

WOODSHIRE DRIVE

Project Feasibility Report

City Project Number 11120

December 3, 2024



Addendum 1 – February 18, 2025

Project Feasibility Report

Woodshire Drive
City Project Number 11120
City Of Mankato

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.



Alec W. Pietz
Reg. No. 59617

12-03-2024
Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Najwa Massad	507.387.9693	nmassad@mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Michael McLaughlin	507.720.1093	mmcclaughlin@mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Kevin Mettler	507.995.0070	kmettler@mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Jessica Hatanpa	507.613.8067	jhatanpa@mankatomn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
Public Works Director	Jeffrey Johnson	507.387.8640	jjohnson@mankatomn.gov
Project Engineer	Alec Pietz	507.387.8643	apietz@mankatomn.gov
Project Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Brian Bentdahl	507.387.8639	bbentdahl@mankatomn.gov
Project Representative	Brian Bentdahl	507.387.8639	bbentdahl@mankatomn.gov

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IV. EXECUTIVE SUMMARY

Woodshire Drive is primarily accessed from Madison Ave between Swiss Street and 7th Street and progresses both east and north terminating with a cul-de-sac approximately 300-feet north of Belleview Avenue. This segment of public improvements along with Maple Lane, a side street approximately 150 feet in length are proposed to be reconstructed. The primary need for reconstruction in this area is due to aging and failing utilities. This area has mostly cast iron watermain constructed in the late 1950s, vitrified clay sanitary pipe constructed in the late 1940s, and sparse drainage infrastructure. The watermain network has experienced many costly breaks in recent years.

Suggested improvements include complete reconstruction including replacement of all pavements, curb and gutter, sanitary sewer, watermain, storm drains, services to each lot, and sidewalk.

The estimated cost of these necessary improvements is approximately \$1,815,939.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule a preliminary assessment hearing for the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements for Woodshire Drive and Maple Lane are being proposed for the summer of 2025. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, is approximately 1,750 linear feet of roadway consisting of about five city blocks. Specific items that will be included in the construction are as follows:

- Bituminous pavement and aggregate base
- Sanitary sewer
- Watermain
- Storm sewer
- Curb and gutter
- Sidewalk

VI. EXISTING CONDITIONS

A. STREET

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Woodshire Drive ranges in width between 32- to 36-feet and has curb and gutter on both sides while Maple Lane is about 16-feet wide with curb and gutter on both sides. Pavement conditions show signs of aging and require ongoing maintenance. The existing street layout for Woodshire Drive is shown on Figure 1 in the Appendix.

Available soil data indicates that underlying soil conditions consists of clay and clay loam.

B. STORM SEWER

Some storm sewer exists within the project vicinity but does not provide sufficient benefit to the streets. Other storm sewers exist close to the project limits and existing topography works in favor for possible improvements. The existing storm water drainage system for the surrounding area is illustrated in Figure 2 in the Appendix with the system shown in green.

C. SANITARY SEWER

As mentioned in the Executive Summary, the sanitary system consists of vitrified clay pipe (VCP), which is susceptible to infiltration and inundation (I&I) and breaks. The pipe is also more than 70-years old and has reached the end of its useful life. The existing sanitary sewer system in the project vicinity is shown in Figure 3 in the Appendix with the system shown in brown.

D. WATERMAIN

A majority of the watermain in the project location is undersized, requires frequent fixes, and of sufficient age. A portion of newer PVC watermain exists near Sylvan Way and along the hill of Woodshire Drive down to Madison Avenue; this portion of watermain is in good condition and not necessary to replace. There are three existing hydrants and approximately seven valves in the system. The existing domestic water distribution system for the project is shown in Figure 3 in the Appendix with the domestic water distribution system shown in blue.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

A. STREET

Woodshire Drive is proposed as both a 28-foot and 32-foot wide roadway with curb and gutter on both sides. The 28-foot width is proposed going up the hill from Madison Avenue, where parking on only one side of the street (south side) would be allowed. The 32-foot width is proposed adjacent to developed properties allowing for parking on the street. Maple Lane is proposed as a 15-foot wide road with curb and gutter and is an upgrade to the existing access to adjacent properties. The proposed street section includes 4-inches of bituminous pavement over 15-inches of Class 5 aggregate base and geotextile fabric. Subgrade perforated underdrain is proposed underneath the curb and gutter to provide a means of draining the road section, increasing the lifespan of the roadway.

The proposed street cross section and pavement section are shown in Figures 4 and 5 in the Appendix.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod or seeding in all disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may

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need to be removed as part of construction due to direct conflict with the proposed utilities or unavoidable root damage.

B. STORM SEWER

Storm sewer is proposed throughout the project area as needed to provide improved street drainage. The main portion of storm sewer work will route drainage from Woodshire Drive down to Madison Avenue.

C. SANITARY SEWER

New 8-inch PVC sanitary sewer is proposed throughout the project to replace the aging clay pipe. New services from the sanitary main will be installed to properties.

D. WATERMAIN

8-inch PVC watermain will be installed for the bulk of Woodshire Drive with omission to the hill portion leading to Madison Avenue, as properly sized PVC pipe exists in that location. New services from the watermain will be extended to adjacent properties.

E. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. RIGHT-OF-WAY AND EASEMENT

A minimum right-of-way of 50-feet exists on Woodshire Drive and a 20-foot right-of-way exists on Maple Lane. No new right-of-way acquisition will be required for this project.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Minnesota Department of Health – Watermain Extension
- Minnesota Pollution Control Agency – Construction Stormwater
- City of Mankato – Land Disturbance

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X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below.

ITEM	COST
Street and Landscaping	\$651,836.54
Stormwater Pollution Prevention	\$38,250.00
Storm Drainage Construction	\$261,838.21
Sanitary Sewer Construction	\$259,900.00
Watermain Construction	\$211,325.00
TOTAL CONSTRUCTION	\$1,423,149.75
Construction Contingency	\$142,314.97
Administration & Bonding	\$93,927.88
Engineering	\$156,546.47
TOTAL PROJECT COST	\$1,815,939.08

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Sewer Revenue	\$305,642.40	16.83%
Water Revenue	\$248,518.20	13.69%
General Obligation Bonds	\$468,679.98	25.81%
Special Assessments	\$485,176.76	26.72%
Stormwater Revenue	\$307,921.73	16.96%
TOTAL FUNDS	\$1,815,939.08	100%

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on Woodshire Drive:

12/09/2024	Set Date of Hearing
12/18/2024	Project Informational Meeting
01/13/2025	Project Improvement Hearing
02/10/2025	Continued Improvement Hearing
02/24/2025	Council Authorizes Project
02/27/2025	Advertise for bids
03/27/2025	Open bids
04/14/2025	Award bid
05/05/2025	Begin construction
09/19/2025	Substantial completion
06/19/2026	Final lift of pavement (Final Completion)
11/09/2026	Adopt final assessments
01/01/2027	Assessment repayment begins

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Woodshire Drive are unfavorable with only further deteriorations to come. If these road and utility improvements are not made, maintenance costs will continue to be an issue and failure of the road and utility system will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting

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competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

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XIII. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF WOODSHIRE



B. FIGURE 2: WOODSHIRE DRIVE EXISTING STORM SEWER LAYOUT



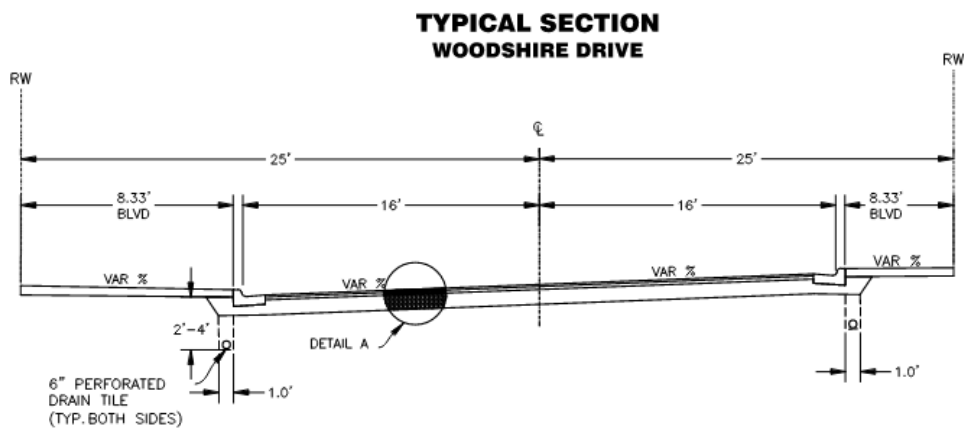
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C. FIGURE 3: WOODSHIRE DRIVE EXISTING SANITARY SEWER AND WATERMAIN LAYOUT



D. FIGURES 4 AND 5: PROPOSED STREET CROSS SECTIONS AND PAVEMENT SECTION



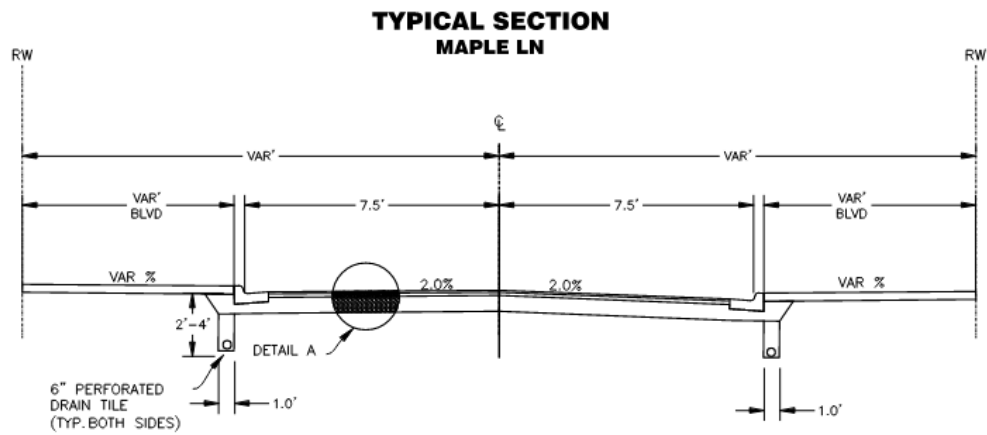
Note: Woodshire Drive is proposed as 28-ft ascending from Madison Avenue up the hill.

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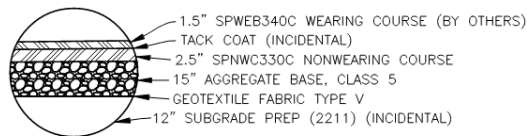
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DETAIL A



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E. PRELIMINARY ASSESSMENT ROLL

1. Special Assessments

The estimate assessment for each property consists of three items. The street assessment, the sewer and water end service cost, and the driveway cost. Additional items can be added to the assessment as a part of the project. This project's street assessments are proposed to at the 2025 rate of \$133.25 per foot for homestead properties and non-homestead properties are assessed at a rate of \$194.50 per foot that are abutting the project. Three methods are used to determine the residents' proposed street assessment: straight frontage, corner credit, and the offset measurement. The lengths of the frontage used to calculate assessments are provided by the Blue Earth County Property Information System.

a. Street Assessment

The simplest assessment method used for an interior lot not on a corner is multiplying front footage by the assessment rate. If a lot is 100 feet wide, it would result in a street assessment of $100 \text{ feet} \times \$133.25 = \$13,325$.

Lots that are on a corner of two streets are given a corner credit. This is done to normalize the frontage length of the long side of the lot. The corner credit is equal to one-third of the first 120 feet, plus any length in excess of 120 feet. If a lot was 40 feet wide on the side street and 140 feet wide along the project frontage, the corner credit would be calculated for the long side of the property. The assessable frontage would be determined by one-third of 120 feet ($120/3=40$) plus the length in excess of 120 feet ($140-120=20$). The result of the assessable frontage would be $40+20 = 60$ feet. The assessment for this property is $60 \text{ feet} \times \$133.25 = \$7,995$. If the project abuts the short side of the lot the assessment would be calculated using the previous method for straight frontage.

Lots that are on a curve, cul-de-sac or otherwise irregular shaped have the assessment calculated using the offset measurement. In this type of measurement, the lot line is offset 40 feet parallel to the front line, making the dimension larger. Residents with offset measurements should contract engineering personnel to go over assessments individually.

b. Sewer and water end services

The cost of the sewer and water services are assessed to the property owner that receives benefit from the services. The cost of the assessment is estimated to be \$5,200 for both sanitary and water. This amount will be adjusted to the actual contract cost once the construction contract is awarded. This adjustment will be made on the final assessment roll.

c. Driveway Approaches

Driveway approaches are assessed at the full contract cost. The size of the driveway for the preliminary assessment roll was measured using aerial photography or a project survey. The cost shown on the assessments are estimated at \$93.65 per square yard for homestead properties and will be adjusted to actual contract cost once a construction contract is awarded along with the actual constructed amount for each parcel. For example, a 16-foot wide by 15-foot depth driveway approach will cost $26.66 \text{ SY} \times \$93.65 = \$2,496.70$. This adjustment will be made on the final assessment roll.

d. Additional assessment items

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Other items that may be added to the assessment include complete driveway replacement, outwalk replacement and sewer and water services from the right-of-way into the home.

The process to add one or all these items to an assessment for a property is as follows:

- 1) Obtain a petition form from the engineering department.
- 2) Have the work completed by the contractor of the property owners choosing.
- 3) Submit the contractor bill and signed assessment form to the engineering department once the property owner is satisfied with the work.
- 4) The city will pay the bill and add the cost to the final assessment.
- 5) Property owners (not the contractor) need to complete and submit the petition forms.
- 6) Petition for extra work need to be submitted prior to adoption of the final assessment by the City Council.

e. Levies and hardship deferrals

Project assessments are scheduled to be levied in the fall of 2026 over a 10-year period beginning with the first half of 2027 property taxes. If a total assessment is more than \$5,000, residents may have it levied over a 15-year period. To do so, write a letter indicating the desire to do this and send it to the engineering department. Staff will note this on the final assessment.

Property owners may apply for a hardship deferral if they are: The property owner of homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments; the property owner of homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments; a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments. A member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments.

Deferral requests or changing to a 15-year assessment period need to be applied for on or before the preliminary assessment hearing.

Woodshire Drive Reconstruction

Preliminary Assessment Roll

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$5,200.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.08.376.014 Richard A Krenz 211 Woodshire Dr Mankato, MN 56001	Marsh and Brothers Add North 74.5 Feet of South 223.5 Feet of West 145 Feet of Lot 20	H	50.79	\$6,767.77	\$1,898.75	\$5,200.00	\$13,866.52 10 years
					20.28		
			\$133.25		\$93.65		
01.09.08.309.010 Eduardo & Jennifer Ek 230 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 17 0.00 0.00	H	112.00	\$14,924.00	\$3,067.14	\$5,200.00	\$23,191.14 10 years
					32.75		
			\$133.25		\$93.65		
01.09.08.376.001 Donald L & Lynn S Gerrish 227 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add West 10 Feet of Lot 9 and all of Lot 10 0.00	H	102.60	\$13,671.45	\$2,664.65	\$5,200.00	\$21,536.10 10 years
					28.45		
			\$133.25		\$93.65		
01.09.08.376.004 Mark L & Mary E Miller 219 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 11 0.00 0.00	H	178.00	\$23,718.50	\$2,010.15	\$5,200.00	\$30,928.65 10 years
					21.46		
			\$133.25		\$93.65		
01.09.08.376.005 Blaise B & Carolyn A Schultz 215 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 12 0.00 0.00	H	74.80	\$9,967.10	\$1,898.75	\$5,200.00	\$17,065.85 10 years
					20.28		
			\$133.25		\$93.65		
01.09.08.309.011 Todd A & Valerie L Drumm 224 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Excluding Highway Lot 16 0.00	H	194.10	\$19,734.33	\$1,882.68	\$5,200.00	\$26,817.00 10 years
			CC=				
			148.10		20.10		
01.09.08.309.007 John Goranson & Julie Larsen 316 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 20 0.00 0.00	H	108.44	\$14,449.63	\$1,267.40	\$5,200.00	\$20,917.03 10 years
					13.53		
			\$133.25		\$93.65		
01.09.08.309.012 Michael G & Ann M Wright 11 Maple Ln Mankato, MN 56001	Scheurers Knollcrest Add Lot 15 0.00 0.00	H	20.00	\$2,665.00	\$798.52	\$5,200.00	\$8,663.52 10 years
					8.53		
			\$133.25		\$93.65		

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$5,200.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.08.309.013 Benjamin P & Ashlee K Suker 7 Maple Ln Mankato, MN 56001	Scheurers Knollcrest Add Lot 14 0.00 0.00	H	125.00 \$133.25	\$16,656.25	\$1,065.53 11.38 \$93.65	\$5,200.00	\$22,921.78 10 years
01.09.08.309.014 Arthur P & Terri J Westphal 220 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 13 0.00 0.00	H	147.46 CC= 122.40 \$133.25	\$16,309.80	\$2,224.40 23.75 \$93.65	\$5,200.00	\$23,734.20 10 years
01.09.08.376.015 Bradley Leiferman & I Schutte 207 Woodshire Dr Mankato, MN 56001	Marsh And Brothers Add Mid 74.5 Feet of South 223.5 Feet of West 145 Feet of Lot 20	H	74.50 \$133.25	\$9,927.13	\$1,398.92 14.94 \$93.65	\$5,200.00	\$16,526.05 10 years
01.09.08.353.001 Twin Valley Council Boy Scouts 810 Madison Ave Mankato, MN 56001	Registered Land Survey 74 Lot D 0.00 0.00	NH	403.50 CC= 483.50 \$194.50	\$94,040.75	\$3,232.66 27.87 \$116.00	\$5,200.00	\$102,473.41 10 years
01.09.08.376.017 Adam P & Elizabeth C Sorensen 129 Woodshire Dr Mankato, MN 56001	Anderson and Smyths Subd Lot 1 Block 4 0.00	H	80.00 \$133.25	\$10,660.00	\$0.00 0.00 \$93.65	\$5,200.00	\$15,860.00 10 years
01.09.08.376.016 Gloria D Desantiago 201 Woodshire Dr Mankato, MN 56001	Marsh And Brothers Add South 74.5 Feet of South 223.5 Feet of West 145 Feet of Lot 20	H	74.50 \$133.25	\$9,927.13	\$1,440.34 15.38 \$93.65	\$5,200.00	\$16,567.46 10 years
01.09.08.309.009 Shane & Sharon Stenberg 304 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 18 0.00 0.00	H	80.00 \$133.25	\$10,660.00	\$1,976.54 21.11 \$93.65	\$5,200.00	\$17,836.54 10 years
01.09.08.309.008 David Q Marsh & Leigh Darby 310 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 19 0.00 0.00	H	100.00 \$133.25	\$13,325.00	\$1,583.62 16.91 \$93.65	\$5,200.00	\$20,108.62 10 years

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @	Total Preliminary Assessment
			Front Feet		Area (SY)	\$5,200.00	
			cost/ft		Cost/SY		
01.09.08.308.017 Spencer Allen & Stacy Nicole Olson 305 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 5 0.00 0.00	H	100.00 \$133.25	\$13,325.00	\$1,692.98 18.08 \$93.65	\$5,200.00	\$20,217.98 10 years
01.09.08.308.016 Robert L Beiswanger & Sarah Reichwald-Beiswanger 313 Woodshire Dr Mankato, MN 56001	Registered Land Survey 2 Lot B 0.00 0.00	H	100.00 \$133.25	\$13,325.00	\$2,025.23 21.63 \$93.65	\$5,200.00	\$20,550.23 10 years
01.09.08.309.006 Tony H Sadaka 320 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 21 0.00 0.00	H	51.70 \$133.25	\$6,889.03	\$1,421.50 15.18 \$93.65	\$5,200.00	\$13,510.53 10 years
01.09.08.308.015 Nicholas Long & Mikaila Thayer 319 Woodshire Dr Mankato, MN 56001	Registered Land Survey 2 Lot A 0.00 0.00	H	109.77 \$133.25	\$14,626.85	\$843.79 9.01 \$93.65	\$5,200.00	\$20,670.64 10 years
01.09.08.308.014 Kyle & Amy Ramaker 325 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lots 1 and 2 0.00 0.00	H	38.27 \$133.25	\$5,099.48	\$914.02 9.76 \$93.65	\$5,200.00	\$11,213.50 10 years