBARA 7098 RIVER VISTA CT BAXTER, MN 56425	GOODE, DONALD R & BARBARA 7098 RIVER VISTA CT BAXTER, MN 56425	7098 RIVER VISTA CT BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
54	40190609	THOMAS, BRETT L & VICKI R 7080 RIVER VISTA CT BAXTER MN 56425	THOMAS, BRETT L & VICKI R 7080 RIVER VISTA CT BAXTER MN 56425	7080 RIVER VISTA CT BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
55	40190608	GROSS, BRETT A & LYNDA JO 7036 RIVER VISTA CT BAXTER, MN 56425	GROSS, BRETT A & LYNDA JO 7036 RIVER VISTA CT BAXTER, MN 56425	7036 RIVER VISTA CT BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	
56	40190584	JOHNSON, CRAIG B 11895 RIVER VISTA DR BAXTER, MN 56425	JOHNSON, CRAIG B 11895 RIVER VISTA DR BAXTER, MN 56425	11895 RIVER VISTA DR BAXTER 56425		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$0.00	

**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2024 South Forestview Improvements  
 Baxter, Minnesota  
 SEH No. 172114  
 Date: 1/30/2024

SPECIAL ASSESSMENT RATES		
STREET	\$7,408.00	/ERU
SEWER	\$5,556.00	/ERU
SAC	\$600.00	/ERU
WATER	\$5,556.00	/ERU
WAC	\$600.00	/ERU

MAP ID	PID	OWNER OF RECORD	TAX PAYER	PHYSICAL ADDRESS	ASSESSMENT INFO								ASSESSMENT COST													
					STREET		SEWER				WATER				STREET		SEWER				WATER					
					ERU		ERU		SAC		ERU		WAC		ERU		ERU		SAC		ERU		WAC			
					Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.		
57	40190583	SELL, MATTHEW 11865 RIVER VISTA DR BAXTER MN 56425	SELL, MATTHEW 11865 RIVER VISTA DR BAXTER MN 56425	11865 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
58	40190582	FREEMAN, TYLER M & CARRIE E 11847 RIVER VISTA DR BAXTER MN 56425	FREEMAN, TYLER M & CARRIE E 11847 RIVER VISTA DR BAXTER MN 56425	11847 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
59	40190581	NAVIN, JOHN & CLARA 11831 RIVER VISTA DR BAXTER MN 56425	NAVIN, JOHN & CLARA 11831 RIVER VISTA DR BAXTER MN 56425	11831 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
60	40190580	SLIPY, JON J & APRIL J 11809 RIVER VISTA DR BAXTER MN 56425	SLIPY, JON J & APRIL J 11809 RIVER VISTA DR BAXTER MN 56425				1		1				1			\$0.00	\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00
61	40190579	SLIPY, JON J & APRIL J 11809 RIVER VISTA DR BAXTER MN 56425	SLIPY, JON J & APRIL J 11809 RIVER VISTA DR BAXTER MN 56425	11809 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
62	40190578	HAMLIN, FLOYD R 4508 REDWOOD ST WINTER HAVEN FL 33880	HAMLIN, FLOYD R 4508 REDWOOD ST WINTER HAVEN FL 33880	11783 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
63	40190576	KORTE, MEGAN A 11749 RIVER VISTA DR BAXTER MN 56425	KORTE, MEGAN A 11749 RIVER VISTA DR BAXTER MN 56425	11749 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
64	40190575	MORRIS, DONALD O 11721 RIVER VISTA DR BAXTER MN 56425	MORRIS, DONALD O 11721 RIVER VISTA DR BAXTER MN 56425	11721 RIVER VISTA DR BAXTER 56425	1	1	1	1	1	1	1	1	1	1	1	\$7,408.00	\$7,408.00	\$5,556.00	\$5,556.00	\$600.00	\$0.00	\$5,556.00	\$5,556.00	\$600.00	\$0.00	
65	40190574	MORRIS, DONALD O 11721 RIVER VISTA DR BAXTER MN 56425	MORRIS, DONALD O 11721 RIVER VISTA DR BAXTER MN 56425				1		1				1			\$0.00	\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00
66	40190573	CHRISTENSEN, JAMES P & REBECCA L PO BOX 828 NISSWA, MN 56468	CHRISTENSEN, JAMES P PO BOX 828 NISSWA, MN 56468	11689 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
67	40190577	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	0 BAXTER 56425												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
68	40190572	SCHLOEMER, JON F & MARY M 11679 RIVER VISTA DR BAXTER, MN 56425	SCHLOEMER, JON F & MARY M 11679 RIVER VISTA DR BAXTER, MN 56425	11679 RIVER VISTA DR BAXTER 56425	1	1	1	1	1	1	1	1	1	1	1	\$7,408.00	\$7,408.00	\$5,556.00	\$5,556.00	\$600.00	\$0.00	\$5,556.00	\$5,556.00	\$600.00	\$0.00	
69	40190571	GIBSON, ERIC & BILLIE 11647 RIVER VISTA DR BAXTER, MN 56425	GIBSON, ERIC & BILLIE 11647 RIVER VISTA DR BAXTER, MN 56425	11647 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
70	40190570	BOOMER, KALE M 11635 RIVER VISTA DR BAXTER MN 56425	BOOMER, KALE M 11635 RIVER VISTA DR BAXTER MN 56425	11635 RIVER VISTA DR BAXTER 56425	1		1		1		1			1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	

SPECIAL ASSESSMENT RATES		
STREET	\$7,408.00	/ERU
SEWER	\$5,556.00	/ERU
SAC	\$600.00	/ERU
WATER	\$5,556.00	/ERU
WAC	\$600.00	/ERU

MAP ID	PID	OWNER OF RECORD	TAX PAYER	PHYSICAL ADDRESS	ASSESSMENT INFO								ASSESSMENT COST											
					STREET		SEWER				WATER				STREET		SEWER				WATER			
					ERU		ERU		SAC		ERU		WAC		ERU		ERU		SAC		ERU		WAC	
					Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.
71	40190565	INGBERG, DEVLAN & ELISA DANIELLE AILIE 11607 RIVER VISTA DR BAXTER MN 56425	INGBERG, DEVLAN & ELISA DANIELLE AILIE 11607 RIVER VISTA DR BAXTER MN 56425	11607 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
72	40190566	MILLER, JOHN T & DELORES F 11595 RIVER VISTA DR BAXTER MN 56425	MILLER, JOHN T & DELORES F 11595 RIVER VISTA DR BAXTER MN 56425	11595 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
73	40190515	SCHMIDT, ALAN WAYNE & JOELLE 11573 RIVER VISTA DR BAXTER, MN 56425	SCHMIDT, ALAN WAYNE & JOELLE 11573 RIVER VISTA DR BAXTER, MN 56425	11573 RIVER VISTA DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
74	40190516	FLAHERTY, DENNIS W & LAMPA, FRANCES BAXTER, MN 56425	FLAHERTY, DENNIS W & FRANCES 11542 FORESTVIEW DR BAXTER, MN 56425	11542 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
75	40190517	PIKULA, DAWN M TRUST 11558 FORESTVIEW DR BAXTER MN 56425	PIKULA, DAWN M TRUST 11558 FORESTVIEW DR BAXTER MN 56425	11558 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
76	40190518	RICHARDSON, RYAN S 11574 FORESTVIEW DR BAXTER MN 56425	RICHARDSON, RYAN S 11574 FORESTVIEW DR BAXTER MN 56425	11574 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
77	40190519	CARLSON, DONALD H & CARLSON, DONALD H & ARLYN 11592 FORESTVIEW DR BAXTER MN 56425	CARLSON, DONALD H & CARLSON, DONALD H & ARLYN 11592 FORESTVIEW DR BAXTER MN 56425	11592 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
78	40190520	CARLSON, CHRISTINE R 11600 FORESTVIEW DR BAXTER, MN 56425	CARLSON, CHRISTINE R 11600 FORESTVIEW DR BAXTER, MN 56425	11600 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
79	40190521	CHRISTENSEN, JAMES P & REBECCA L PO BOX 828 NISSWA, MN 56468	CHRISTENSEN, JAMES P PO BOX 828 NISSWA, MN 56468	0 BAXTER 56425	1		1				1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00
80	40190532	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	0 BAXTER 56425											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
81	40190522	CHRISTENSEN, JAMES P & REBECCA L PO BOX 828 NISSWA, MN 56468	CHRISTENSEN, JAMES P PO BOX 828 NISSWA, MN 56468	0 BAXTER 56425	1		1				1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00
82	40190523	CHRISTENSEN, JAMES P & REBECCA L PO BOX 828 NISSWA, MN 56468	CHRISTENSEN, JAMES P PO BOX 828 NISSWA, MN 56468	0 BAXTER 56425	1		1				1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00
83	40190524	NEUBERT, MATTHEW R & TIFFANY J 11686 FORESTVIEW DR BAXTER MN 56425	NEUBERT, MATTHEW R & TIFFANY J 11686 FORESTVIEW DR BAXTER MN 56425	11686 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
84	40190525	DARKOW, FERN M REVOCABLE TRUST 11700 FOREST VIEW DR BAXTER MN 56425	DARKOW, FERN M REVOCABLE TRUST 11700 FOREST VIEW DR BAXTER MN 56425	11700 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00

**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2024 South Forestview Improvements  
 Baxter, Minnesota  
 SEH No. 172114  
 Date: 1/30/2024

SPECIAL ASSESSMENT RATES		
STREET	\$7,408.00	/ERU
SEWER	\$5,556.00	/ERU
SAC	\$600.00	/ERU
WATER	\$5,556.00	/ERU
WAC	\$600.00	/ERU

MAP ID	PID	OWNER OF RECORD	TAX PAYER	PHYSICAL ADDRESS	ASSESSMENT INFO								ASSESSMENT COST												
					STREET		SEWER				WATER				STREET		SEWER				WATER				
					ERU		ERU		SAC		ERU		WAC		ERU		ERU		SAC		ERU		WAC		
					Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	
85	40190547	COOP, GREGGORY S & LYNETTE L 6819 MEDFORD RD BAXTER MN 56425	COOP, GREGGORY S & LYNETTE L 6819 MEDFORD RD BAXTER MN 56425	6819 MEDFORD RD BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
86	40190546	RHODES, CHRISTOPHER B & SHAYNA N MCCULLOCH 11740 FORESTVIEW DR BAXTER MN 56425	RHODES, CHRISTOPHER B & SHAYNA N MCCULLOCH 11740 FORESTVIEW DR BAXTER MN 56425	11740 FORESTVIEW DR BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
87	40190559	FINCH, JAMES L & BERNICE 8186 EXCELSIOR RD APT 301 BAXTER MN 56425	FINCH, JAMES L & BERNICE 8186 EXCELSIOR RD APT 301 BAXTER MN 56425	6820 MEDFORD RD BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
88	40190560	CICHY, CONSTANCE & SHER THURSTIN & C/O CAPTOLIA B SANFTNER 6800 MEDFORD RD BAXTER MN 56425	CICHY, CONSTANCE & SHER THURSTIN & C/O CAPTOLIA B SANFTNER 6800 MEDFORD RD BAXTER MN 56425	6800 MEDFORD RD BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
89	40190558	ZAVADIL, ZACHARY 11794 FORESTVIEW DR S BAXTER MN 56425	ZAVADIL, ZACHARY 11794 FORESTVIEW DR S BAXTER MN 56425	11794 FORESTVIEW DR BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
90	40190557	PITTS, MICHAEL EUGENE 11816 FORESTVIEW DR BAXTER MN 56425	PITTS, MICHAEL EUGENE 11816 FORESTVIEW DR BAXTER MN 56425	11816 FORESTVIEW DR BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
91	40190556	NAVIN, JOHN & CLARA 11831 RIVER VISTA DR BAXTER MN 56425	NAVIN, JOHN & CLARA 11831 RIVER VISTA DR BAXTER MN 56425				1		1				1		\$0.00	\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00
92	40190555	BLAIR, MIRANDA 11850 FORESTVIEW DR BAXTER MN 56425	BLAIR, MIRANDA 11850 FORESTVIEW DR BAXTER MN 56425	11850 FORESTVIEW DR BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
93	40190554	MATHISON, MICHAEL T & KELLIE 11874 FORESTVIEW DR BAXTER, MN 56425	MATHISON, MICHAEL T & KELLIE 11874 FORESTVIEW DR BAXTER, MN 56425	11874 FORESTVIEW DR BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
94	40190553	MATHISON, MICHAEL T & KELLIE 11874 FORESTVIEW DR BAXTER, MN 56425	MATHISON, MICHAEL T & KELLIE 11874 FORESTVIEW DR BAXTER, MN 56425	0 BAXTER 56425											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
95	40190552	YOUSO, ETHAN & CASSANDRA 11931 RIVER VISTA DR BAXTER MN 56425	YOUSO, ETHAN & CASSANDRA 11931 RIVER VISTA DR BAXTER MN 56425	11931 RIVER VISTA DR BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
96	40190607	COLLINS, JEFFEREY K & BRENDA A 11924 RIVER VISTA DR BAXTER, MN 56425	COLLINS, JEFFEREY K & BRENDA A 11924 RIVER VISTA DR BAXTER, MN 56425	11924 RIVER VISTA DR BAXTER, MN 56425	1										\$7,408.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
97	40190550	REUER, RODERICK L & LORRI 11879 FORESTVIEW DR BAXTER, MN 56425	REUER, RODERICK L & LORRI 11879 FORESTVIEW DR BAXTER, MN 56425	11879 FORESTVIEW DR BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	
98	40190551	BELDEN, NICOLAS 11871 FORESTVIEW DR BAXTER MN 56425	BELDEN, NICOLAS 11871 FORESTVIEW DR BAXTER MN 56425	11871 FORESTVIEW DR BAXTER 56425	1		1		1		1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	

**PRELIMINARY SPECIAL ASSESSMENT WORKSHEET**

2024 South Forestview Improvements  
 Baxter, Minnesota  
 SEH No. 172114  
 Date: 1/30/2024

SPECIAL ASSESSMENT RATES		
STREET	\$7,408.00	/ERU
SEWER	\$5,556.00	/ERU
SAC	\$600.00	/ERU
WATER	\$5,556.00	/ERU
WAC	\$600.00	/ERU

MAP ID	PID	OWNER OF RECORD	TAX PAYER	PHYSICAL ADDRESS	ASSESSMENT INFO								ASSESSMENT COST											
					STREET		SEWER				WATER				STREET		SEWER				WATER			
					ERU		ERU		SAC		ERU		WAC		ERU		ERU		SAC		ERU		WAC	
					Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.	Imm.	Def.
99	40180642	CONTEL SYSTEMS INC PO BOX 972 BRAINERD MN 56401	CONTEL SYSTEMS INC PO BOX 972 BRAINERD MN 56401	0 BAXTER 56425	1		1				1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00
100	40180636	CONTEL SYSTEMS INC 1102 MADISON ST PO BOX 972 BRAINERD MN 56401	CONTEL SYSTEMS INC 1102 MADISON ST PO BOX 972 BRAINERD MN 56401	0 BAXTER 56425	5		5				5				\$37,040.00	\$0.00	\$27,780.00	\$0.00	\$0.00	\$0.00	\$27,780.00	\$0.00	\$0.00	\$0.00
101	40190655	CONTEL SYSTEMS INC 1102 MADISON ST PO BOX 972 BRAINERD MN 56401	CONTEL SYSTEMS INC 1102 MADISON ST PO BOX 972 BRAINERD MN 56401	0 BAXTER 56425	2		2				2				\$14,816.00	\$0.00	\$11,112.00	\$0.00	\$0.00	\$0.00	\$11,112.00	\$0.00	\$0.00	\$0.00
102	40190531	PEREZ-DAVIS, SHANNA P & 6697 MARYLAND RD BAXTER MN 56425	PEREZ-DAVIS, SHANNA P & 6697 MARYLAND RD BAXTER MN 56425	6697 MARYLAND RD BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
103	40190530	STARNS, BENJAMIN J & GRACE A 6715 MARYLAND RD BAXTER MN 56425	STARNS, BENJAMIN J & GRACE A 6715 MARYLAND RD BAXTER MN 56425	6715 MARYLAND RD BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
104	40190529	JONES, ANN G & KEVIN D 11677 FORESTVIEW DR BAXTER MN 56425	JONES, ANN G & KEVIN D 11677 FORESTVIEW DR BAXTER MN 56425	11677 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
105	40190528	JEDINAK, BO J & EMILY R 11663 FORESTVIEW DR BAXTER MN 56425	JEDINAK, BO J & EMILY R 11663 FORESTVIEW DR BAXTER MN 56425	11663 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
106	40190527	OLSON, JEFFREY A & OHMAN, DAWN S 11943 PINE BEACH DR BRAINERD MN 56401	OLSON, JEFFREY A & OHMAN, DAWN S 11943 PINE BEACH DR BRAINERD MN 56401	11645 FORESTVIEW DR BAXTER 56425	1		1		1		1		1		\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00	\$5,556.00	\$0.00	\$600.00	\$0.00
107	40190526	CLOSE-CONVERSE PARTNERSHIP 521 CHARLES ST #201 BRAINERD MN 56401	CLOSE-CONVERSE PARTNERSHIP 521 CHARLES ST #201 BRAINERD MN 56401		1		1				1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00
108	40190656	NAVILLUS LAND COMPANY 7877 COLLEGE RD SUITE 110 BAXTER, MN 56425	NAVILLUS LAND COMPANY 7877 COLLEGE RD SUITE 110 BAXTER, MN 56425	0 BAXTER 56425	20		20				20				\$148,160.00	\$0.00	\$111,120.00	\$0.00	\$0.00	\$0.00	\$111,120.00	\$0.00	\$0.00	\$0.00
109	40190659	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	0 BAXTER 56425	2										\$14,816.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110	40190657	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	0 BAXTER 56425	1		1				1				\$7,408.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00	\$5,556.00	\$0.00	\$0.00	\$0.00
111	40190514	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	CITY OF BAXTER 13190 MEMORYWOOD DR BAXTER MN 56425	0 BAXTER 56425	1										\$7,408.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL					125	13	121	13	79	0	121	13	79	0	\$926,000.00	\$96,304.00	\$672,276.00	\$72,228.00	\$47,400.00	\$0.00	\$672,276.00	\$72,228.00	\$47,400.00	\$0.00

# Appendix C

Preliminary Project Schedule (Updated)



<b>Preliminary Project Schedule</b>	
<b>Council Meets: 1<sup>st</sup> &amp; 3<sup>rd</sup> Tuesday (Packet Prior Tuesday by Noon)</b>	
<b>PUBLIC IMPROVEMENT HEARING</b>	
Approve SEH Feasibility Report Contract & Order Feasibility Report	3/21/2023, <b>Resolution</b>
Approve SEH Topo Survey Contract	5/3/2023
Conduct Topo Survey	May – June 2023
Present Draft Feasibility Study To Utilities Commission	6/7/2023
Present Draft Feasibility Study to City Council	6/20/2023
Early Preliminary Utility Coordination Meeting	6/29/2023
Present Draft Feasibility Study at a Neighborhood Informational Meeting	6/29/2023, Thursday 6:00pm
Utilities Commission Approves Report	7/6/2023
Council Approves Report & Order Public Improvement Hearing Packet:     Prior Tuesday Meeting:   1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday	7/11/2023, Tuesday 7/18/2023, Tuesday, <b>Resolution</b> , Regular CC Mtg
Advertise Public Improvement Hearing (Publish <b>TWO times in the official paper</b> at least one week apart. At least 3 days must elapse between last publication date & date of hearing.) <b>Sent by City</b> Brainerd Dispatch Deadline:   Thursday @ noon Publish:    Saturday	7/27/2023, Thursday 7/29/2023 & 8/5/2023, Saturdays
Improvement Hearing Notification Mailing to residents (At least <b>10 days prior to hearing</b> this notice must also be mailed to the owner of each parcel.) <b>Sent by City</b>	Mail by 7/27/2023 Thursday
Affidavit of Mailing	<b>By City</b>
Improvement Hearing (Public Hearing)	8/10/2023 Thursday @ 6:00 pm
Feasibility Report Amendment Packet:     Prior Tuesday Meeting:   1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday	1/30/2024 2/06/2024 Tuesday, <b>Resolution</b> , Regular CC Mtg
<b>DESIGN / BIDDING</b>	
Council Orders Improvement	8/15/2023, Tuesday, <b>Resolution</b> , Regular CC Mtg
Approve SEH Design Services Contract	8/15/2023
Preliminary Utility Design Coordination Meeting #2	09/19/2023
Utility Design Coordination Meeting #3	12/14/2023
Soil Borings	September 2023
Utilities Commission Approves Plans Packet:     Prior Tuesday by noon Meeting:   1 <sup>st</sup> Wednesday after 1 <sup>st</sup> Tuesday	12/18/2023 01/03/2024
Council Approves Plans & Authorizes Advertisement	01/09/2024 01/16/2024, Tuesday, <b>Resolution</b> , Regular CC Mtg

## Preliminary Project Schedule

**Council Meets: 1<sup>st</sup> & 3<sup>rd</sup> Tuesday (Packet Prior Tuesday by Noon)**

<ul style="list-style-type: none"> <li>For Cities, advertisements must be published at least once &amp; at least 3 weeks before the bid opening. MN Statute 429.041.</li> </ul>	
Packet: Prior Tuesday by noon Meeting: 1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday	
Brainerd Dispatch Deadline: 2 full days @ Noon Publish: Saturday	01/17/2024 01/20/2024 & 01/27/2024
OPEN on Quest CDN Website Post on City Website?	01/19/2024 01/19/2024
Upload Plans and Specs	01/23/2024
Bid Date	02/13/2024, Tuesday @ 10:00 a.m.
Award (See Final Assessment Hearing process) 90 Days to Award	
<b>FINAL ASSESSMENT HEARING</b>	
Was there a Preliminary Assessment Roll Prepared? Check File / Feasibility Report	Yes
Council to Order Assessment Hearing Packet: Prior Tuesday by noon Meeting: 1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday	02/16/2024 02/20/2024, Tuesday, <b>2 Resolutions</b>
Advertise Final Assessment Hearing <i>(Publish once in the official paper at least two weeks prior to the hearing).</i> <b>Sent by City</b> Brainerd Dispatch Deadlines: 2 full days @ Noon Publish: Saturday or Wednesday	02/22/2024 02/24/2024
<b>MAILING</b>	
Assessment Notification Mailing to residents <i>(Not less than two weeks prior to the hearing this notice must also be mailed to the owner of each parcel.)</i> Sent by City	02/23/2024
Affidavit of Mailing Filled out by whomever mailed. If SEH mails, send original affidavit to City.	02/23/2024
Assessment Hearing	03/14/2024 @ 6:00pm, Thursday
Resolution Adopting Assessment	03/19/2024, Tuesday, <b>Resolution</b> , Regular City Council Meeting/ Assessment Hearing
End of Assessment Appeal Period	04/19/2024
Assessment Certification <i>(Need min 30 days from date of Adoption of Resolution to certification with county. County Certification deadline 11/15).</i>	04/22/2024      Date County Certification
Award	
Packet: Prior Tuesday by noon Meeting: 1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday	Early Award: 04/02/2024, Tuesday, <b>Resolution</b> , Regular City Council Meeting/ Assessment Hearing Late Award: 05/07/2024, Tuesday, <b>Resolution</b> , Regular City Council Meeting

## Preliminary Project Schedule

**Council Meets: 1<sup>st</sup> & 3<sup>rd</sup> Tuesday (Packet Prior Tuesday by Noon)**

### CONSTRUCTION

	Early Award	Late Award
Preconstruction Conference	04/11/2024	5/16/2024
Neighborhood Informational Meeting	04/18/2024	5/23/2024
Start Construction	04/22/2024	5/28/2024
Construction Substantial Completion	10/18/2024	11/1/2024

**THE ABOVE DATES ARE SUBJECT TO CHANGE BEYOND SEH'S CONTROL SUCH AS CONTRACT APPROVAL DATES, CITY & AGENCY REVIEWS, PROPERTY ACQUISITION/CONDEMNATION, PRIVATE UTILITIES RELOCATIONS, PERMITS**

### PERMITS

1. MPCA NPDES
2. MDH Water Main
3. MPCA Sanitary Sewer Extension
4. MnDOT Right of Way

MR BRAD CHAPULIS  
ADMINISTRATOR  
CITY OF BAXTER  
13190 MEMORYWOOD DRIVE  
BAXTER MN 56425  
218.454.5100 FAX 218.454.5103  
[bchapulis@baxtermn.gov](mailto:bchapulis@baxtermn.gov)

MS ABBY HERRON  
BRAINERD DAILY DISPATCH  
506 JAMES ST  
BRAINERD MN 56401-2942

218.855.5821  
[legals@brainerddispatch.com](mailto:legals@brainerddispatch.com)  
[abby.herron@brainerddispatch.com](mailto:abby.herron@brainerddispatch.com)  
PUBL: 6 DAYS (PRINT EDITIONS WED & SAT ONLY);  
DEADLINE 2 FULL DAYS BY 4 PM  
**LEGAL NOTICES: WEDNESDAY & SATURDAY ONLY**

### Length of Publication

Minn. Stat. § 331A.08, subs. 1, 2.

When calculating how long to publish a public notice, cities should not count the first day of publication. The day on which the act or event will occur, or the day that completes the full period required for publication, should generally be included. If the last day is a Sunday or legal holiday, however, the next secular day will be considered the last day.

X:\AE\B\BAXTE\172114\2-proj-mgmt\24-sched\Detailed Preliminary Schedule\_2024 South Forestview\_2023.08.29.docx

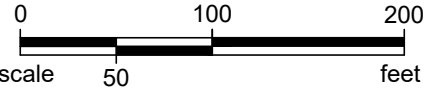
# Appendix D

Potential Lot Split Parcel Exhibits (Updated)

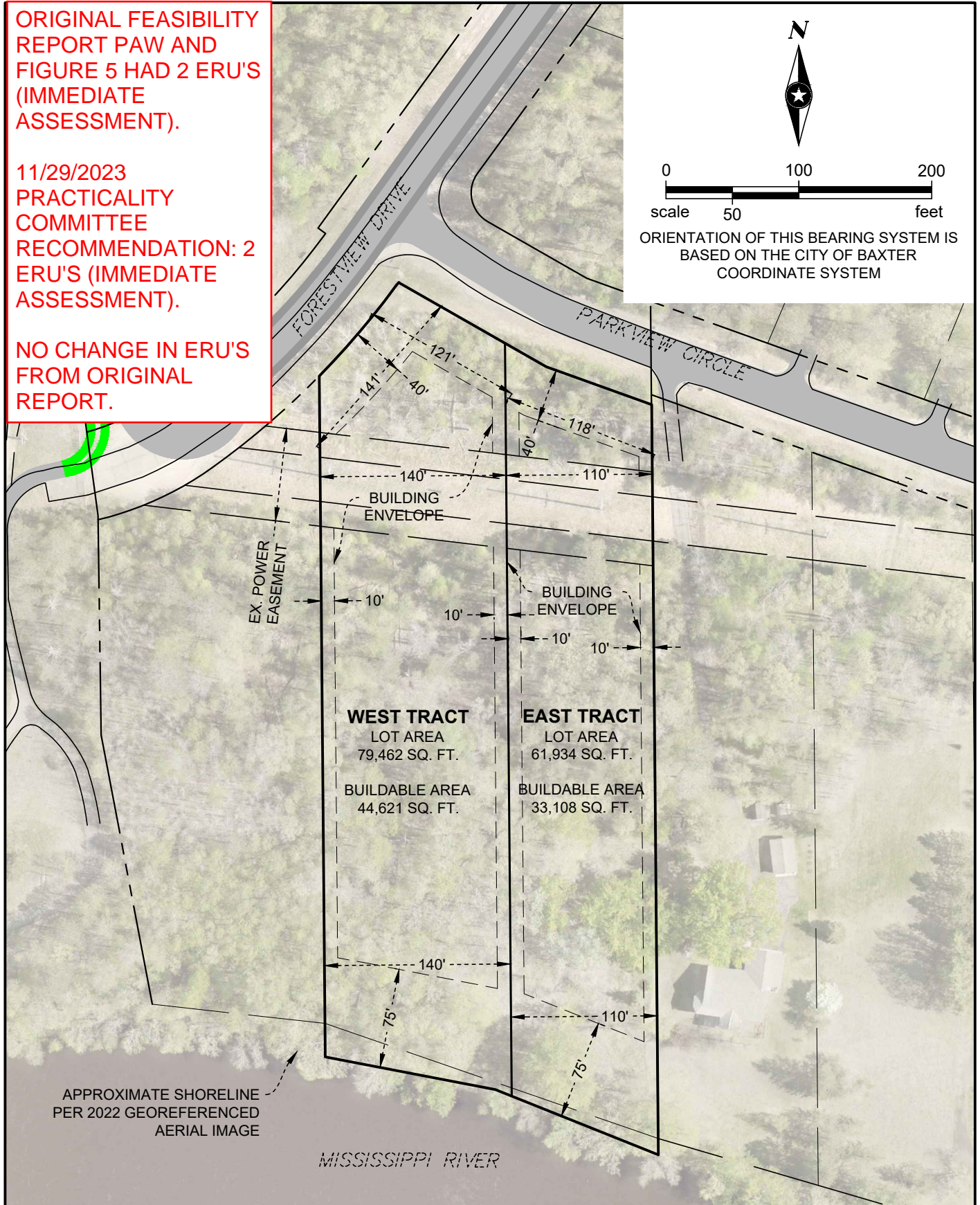
**ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 2 ERU'S (IMMEDIATE ASSESSMENT).**

**11/29/2023 PRACTICALITY COMMITTEE RECOMMENDATION: 2 ERU'S (IMMEDIATE ASSESSMENT).**

**NO CHANGE IN ERU'S FROM ORIGINAL REPORT.**



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



Save: 1/16/2024 5:16 PM Twisted Plot: 1/16/2024 11:30 AM X:\AEB\BAXTE\1721149-survey\92-CAD\15-dwg\BX172114EX1.dwg

BAXTER, MINNESOTA

SEH Project BAXTE172114  
 Drawn By brw  
 Surveyed By taz/tcm  
 Checked By brw

**SOUTH FORESTVIEW IMPROVEMENTS  
 PARCEL 2 EXHIBIT  
 NAVILLUS LAND COMPANY  
 LOT 2, BLOCK 5, FORESTVIEW DRIVE TRAIL  
 PID: 40240704**

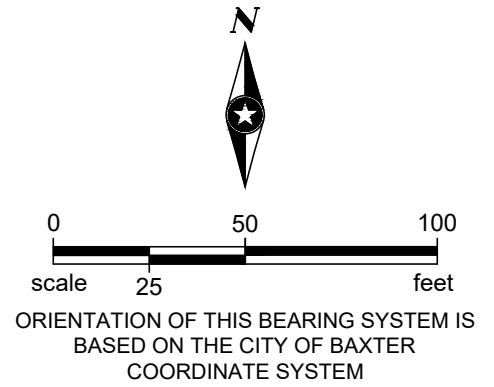
**SEH** PHONE: 218.855.1700  
 416 S 6TH ST, STE 200  
 BRAINERD, MN 56401-3540  
 www.sehinc.com

01/16/2024  
 DATE

ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 2 ERU'S (IMMEDIATE ASSESSMENT).

11/29/2023 PRACTICALITY COMMITTEE RECOMMENDATION: 2 ERU'S (IMMEDIATE ASSESSMENT).

NO CHANGE IN ERU'S FROM ORIGINAL REPORT.



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BAXTER, MINNESOTA

SEH Project BAXTE172114  
Drawn By brw  
Surveyed By taz/tcm  
Checked By brw

**SOUTH FORESTVIEW IMPROVEMENTS**  
**PARCEL 17 EXHIBIT**  
NAVILLUS LAND COMPANY  
LOT 1, BLOCK 1, SECOND ADDITION  
TO FORESTVIEW SOUTH  
PID: 40240647

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416 S 6TH ST, STE 200  
BRAINERD, MN 56401-3540  
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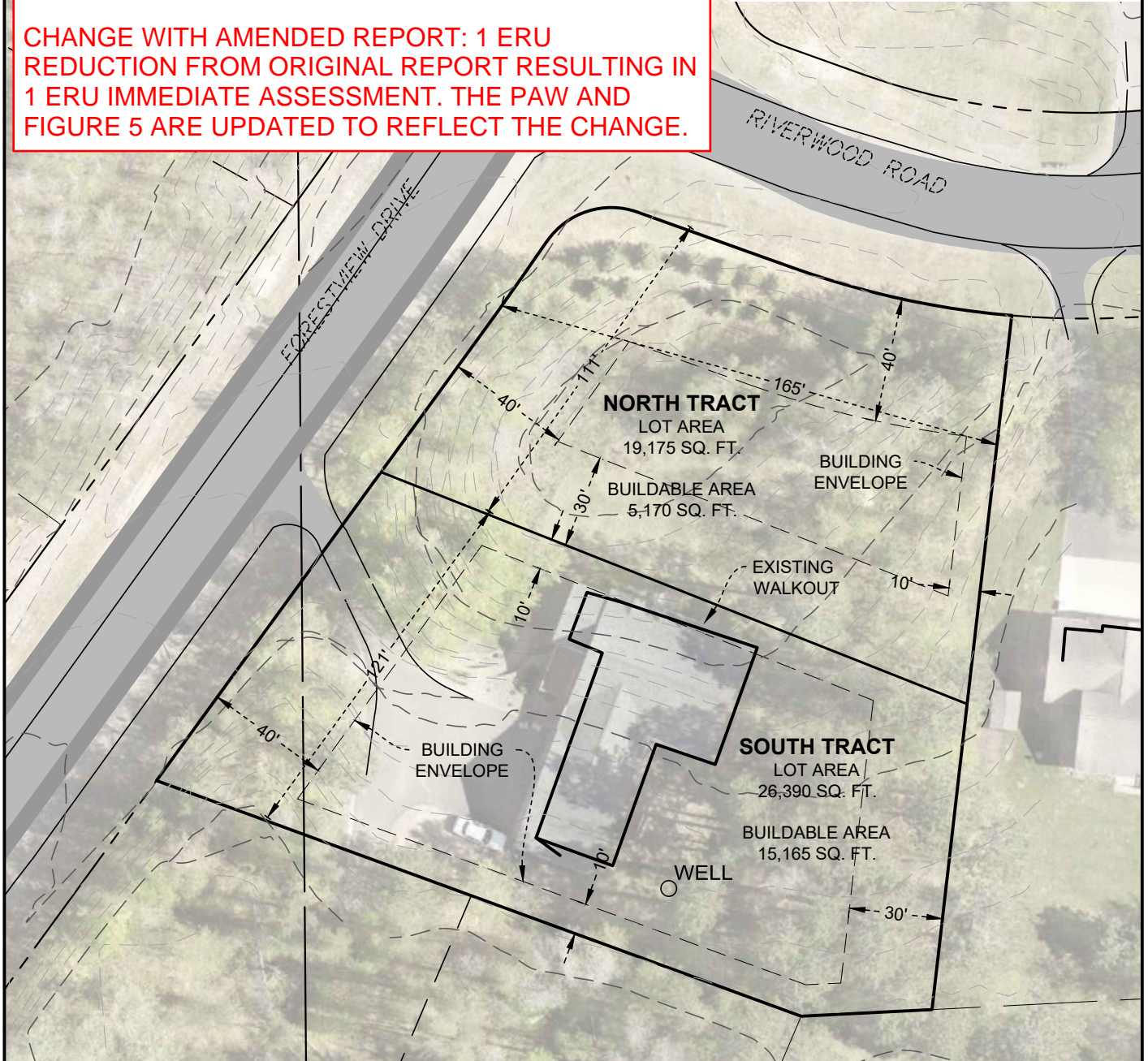
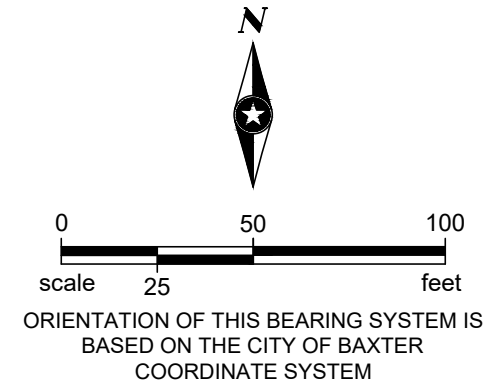
2  
of 12

ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 1 ERU IMMEDIATE ASSESSEMENT AND 1 ERU DEFERRED ASSESSEMENT.

11/29/2023 PRACTICALITY COMMITTEE RECOMMENDATION: 1 ERU IMMEDIATE ASSESSEMENT.

JUSTIFICATION: POTENTIAL NORTH TRACT CANNOT BE CONFIGURED TO ACHIEVE THE NECESSARY 120 FEET OF FRONTAGE ON FORESTVIEW DR.

CHANGE WITH AMENDED REPORT: 1 ERU REDUCTION FROM ORIGINAL REPORT RESULTING IN 1 ERU IMMEDIATE ASSESSEMENT. THE PAW AND FIGURE 5 ARE UPDATED TO REFLECT THE CHANGE.



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BAXTER, MINNESOTA

SEH Project BAXTE172114  
 Drawn By brw  
 Surveyed By taz/tcm  
 Checked By brw

**SOUTH FORESTVIEW IMPROVEMENTS**  
**PARCEL 18 EXHIBIT**  
 ROSS E. & SARA J. FLECK  
 LOT 2, BLOCK 1, SECOND ADDITION  
 TO FORESTVIEW SOUTH  
 PID: 40190513

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 BRAINERD, MN 56401-3540  
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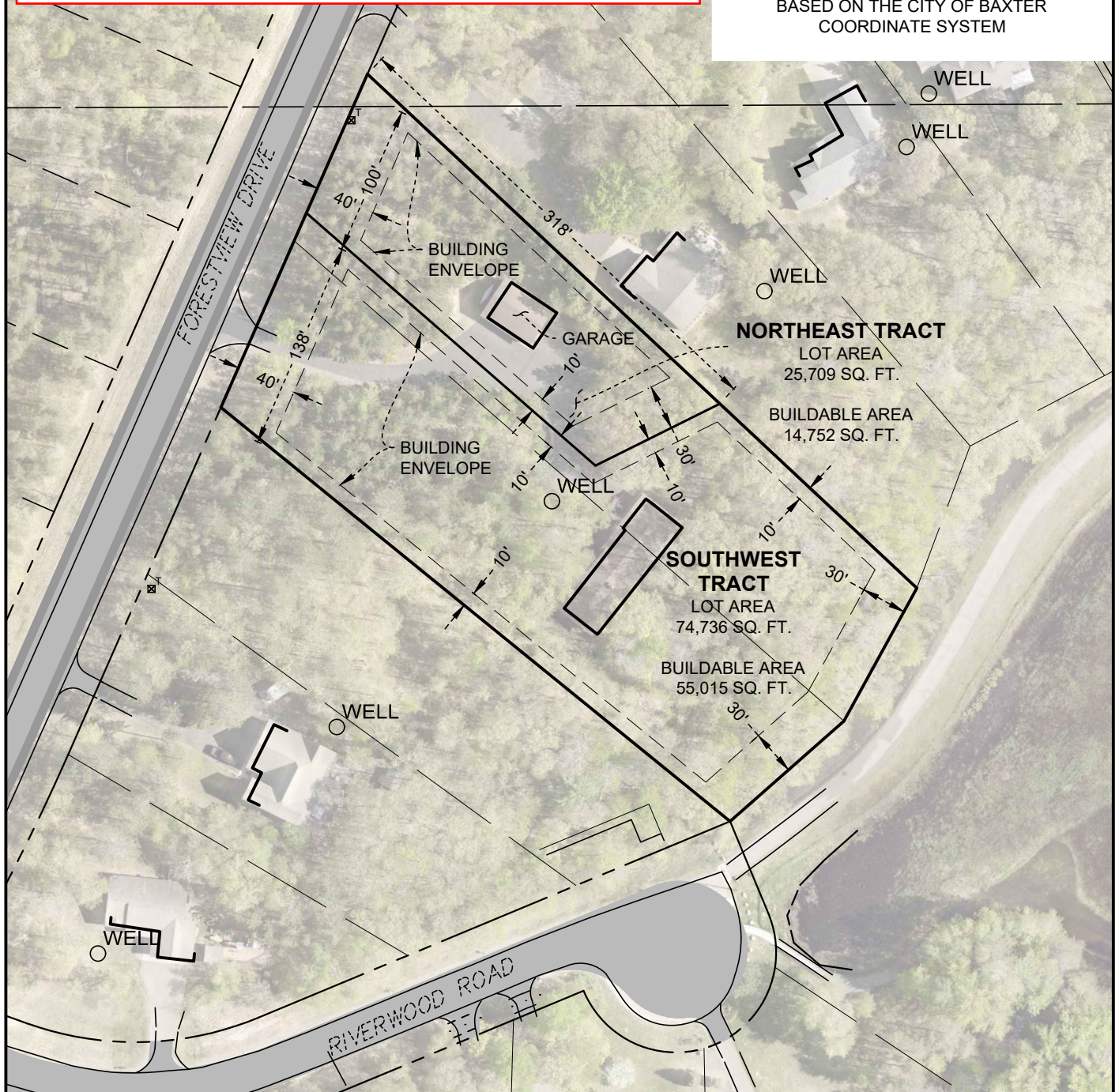
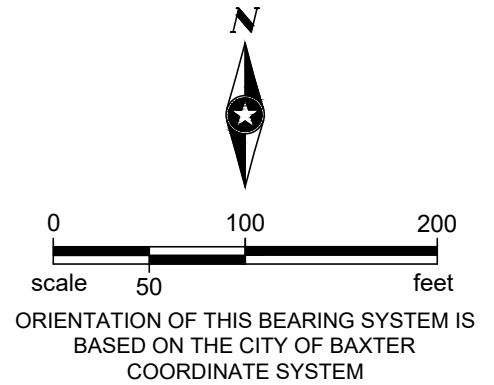
01/15/2024  
 DATE

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 of 12

**ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 1 ERU IMMEDIATE ASSESSMENT AND 1 ERU DEFERRED ASSESSMENT.**

**01/16/2024 PRACTICALITY COMMITTEE RECOMMENDATION: 1 ERU IMMEDIATE ASSESSMENT AND 1 ERU DEFERRED ASSESSMENT.**

**NO CHANGE IN ERU'S FROM ORIGINAL REPORT.**



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BAXTER, MINNESOTA

SEH Project BAXTE172114  
 Drawn By jcp  
 Surveyed By taz/tcm  
 Checked By brw

**SOUTH FORESTVIEW IMPROVEMENTS  
 PARCELS 26, 27 EXHIBIT**

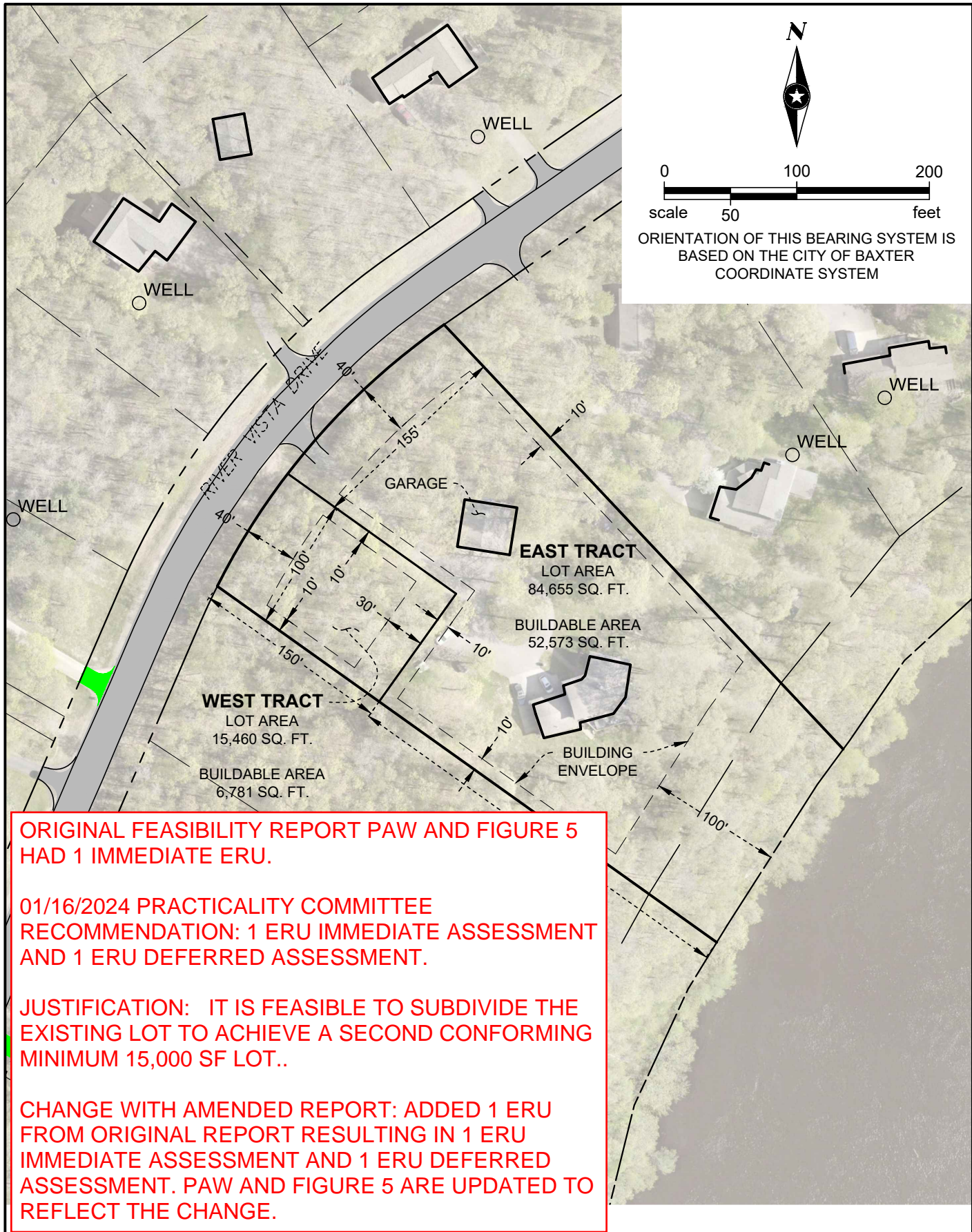
JOHN E. & SALLY WARD  
 LOTS 2 & 3, BLOCK 2, FIRST ADDITION  
 TO FORESTVIEW-ON-THE-RIVER  
 PID: 40190533 & 40190534

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 of 12





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SEH Project BAXTE172114  
 Drawn By brw  
 Surveyed By taz/tcm  
 Checked By brw

**SOUTH FORESTVIEW IMPROVEMENTS**  
**PARCEL 40 EXHIBIT**  
 MICHAEL F & SONJA EIDENSHINK  
 LOT 2, BLOCK 1, SECOND ADDITION  
 TO FORESTVIEW-ON-THE-RIVER  
 PID: 40190604

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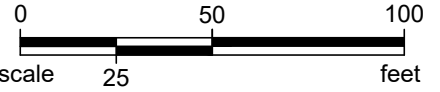
01/15/2024 5  
 DATE of 12

ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 1 ERU IMMEDIATE ASSESSMENT.

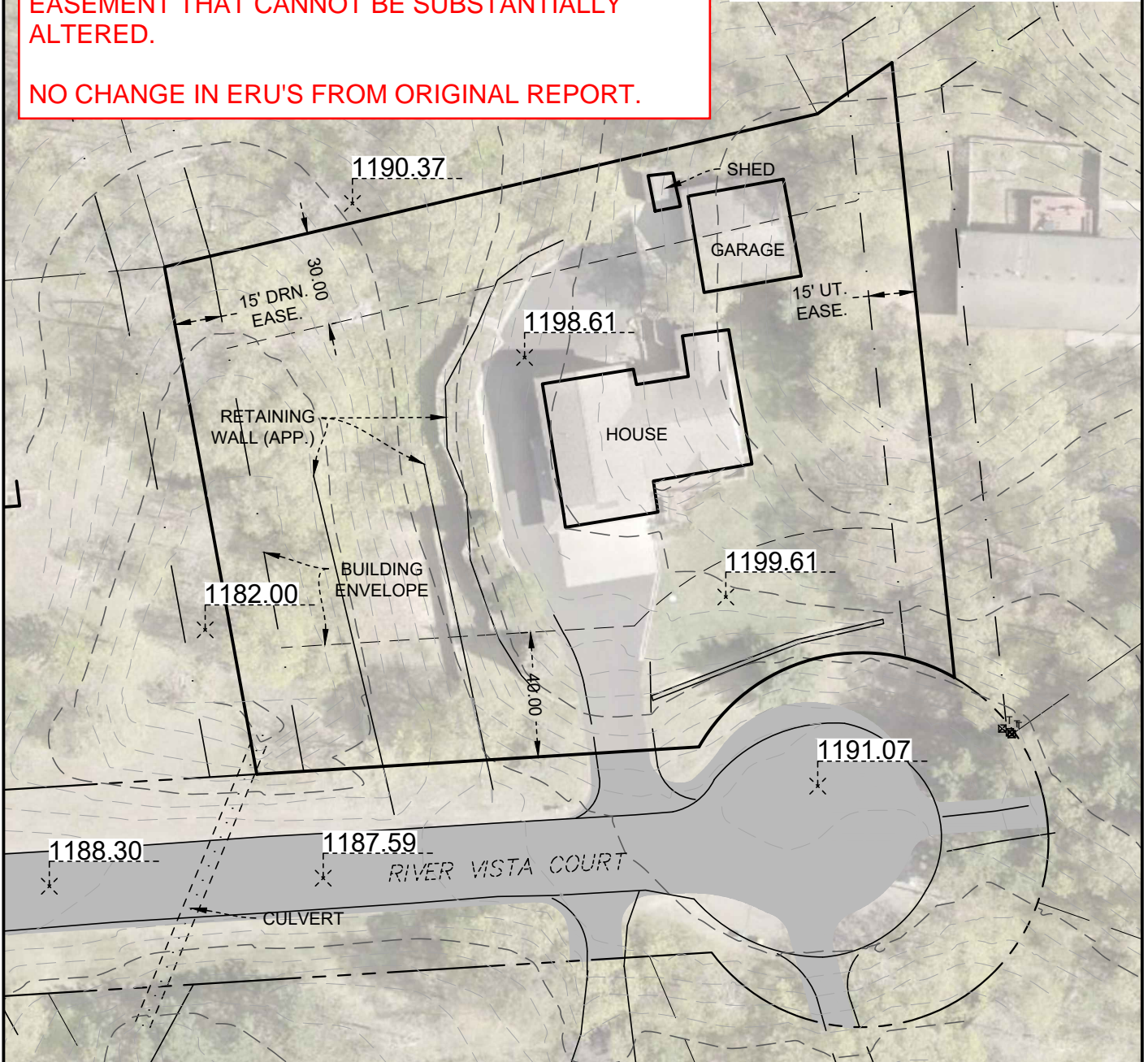
01/16/2024 PRACTICALITY COMMITTEE RECOMMENDATION: 1 ERU IMMEDIATE ASSESSMENT.

JUSTIFICATION: WESTERLY PORTION OF THE LOT CONTAINS AN IMPORTANT NEIGHBORHOOD DRAINAGE WAY AND LOW AREA/TOPOGRAPHY PARTIALLY ENCUMBERED BY A DRAINAGE EASEMENT THAT CANNOT BE SUBSTANTIALLY ALTERED.

NO CHANGE IN ERU'S FROM ORIGINAL REPORT.



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



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BAXTER, MINNESOTA

SEH Project BAXTE172114  
Drawn By brw  
Surveyed By taz/tcm  
Checked By brw

### SOUTH FORESTVIEW IMPROVEMENTS PARCEL 54 EXHIBIT

BRETT L & VICKI R THOMAS  
LOT 6, BLOCK 1, FIRST ADDITION  
TO FORESTVIEW-ON-THE-RIVER  
PID: 40190609

 PHONE: 218.855.1700  
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BRAINERD, MN 56401-3540  
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DATE of 12

**ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 1 ERU IMMEDIATE ASSESSMENT.**

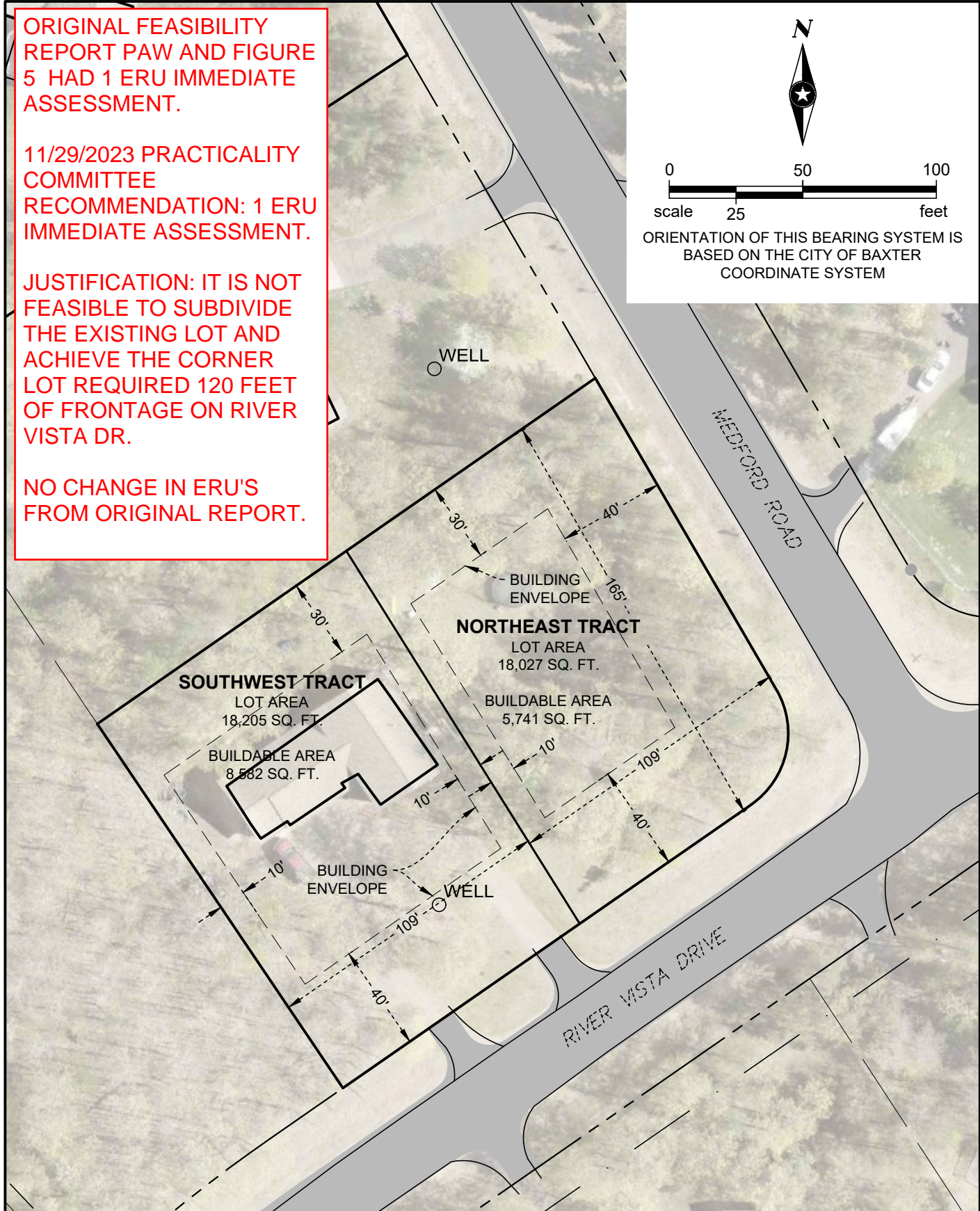
**11/29/2023 PRACTICALITY COMMITTEE RECOMMENDATION: 1 ERU IMMEDIATE ASSESSMENT.**

**JUSTIFICATION: IT IS NOT FEASIBLE TO SUBDIVIDE THE EXISTING LOT AND ACHIEVE THE CORNER LOT REQUIRED 120 FEET OF FRONTAGE ON RIVER VISTA DR.**

**NO CHANGE IN ERU'S FROM ORIGINAL REPORT.**

0 50 100  
scale 25 feet

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



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BAXTER, MINNESOTA

SEH Project BAXTE172114  
 Drawn By brw  
 Surveyed By taz/tcm  
 Checked By brw

**SOUTH FORESTVIEW IMPROVEMENTS**  
**PARCEL 63 EXHIBIT**  
 MEGAN A. KORTE  
 LOT 1, BLOCK 1, SIXTH ADDITION  
 TO FORESTVIEW-ON-THE-RIVER  
 PID: 40190576

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 416 S 6TH ST, STE 200  
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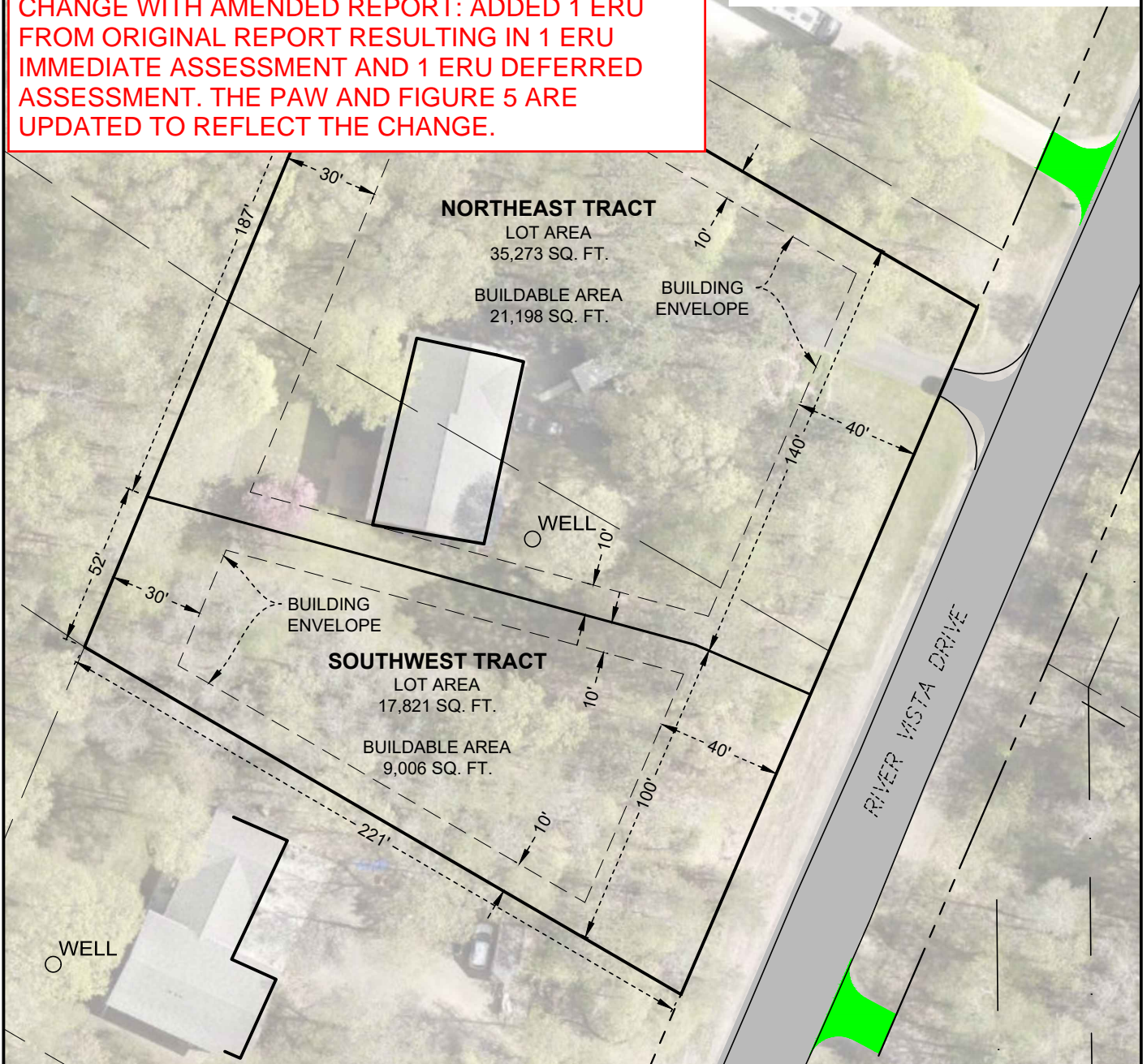
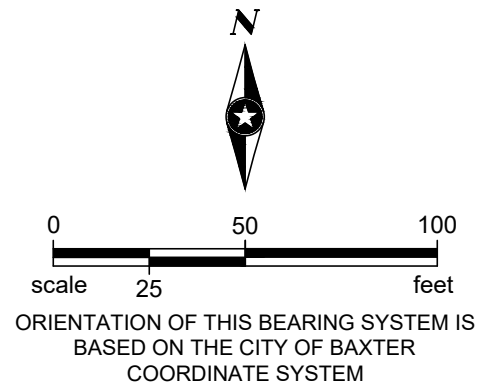


ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 1 ERU IMMEDIATE ASSESSMENT.

11/29/2023 PRACTICALITY COMMITTEE RECOMMENDATION: 1 ERU IMMEDIATE ASSESSMENT, 1 ERU DEFERRED ASSESSMENT.

JUSTIFICATION: IT IS FEASIBLE TO SUBDIVIDE THE EXISTING LOT TO ACHIEVE A SECOND CONFORMING MINIMUM 15,000 SF LOT.

CHANGE WITH AMENDED REPORT: ADDED 1 ERU FROM ORIGINAL REPORT RESULTING IN 1 ERU IMMEDIATE ASSESSMENT AND 1 ERU DEFERRED ASSESSMENT. THE PAW AND FIGURE 5 ARE UPDATED TO REFLECT THE CHANGE.



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SEH Project BAXTE172114  
Drawn By brw  
Surveyed By taz/tcm  
Checked By brw

### SOUTH FORESTVIEW IMPROVEMENTS PARCEL 68 EXHIBIT

JON F. & MARY M. SCHLOEMER  
LOTS 1 & 2, BLOCK 2, SIXTH ADDITION  
TO FORESTVIEW-ON-THE-RIVER  
PID: 40190572

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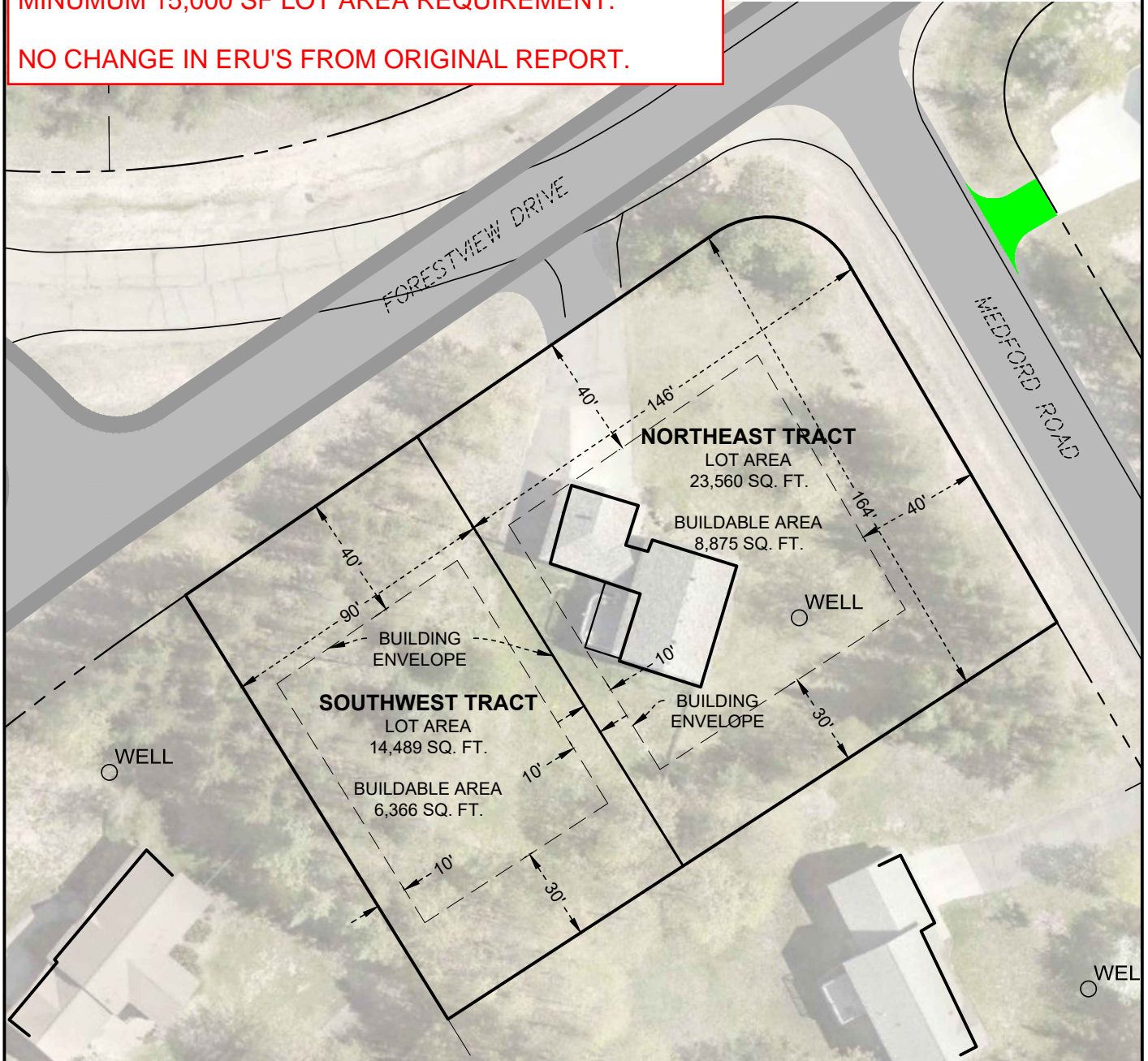
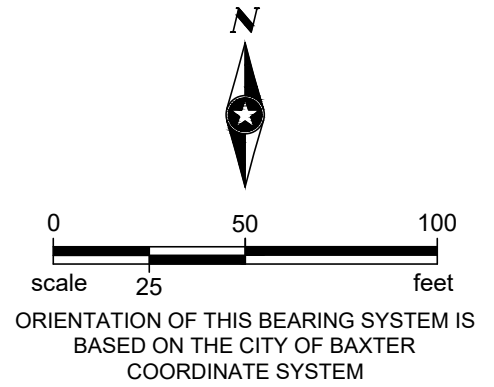
9  
of 12

ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 1 ERU IMMEDIATE ASSESSMENT.

11/29/2023 PRACTICALITY COMMITTEE RECOMMENDATION: 1 ERU IMMEDIATE ASSESSMENT.

JUSTIFICATION: IT IS NOT FEASIBLE TO CREATE A CONFORMING SECOND LOT THAT MEETS THE 100 FEET OF FRONTAGE REQUIRED ON FORESTVIEW DR (CONSIDERING SETBACKS FROM EXISTING HOME, GARAGE, AND DECK STRUCTURES), AND MEET THE MINIMUM 15,000 SF LOT AREA REQUIREMENT.

NO CHANGE IN ERU'S FROM ORIGINAL REPORT.



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BAXTER, MINNESOTA

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Drawn By brw  
Surveyed By taz/tcm  
Checked By brw

### SOUTH FORESTVIEW IMPROVEMENTS PARCEL 86 EXHIBIT

CHRISTOPHER B RHODES & SHAYNA N MCCULLOCH  
LOT2, BLOCK 2, NINTH ADD. TO  
FORESTVIEW-ON-THE-RIVER  
PID: 40190546

 PHONE: 218.855.1700  
416 S 6TH ST, STE 200  
BRAINERD, MN 56401-3540  
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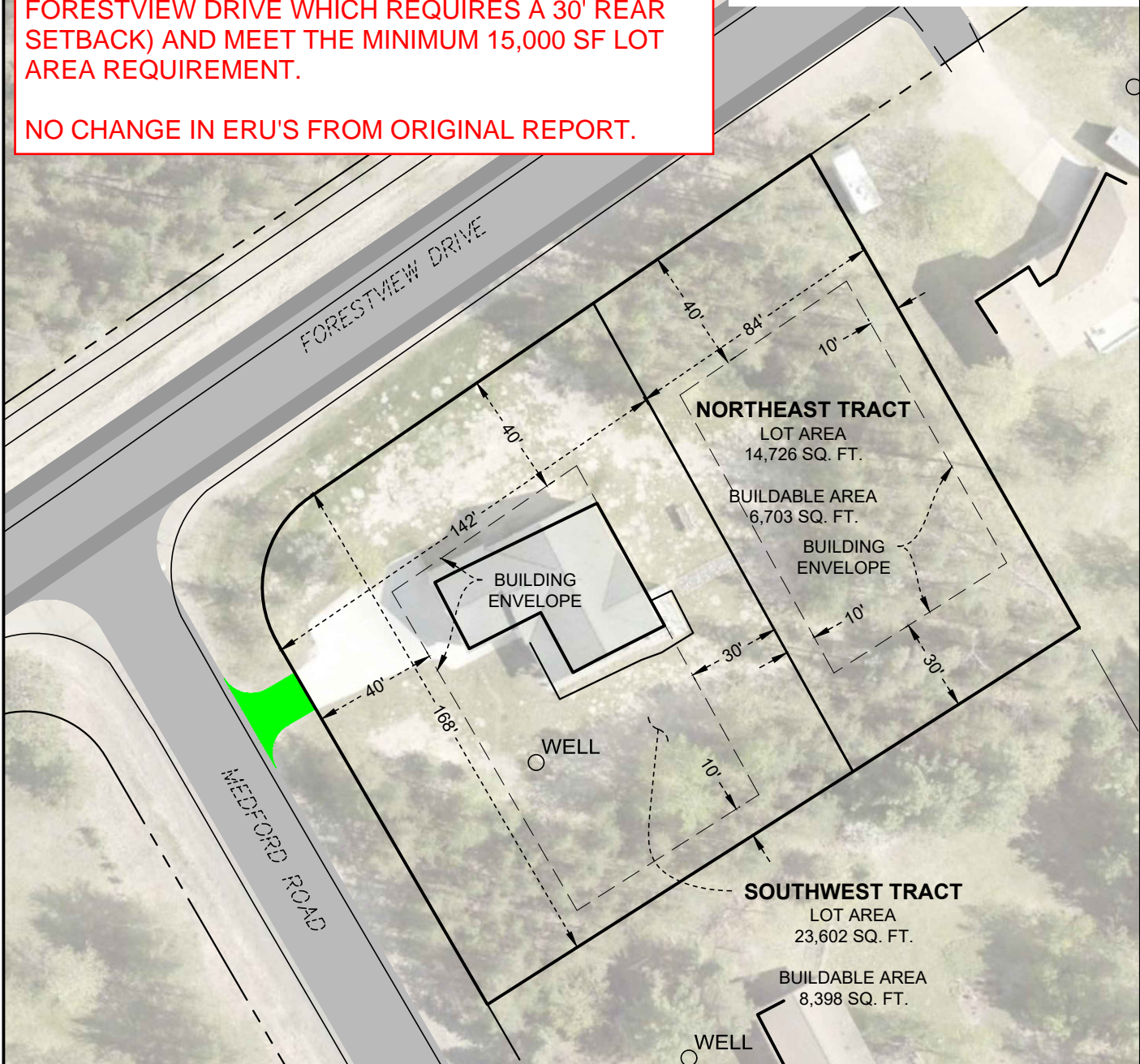
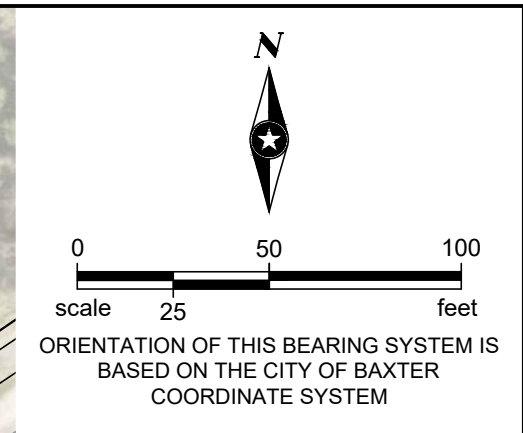
10  
of 12

ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 1 ERU IMMEDIATE ASSESSMENT.

01/16/2024 PRACTICALITY COMMITTEE RECOMMENDATION: 1 ERU IMMEDIATE ASSESSMENT.

JUSTIFICATION: IT IS NOT FEASIBLE TO CREATE A SECOND LOT WITH THE 100 FEET OF REQUIRED FRONTAGE ON FORESTVIEW DR (CONSIDERING THE FRONT OF THE EXISTING HOME AND LOT IS ON FORESTVIEW DRIVE WHICH REQUIRES A 30' REAR SETBACK) AND MEET THE MINIMUM 15,000 SF LOT AREA REQUIREMENT.

NO CHANGE IN ERU'S FROM ORIGINAL REPORT.



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BAXTER, MINNESOTA

SEH Project	BAXTE172114
Drawn By	brw
Surveyed By	taz/tcm
Checked By	brw

### SOUTH FORESTVIEW IMPROVEMENTS PARCEL 88 EXHIBIT

AIM HIGHER CONSTRUCTION LLC  
 LOT 1, BLOCK 1, EIGHTH ADDITION  
 TO FORESTVIEW-ON-THE-RIVER  
 PID: 40190560

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 416 S 6TH ST, STE 200  
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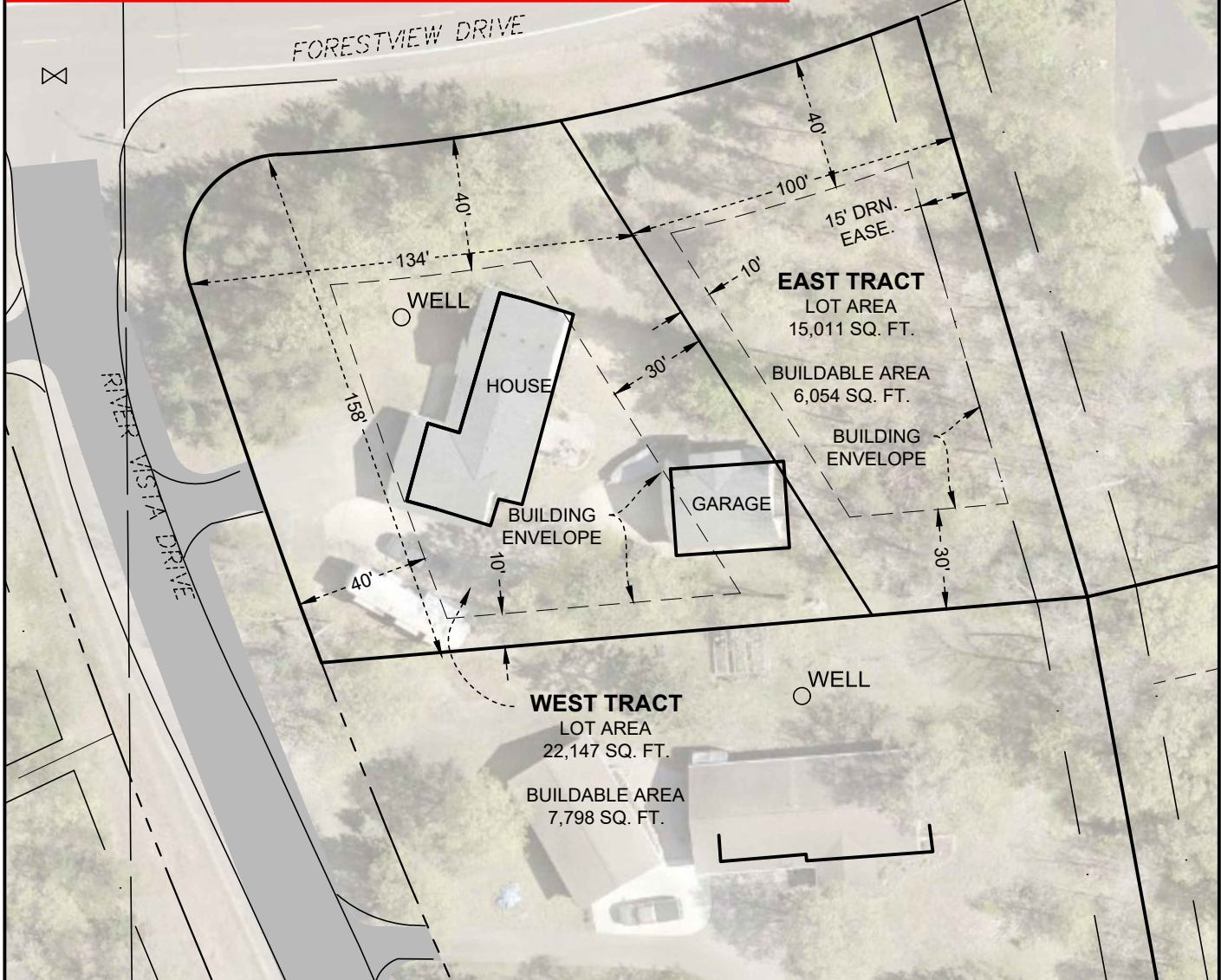
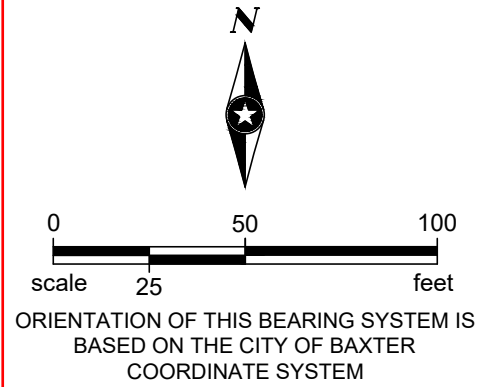
01/15/2024 11  
 DATE of 12

ORIGINAL FEASIBILITY REPORT PAW AND FIGURE 5 HAD 1 ERU IMMEDIATE ASSESSMENT.

01/16/2024 PRACTICALITY COMMITTEE RECOMMENDATION: 1 ERU - ROAD ONLY IMMEDIATE ASSESSMENT.

JUSTIFICATION: PROPERTY WAS PREVIOUSLY ASSESSED 1 ERU SEWER, WATER, ROADWAY (IMMEDIATE) AND 1 ERU SEWER AND WATER (IMMEDIATE) WITH THE NORTH FORESTVIEW PROJECT.

CHANGE WITH AMENDED REPORT: REDUCED THE 1 ERU IMMEDIATE ASSESSMENT TO 1 ERU ROAD ONLY. THE PAW AND FIGURE 5 ARE UPDATED TO REFLECT THE CHANGE.



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BAXTER, MINNESOTA

SEH Project BAXTE172114  
Drawn By brw  
Surveyed By taz/tcm  
Checked By brw

### SOUTH FORESTVIEW IMPROVEMENTS PARCEL 96 EXHIBIT

JEFFERY K. & BRENDA A. COLLINS  
LOT 8, BLOCK 1, FIRST ADDITION  
TO FORESTVIEW-ON-THE-RIVER  
PID: 40190607

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