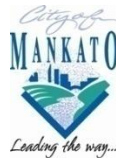


2026 BELLEVIEW AVENUE, JAYRO COURT & RIVERVIEW STREET IMPROVEMENTS

Project Feasibility Report

City Project Number 11192

November 5, 2025



Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

I. TABLE OF CONTENTS

I.	TABLE OF CONTENTS	2
II.	CERTIFICATION PAGE.....	3
III.	PROJECT CONTACTS.....	3
IV.	EXECUTIVE SUMMARY	4
V.	PROJECT INTRODUCTION.....	4
VI.	EXISTING CONDITIONS.....	5
A.	STREET	5
B.	STORM SEWER	5
C.	SANITARY SEWER	5
D.	WATERMAIN	6
E.	OTHER UTILITIES	6
VII.	PROPOSED IMPROVEMENTS	6
A.	STREET	6
B.	STORM SEWER	7
C.	SANITARY SEWER	7
D.	WATERMAIN	7
E.	OTHER UTILITIES	8
VIII.	PUBLIC ENGAGEMENT.....	8
IX.	RIGHT-OF-WAY AND EASEMENT	8
X.	APPROVALS/PERMITS	9
XI.	PROJECT COST ESTIMATE AND FINANCING	9
XII.	POSSIBLE SCHEDULE	10
XIII.	CONCLUSION AND RECOMMENDATIONS	10
XIV.	PRELIMINARY ASSESSMENT ROLL.....	11
XV.	APPENDIX	18

Figure No. 1 – Location Map

Figure No. 2 – Typical Section

Figure No. 3 – Proposed Improvements

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements
City Project Number 11192
City of Mankato

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.



Cory L. Bienfang
License Number: 51292
Interim City Engineer

Date: November 5, 2025

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	mmclaughlin@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
Interim Director of Public Works	Karl Keel	507.387.8640	kkeel@mankatomn.gov
Project Engineer	Joe Smith	507.387.8637	jsmith@mankatomn.gov
Project Coordinator	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Joe Smith	507.387.8637	jsmith@mankatomn.gov
Project Representative	TBD		

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

IV. EXECUTIVE SUMMARY

The 2026 Bellevue Avenue, Jayro Court, and Riverview Street Improvement Project proposes improvements to the following streets:

- Bellevue Avenue from Woodshire Drive to Swiss Street
- Jayro Court from Bellevue Avenue to its northern terminus
- Riverview Street from Bellevue Avenue to its northern terminus

This report will present preliminary investigations, discoveries, design considerations and cost estimates for use in determining the engineering feasibility of the proposed street and utility improvements.

This report was prepared as requested by the Mankato City Council to determine the feasibility of street and utility improvements on the streets listed above. The location of the proposed improvements is shown on **Figure No. 1** in the appendix.

The existing street, watermain, storm sewer, and sanitary sewer systems were installed between the 1950's and 1970's (varies by street). The systems are deteriorating and in need of repair. The existing roads vary in width from 24 to 32 feet wide with curb & gutter on Bellevue Avenue and Riverview Street, but no curb & gutter on Jayro Court. There is no sidewalk in this area. Without improvements on the streets listed above, the roadway and utilities will continue to warrant high maintenance costs along with further deterioration until failure.

Suggested improvements include complete reconstruction of all pavements, sanitary sewer, watermain, storm sewer, services to each lot, and concrete curb & gutter and driveways as applicable. These improvements were determined through a review and evaluation of city infrastructure. It is noted that the City of Mankato adopted a critical link sidewalk plan in 2015, and that plan shows a sidewalk connection along Bellevue Avenue from Woodshire Drive to Swiss Street. Additional discussion regarding this sidewalk is provided later in the proposed improvements section.

The estimated project cost of these necessary improvements is approximately **\$1,679,000**.

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

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements on the following streets:

- Bellevue Avenue from Woodshire Drive to Swiss Street
- Jayro Court from Bellevue Avenue to its northern terminus
- Riverview Street from Bellevue Avenue to its northern terminus

The improvements are being proposed for the summer of 2026. 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:

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

- 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 1,660 linear feet of roadway consisting of about 5 city blocks. Specific items that will be included in the construction are summarized by:

- Sanitary sewer main and service reconstruction
- Storm sewer infrastructure reconstruction
- Watermain and service reconstruction
- Concrete curb & gutter, bituminous pavement, and aggregate base reconstruction

VI. EXISTING CONDITIONS

A. STREET

- Belleview Avenue is a residential roadway with concrete curb & gutter and bituminous surfacing. The existing roadway is 33-feet-wide on the west end of the proposed project limits, and 29-feet-wide on the east end. This distance is measured between curb faces. There are no available records noting when the street and utilities were constructed; however, adjacent roadway records and the materials used to construct the utilities suggest a 1960's vintage. The street last had its pavement condition rated in 2023 and received an average rating of 68 out of 100.
- Jayro Court is a residential roadway with bituminous surface and no curb & gutter. The existing roadway is 24-feet-wide. Available records show the bituminous surface was constructed in 1972. The street last had its pavement condition rated in 2023 and received a rating of 37 out of 100.
- Riverview Street is a residential roadway with concrete curb & gutter and bituminous surfacing. The existing roadway is 28-feet-wide measured between curb faces. Available records show the bituminous surface and curb was constructed in 1954. The street last had its pavement condition rated in 2023 and received a rating of 60 out of 100.
- There are no records of more recent major street maintenance in the proposed project area. In general, the existing bituminous pavement is in poor condition with enough cracks and raveling to warrant deeper rehabilitation. Soil borings have been taken by a geotechnical engineer, and the geotechnical report will be referenced during final design and bidding (if authorized). Adjacent construction projects suggest clay subgrade soils.

B. STORM SEWER

No mainline storm sewer is present in the proposed project area. There are isolated drainage inlets located throughout the project. The inlets discharge into existing piping that flows through ravines and backyard areas and ultimately drain into the Adams Street storm sewer system.

C. SANITARY SEWER

The existing sanitary sewer in the proposed project area is 8" vitrified clay pipe (VCP) installed in the 1930's and 1940's. The sanitary sewer structures were constructed using a combination of brick and block. Over time, brick and block structures begin to structurally fail and allow ground water to infiltrate. Approximately 33 residential services are connected to the sanitary system.

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

D. WATERMAIN

The existing watermain in the proposed project area is 6" cast iron pipe (CIP) installed in the 1930's and 1940's. The existing CIP mains are beyond their expected service life. The existing 6" CIP mains connect to 8" polyvinylchloride (PVC) watermain on the east and west ends of the proposed project. There are 3 hydrants in the project area and approximately 33 residential services are connected to the watermain system.

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

The proposed street improvements include removing and replacing the existing bituminous pavement, aggregate base, and concrete curb & gutter. The typical bituminous pavement section proposed is shown on **Figure No. 2** in the appendix. This typical section is consistent with the City's standards for residential roadways.

- Belleview Avenue is proposed as 32-feet-wide with 6" tall concrete curb & gutter on both sides. **Figure No. 2** shows the proposed typical section. The City's 2015 critical link sidewalk plan shows a proposed sidewalk section to be constructed along the south side of Belleview Avenue. This report is not recommending the construction of a sidewalk along the south side of Belleview Avenue for the following reasons:
 - Due to the limited right-of-way available along Belleview Avenue, permanent easement acquisition from the properties along the south side of Belleview Avenue would be required to construct a sidewalk.
 - Low traffic volumes in the proposed project area.
 - Lack of sidewalk connection along Woodshire Drive.
 - A neighborhood open house was held on 9/11/2025. Feedback received from the local residents was such that the majority of the residents preferred no sidewalk.
 - This report recommends the City update its 2015 critical link sidewalk plan to remove the segment along Belleview Avenue from Woodshire Dr to Swiss St.
- Jayro Court is proposed as 24-feet-wide. **Figure No. 2** shows the proposed typical section. This width matches existing conditions and is a product of the narrow right-of-way. Rollover curb & gutter is proposed on both sides of the street. Rollover curb is recommended to control drainage, while allowing extra room for vehicles to pass in the narrow roadway condition.
 - There is a row of arborvitae trees along the east side of Jayro Court, which have been verified to be located in the public right-of-way. At the 9/11/2025 open house, three Jayro Court residents stated their desire to have the trees protected during construction.
 - The City's natural resource specialist was consulted during the preparation of this report. The specialist determined the critical root zone (CRZ) for this type of tree is a 10-foot area around the trunk. If the CRZ is impacted by excavations, it will likely result in death of the trees. Due to the limited right-of-way available along Jayro Court, it's not feasible to limit excavations to outside the CRZ.
 - This report is recommending the row of arborvitae be removed during construction to allow for the construction of a 24-foot-wide street and the proposed utilities. A newly planted row of arborvitae is proposed to be included with the improvements.

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

- Riverview Street is proposed as 28-feet-wide with 6" tall concrete curb & gutter on both sides. **Figure No. 2** shows the proposed typical section. This width is consistent with existing conditions.

Figure No. 3 in the appendix shows the location of the proposed concrete curb & gutter, driveway aprons, bituminous pavement, and proposed utilities.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod or seeding in the disturbed areas. Residential driveway aprons will be restored with a concrete apron adjacent to the curb and in-kind materials beyond the concrete apron to match existing condition. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or unavoidable root damage. Refer to the Jayro Court paragraph under the Proposed Improvements for discussion on the arborvitaes along the roadway.

B. STORM SEWER

New mainline storm sewer, manholes, and catch basins are proposed to be installed to improve the drainage system in the project area. The existing storm sewer outlets will be utilized, and staff will televise the outlet pipes to confirm their viability during final design (if authorized). Currently, due to the lack of catch basins, stormwater flows overland on the existing roadway surface for over 600 feet, which can cause stormwater to spread onto the roadway during large rainfall events. The proposed storm sewer system will extend mainline piping to reduce this overland flow distance and catch basin spreads. Proposed storm sewer piping within the roadway will be reinforced concrete pipe (RCP), and drainage structures will be consistent with City standards.

The proposed storm sewer improvements are shown on **Figure No. 3**.

C. SANITARY SEWER

Due to its age and condition, the existing 8" VCP main is proposed to be removed and replaced with an 8" PVC main. PVC pipe is gasketed and will eliminate infiltration produced by cracks or joints in the existing VCP pipe. Sanitary sewer services will be reconstructed from the proposed 8" PVC main to the right-of-way or easement line. Prior to construction, the City plumbing inspector will review the condition of existing services. If a service is deemed to be non-compliant, the property owner will be noticed by the plumbing inspector and required to replace the service up to the house. The existing brick and block manhole structures are proposed to be replaced with precast concrete sanitary sewer manholes and new castings that meet current city standards.

The proposed sanitary sewer improvements are shown on **Figure No. 3**.

D. WATERMAIN

The existing 6" CIP watermain in the proposed project area is beyond its expected service life. The existing 6" CIP watermain connects to 8" PVC watermain on the east and west ends of the proposed project. The proposed improvements will replace the 6" CIP watermain with an 8" PVC watermain to eliminate a bottleneck in the system and be consistent with current City standards. The water services will be reconstructed from the proposed 8" PVC main to the right-of-way or easement line with new corporation stops and curb stop shut off valves. The 3 hydrants in the project area will be reconstructed with 6" leads and individual shut off valves.

The proposed watermain improvements are shown on **Figure No. 3**.

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

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. PUBLIC ENGAGEMENT

A neighborhood open house was held on 9/11/2025. Residents along the project corridor were invited to the open house via mailed notice. Below is a list of discussions from that meeting:

- The majority of the residents at the open house preferred no sidewalk along the south side of Bellevue Avenue. One resident was in favor on the sidewalk. The stated reasons for preferring no sidewalk were:
 - Lack of vehicle and pedestrian traffic
 - Narrow boulevard for snow storage
 - Responsibility of snow removal
- There is a row of arborvitae trees along the east side of Jayro Court, which have been verified to be located in the public right-of-way. Three of the four Jayro Court residents stated their desire to have the trees protected during construction. Staff's recommendation for these arborvitae is available in section VII.
- The width of the roadway for Bellevue Avenue and Jayro Court was discussed. Bellevue Avenue residents noted their desire to avoid narrowing the roadway. Jayro Court residents noted they would prefer to see the road narrowed, if it meant protecting the existing row of arborvitae. Staff does not recommend a roadway narrower than 24 feet as proposed. This provides for two minimum width (12-foot) driving lanes and adequate emergency vehicle access. Additional discussion regarding the arborvitae is noted under section VII.
- Jayro Court residents noted some isolated flooding concerns during rainfall events. Staff noted that the proposed curb & gutter installation will address these concerns.

IX. RIGHT-OF-WAY AND EASEMENT

- Bellevue Avenue:
 - The existing ROW is 50' wide from Woodshire Drive to 250 feet east.
 - The existing ROW is 33' wide from 250 feet east of Woodshire Drive to Swiss Street.
 - 6' wide highway easement is located on the on the south side of Bellevue Ave through this area
 - A temporary grading easement is required from the following properties to allow for boulevard grading and to construct driveway aprons at reasonable slopes: 24 Jayro Ct, 116 Bellevue Ave, 124 Bellevue Ave, 128 Bellevue Ave, and 130 Bellevue Ave. The temporary easement location is shown on **Figure No. 3**.
- Jayro Court:
 - The existing ROW is 38' wide with a cul-de-sac on the north end.
 - No acquisition of ROW or easement is required along Jayro Ct.
- Riverview Street:
 - The existing ROW is 40' wide with a cul-de-sac on the north end.
 - No acquisition of ROW or easement is required along Riverview St.

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements
City Project Number 11192
City of Mankato

X. APPROVALS/PERMITS

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

- City of Mankato Land Disturbance
- Minnesota Pollution Control Agency (MPCA) Construction Stormwater Permit
- Minnesota Department of Health (MDH) Watermain Plan Review

XI. PROJECT COST ESTIMATE AND FINANCING

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

ITEM	COST
Street and Landscaping Construction (1)	\$644,725.00
Stormwater Pollution Prevention	\$14,910.00
Storm Drainage Construction	\$256,050.00
Sanitary Sewer Construction	\$183,300.00
Watermain Construction	\$172,994.00
TOTAL CONSTRUCTION	\$1,271,979.00
Construction Contingency	\$127,200.00
Administration (2)	\$139,920.00
Engineering	\$139,920.00
TOTAL PROJECT COST	\$1,679,019.00

Notes:

- (1) Includes final wear course bituminous paving
(2) Includes construction materials testing

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

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$660,890.00	39%
Stormwater Revenue	\$301,115.00	18%
Sewer Revenue	\$215,561.00	13%
Water Revenue	\$203,441.00	12%
General Obligation Bonds	\$298,012.00	18%
TOTAL FUNDS	\$1,679,019.00	100.00%

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements
City Project Number 11192
City of Mankato

XII. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements:

6/9/2025	Resolution ordering preparation of feasibility report.
9/11/2025	Public informational meeting.
10/27/2025	Resolution calling for hearing on improvement.
11/24/2025	Project improvement hearing. Resolution receiving report, ordering improvement, preparation of plans & specifications, and authorizing advertisement for bids (preliminary assessment roll provided in report).
2/26/2026	Advertise for bid.
3/20/2026	Open bids.
4/13/2026	Award bid.
May-June 2026	Pre-construction public informational meeting.
June 2026	Begin construction.
Fall 2026	Construction substantially complete.
June-July 2027	Final lift of pavement (final completion).
September 2027	Resolution declaring costs to be assessed and call for assessment hearing. Prepare final assessment roll.
October 2027	Assessment hearing. Resolution adopting assessment.
November 2027	Certify assessment roll to county auditor.

XIII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Belleview Avenue, Jayro Court, and Riverview Street are unfavorable with only further deteriorations expected. If these road and utility improvements are not made, maintenance costs will remain high 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 the improvements is by letting 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, set a date for the improvement hearing, 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.

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

XIV. PRELIMINARY ASSESSMENT ROLL

1. Special Assessments

The estimated assessment for each property consists of three items. The street assessment, the sewer and water service cost, and the driveway apron cost. Additional items can be added to the assessment as a part of the project. The assessment rates used in this report are based on the 2025 rates set by City Council plus an additional 5%. The final assessment will be calculated using the rates to be set by City Council in December 2025, and this adjustment will be made on the final assessment roll. This project's street assessments are proposed at an estimated rate of \$139.92 per frontage foot for homestead properties and \$204.23 per frontage foot for non-homestead properties. For developed homestead properties, the preliminary street assessment is capped at 8.0% of estimated market value of the property, which is consistent with historic city practice. Undeveloped properties are not subject to the 8.0% cap. Four methods are used to determine the street frontage: straight frontage, corner credit, rear frontage, and the offset measurement.

a. Street Assessment

The simplest assessment method used for an interior lot not on a corner and without rear access is multiplying front footage by the assessment rate. If a lot is 100 feet wide it would result in a street assessment of 100 feet x \$139.92 = \$13,992.00.

Lots that are on a corner of two streets are given a corner credit. 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 as 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 feet x \$139.92 = \$8,395.20. If the project abuts the short side of the lot the assessment would be calculated using the paragraph above for straight frontage.

Corner lots abutting improvements on three sides: The shortest frontage dimension abutting an improvement shall be totally assessed against the benefiting property. The longest frontage (dimension) of a property abutting an improvement shall be assessed on the basis of one-third of the dimension, up to 120 feet, plus all frontage in excess of 120 feet. One-half of the footage will be assessed to the benefiting property in the event of improvements to the rear street.

Lots with improvements to the front street and rear street. The total frontage will be calculated by adding the lot frontage to one-half of the rear street frontage. If a lot is 80 feet wide on the front street and 70 feet wide on the rear street, it would result in a street assessment of $(80+(70*0.5)) = 115$ feet x \$ 139.92 = \$16,090.80.

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, frontage is measured 40-feet offset from the front lot line, making the dimension larger. Residents with offset measurements should contact 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 benefit from the services. The cost of the assessment is estimated to be \$6,000 for both sanitary and water. This amount will be adjusted to the actual contract cost and field

Project Feasibility Report

2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

measurements once construction is complete. This adjustment will be made on the final assessment roll.

c. Driveway approaches

Driveway approaches (removal & replacement) are assessed at the full contract cost. The size of the driveway for the preliminary assessment roll was measured using aerial photography. The cost shown on the preliminary assessment roll is estimated at \$100 per square yard. For example, a 20-foot-wide by 12-foot-deep driveway approach will cost $26.67 \text{ SY} \times \$100.00 = \$2,667.00$. This amount will be adjusted to the actual contract cost and field measurements once construction is complete. This adjustment will be made on the final assessment roll.

d. Additional assessment items

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 of these items to an assessment for a property is as follows:

- 1) Obtain a special assessment form from the project coordinator.
- 2) Have the work completed by a contractor chosen by the property owner.
- 3) Submit the contractor invoice and signed assessment form to the project coordinator once the property owner is satisfied with the work.
- 4) The city will pay the invoice and add the cost to the final assessment.
- 5) Property owners (not the contractor) need to complete and submit assessment forms.
- 6) Assessments 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 2027 over a 10-year period beginning with the first half of 2028 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 a 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 a 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. Deferral requests, or changing to a 15-year assessment period need to be applied for before the assessment hearing.

After this report is presented, but prior to construction; the City will conduct a special benefit analysis for all parcels proposed to be assessed with the improvement. The analysis will utilize a qualified and licensed appraiser to interpret the increase in market value as a result of the improvement for each parcel. The final amount assessed against each parcel will be the lesser of the special benefit analysis versus the calculated assessment as described above. This adjustment will be made on the final assessment roll.

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

Preliminary Assessment Roll

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 @ \$6,000.00	Total Preliminary Assessment
			Front Feet cost/ft				
01.09.08.308.009 Charles H Rev Trust Sadaka 80 Jayro Ct Mankato, MN 56001	Marso Heights Lot 5 Block 1 0.00	H	67.00 \$139.92	\$9,374.64	\$0.00 0.00 \$100.00	\$6,000.00	\$15,374.64
01.09.08.308.010 Charles H Rev Trust Sadaka 80 Jayro Ct Mankato, MN 56001	Marso Heights Lot 4 Block 1 0.00	H	95.00 \$139.92	\$13,292.40	\$3,200.00 32.00 \$100.00	\$6,000.00	\$22,492.40
01.09.08.308.011 William K & Cassandra S Bowser 70 Jayro Ct Mankato, MN 56001	Marso Heights Lot 3 Block 1 0.00	H	112.00 \$139.92	\$15,671.04	\$3,600.00 36.00 \$100.00	\$6,000.00	\$25,271.04
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	33.33 CC= 100.00 \$139.92	\$4,664.00	\$0.00 0.00 \$100.00	\$6,000.00	\$10,664.00
01.09.08.308.018 James & Leonnie Osborne 12 Bellevue Ave Mankato, MN 56001	Scheurers Knollcrest Add Lot 6 0.00 0.00	H	76.00 \$139.92	\$10,633.92	\$1,400.00 14.00 \$100.00	\$6,000.00	\$18,033.92
01.09.08.308.019 Beverly E Wallace 16 Bellevue Ave Mankato, MN 56001	Scheurers Knollcrest Add Lot 7 0.00 0.00	H	90.00 \$139.92	\$12,592.80	\$1,400.00 14.00 \$100.00	\$6,000.00	\$19,992.80
01.09.08.308.023 Andre A & Tuesday R Walters 24 Jayro Ct Mankato, MN 56001	Marso Heights South 185 Feet of Lot 1 Block 1 0.00	H	200.00 CC= 185.00 \$139.92	\$27,640.00	\$1,600.00 16.00 \$100.00	\$6,000.00	\$35,240.00
01.09.08.308.026 James F Pfau 60 Jayro Ct Mankato, MN 56001	Marso Heights Lot 2 and the North 25 Feet of Lot 1 Block 1	H	135.00 \$139.92	\$18,889.20	\$1,600.00 16.00 \$100.00	\$6,000.00	\$26,489.20

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

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 @ \$6,000.00	Total Preliminary Assessment
			Front Feet cost/ft				
01.09.08.327.002 Sandra Stokka 20 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 2 0.00	H	129.00 Rear 108.00 \$139.92	\$18,049.68	\$1,000.00 10.00 \$100.00	\$6,000.00	\$25,049.68
01.09.08.327.003 Roger D Coyour 16 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 3 0.00	H	110.00 Rear 75.00 \$139.92	\$15,391.20	\$1,100.00 11.00 \$100.00	\$6,000.00	\$22,491.20
01.09.08.327.004 Megan Burkel 14 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 6 0.00	NH	105.00 Rear 70.00 \$204.23	\$21,444.15	\$1,000.00 10.00 \$100.00	\$6,000.00	\$28,444.15
01.09.08.327.005 Mollie Marie McIntyre 10 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 7 0.00	H	105.00 Rear 70.00 \$139.92	\$14,552.00	\$1,200.00 12.00 \$100.00	\$6,000.00	\$21,752.00
01.09.08.327.006 City of Mankato 10 Civic Center Plaza Mankato, MN 56001	Franklin Heights Subd Lot 10 0.00	NH	105.00 Rear 70.00 \$204.23	\$21,444.15	\$800.00 8.00 \$100.00	\$6,000.00	\$28,244.15
01.09.08.327.007 James M & Shelley L Corry 116 Bellevue Ave Mankato, MN 56001	Franklin Heights Subd Lot 11 0.00	H	212.33 CC= 118.00 \$139.92	\$20,704.00	\$2,600.00 26.00 \$100.00	\$6,000.00	\$29,304.00
01.09.08.327.009 Michael D & Mary L Stevens 21 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 1 0.00	H	104.00 0.00 \$139.92	\$14,551.68	\$1,300.00 13.00 \$100.00	\$6,000.00	\$21,851.68
01.09.08.327.010 Troy Krahmer 59965 230th St Madison Lake, MN 56063	Franklin Heights Subd Lot 4 0.00	NH	76.00 0.00 \$204.23	\$15,521.48	\$1,200.00 12.00 \$100.00	\$6,000.00	\$22,721.48

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

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 @ \$6,000.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
01.09.08.327.011 Dawn Ranae Krahmer 15 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 5 0.00	H	70.00	\$9,794.40	\$900.00	\$6,000.00	\$16,694.40
	0.00				9.00		
			\$139.92		\$100.00		
01.09.08.327.012 Christopher James Madson & Angela McNamar 11 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 8 0.00	H	70.00	\$9,794.40	\$1,100.00	\$6,000.00	\$16,894.40
	0.00				11.00		
			\$139.92		\$100.00		
01.09.08.327.013 Savorn Cutts 7 Riverview St Mankato, MN 56001	Franklin Heights Subd Lot 9 0.00	NH	70.00	\$14,296.10	\$1,300.00	\$6,000.00	\$21,596.10
	0.00				13.00		
			\$204.23		\$100.00		
01.09.08.327.015 Savorn Cutts 7 Riverview St Mankato, MN 56001	Marsh and Brothers Add S70' of N120.5' of S238.5' and E14.125' of W84.25' of S118' of Lot 16	NH	14.13	\$2,885.77	\$0.00	\$0.00	\$2,885.77
					0.00		
			\$204.23		\$100.00		
01.09.08.327.016 Maggie S Blume 124 Bellevue Ave Mankato, MN 56001	Franklin Heights Subd Lot 12 and West 22 Feet of Lot 13 0.00	H	138.33 CC= 118.00	\$15,544.00	\$1,300.00	\$6,000.00	\$22,844.00
			\$139.92		13.00		
					\$100.00		
01.09.08.327.017 Robert I Dirckx 128 Bellevue Ave Mankato, MN 56001	Franklin Heights Subd East 37 Feet of Lot 13 0.00	H	35.00	\$4,897.20	\$700.00	\$0.00	\$5,597.20
	0.00				7.00		
			\$139.92		\$100.00		
01.09.08.327.018 Robert I Dirckx 128 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add Excluding W20' of W77.125' of S118' and Excluding E7' of Lot 16	H	51.00	\$7,135.92	\$0.00	\$6,000.00	\$13,135.92
					0.00		
			\$139.92		\$100.00		
01.09.08.327.019 Jason L & Nikki J Stresemann 130 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 50' of South 118' of Lot 16 Excluding Street 0.00	H	50.00	\$6,996.00	\$800.00	\$6,000.00	\$13,796.00
					8.00		
			\$139.92		\$100.00		

Project Feasibility Report

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$6,000.00	Total Preliminary Assessment
			Front Feet cost/ft				
01.09.08.376.001 Donald L & Lynn S Gerrish 227 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add West 10 FT of Lot 9 and all of Lot 10 0.00	H	33.67 CC= 101.00 \$139.92	\$4,710.64	\$0.00 0.00 \$100.00	\$6,000.00	\$10,710.64
01.09.08.376.002 Dennis P & Sharon K Dieken 15 Bellevue Ave Mankato, MN 56001	Scheurers Knollcrest Add East 60' of Lot 9 and West 5' of Lot 8 0.00	H	65.00 \$139.92	\$9,094.80	\$3,400.00 34.00 \$100.00	\$6,000.00	\$18,494.80
01.09.08.376.003 Jordan & Jennifer Frandle 17 Bellevue Ave Mankato, MN 56001	Scheurers Knollcrest Add Lot 8 Excluding West 5' 0.00	H	65.00 \$139.92	\$9,094.80	\$1,500.00 15.00 \$100.00	\$6,000.00	\$16,594.80
01.09.08.376.006 Joseph W & Jane L Styndl 103 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add West 53' of South 159' of North 165' of Lot 20 0.00	NH	53.00 \$204.23	\$10,824.19	\$1,500.00 15.00 \$100.00	\$6,000.00	\$18,324.19
01.09.08.376.007 Adam Tisdale & Kylie Engelby 111 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 50' of West 103' of North 165' of Lot 20 0.00	H	50.00 \$139.92	\$6,996.00	\$1,700.00 17.00 \$100.00	\$6,000.00	\$14,696.00
01.09.08.376.008 Briana L & Sonja S Parr-Baker 113 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 50' of West 153' of North 165' of Lot 20 0.00	H	50.00 \$139.92	\$6,996.00	\$1,800.00 18.00 \$100.00	\$6,000.00	\$14,796.00
01.09.08.376.009 Joshua R & Jacqueline M Adams 115 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add West 50' of East 107' of North 165' of West 264' Lot 20	H	50.00 \$139.92	\$6,996.00	\$1,900.00 19.00 \$100.00	\$6,000.00	\$14,896.00
01.09.08.376.010 Carey L Steffensmeier 119 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 57 FT of N 165 FT of West 264 FT of Lot 20 0.00	H	57.00 \$139.92	\$7,975.44	\$1,700.00 17.00 \$100.00	\$6,000.00	\$15,675.44

Project Feasibility Report

2026 Bellevue Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$6,000.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
01.09.08.376.011 Leigh & Casey Aspelund 18837 568th Ave Mankato, MN 56001	Marsh and Brothers Add West 50' of N104' of E264' of Lot 20 (121 Bellevue)	H	50.00	\$6,996.00	\$1,700.00	\$6,000.00	\$14,696.00
					17.00		
			\$139.92		\$100.00		
01.09.08.376.012 Joanna K Pluym 127 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add East 50' of W100' of N104' of E264' Lot 20 0.00	H	50.00	\$6,996.00	\$1,800.00	\$6,000.00	\$14,796.00
					18.00		
			\$139.92		\$100.00		
01.09.08.376.013 David Michael & Natasha Cox 129 Bellevue Ave Mankato, MN 56001	Marsh and Brothers Add West 60' of E164' of S104' of N110' of Lot 20 0.00	H	60.00	\$8,395.20	\$1,700.00	\$6,000.00	\$16,095.20
					17.00		
			\$139.92		\$100.00		
01.09.08.376.029 Daniel Zielske 180 Swiss St Mankato, MN 56001	Marsh and Brothers Add North 54' of South 104' of North 110' of East 104' of Lot 20	H	34.67	\$4,850.56	\$3,000.00	\$6,000.00	\$13,850.56
			CC=		30.00		
			104.00		\$100.00		
			\$139.92				

Project Feasibility Report

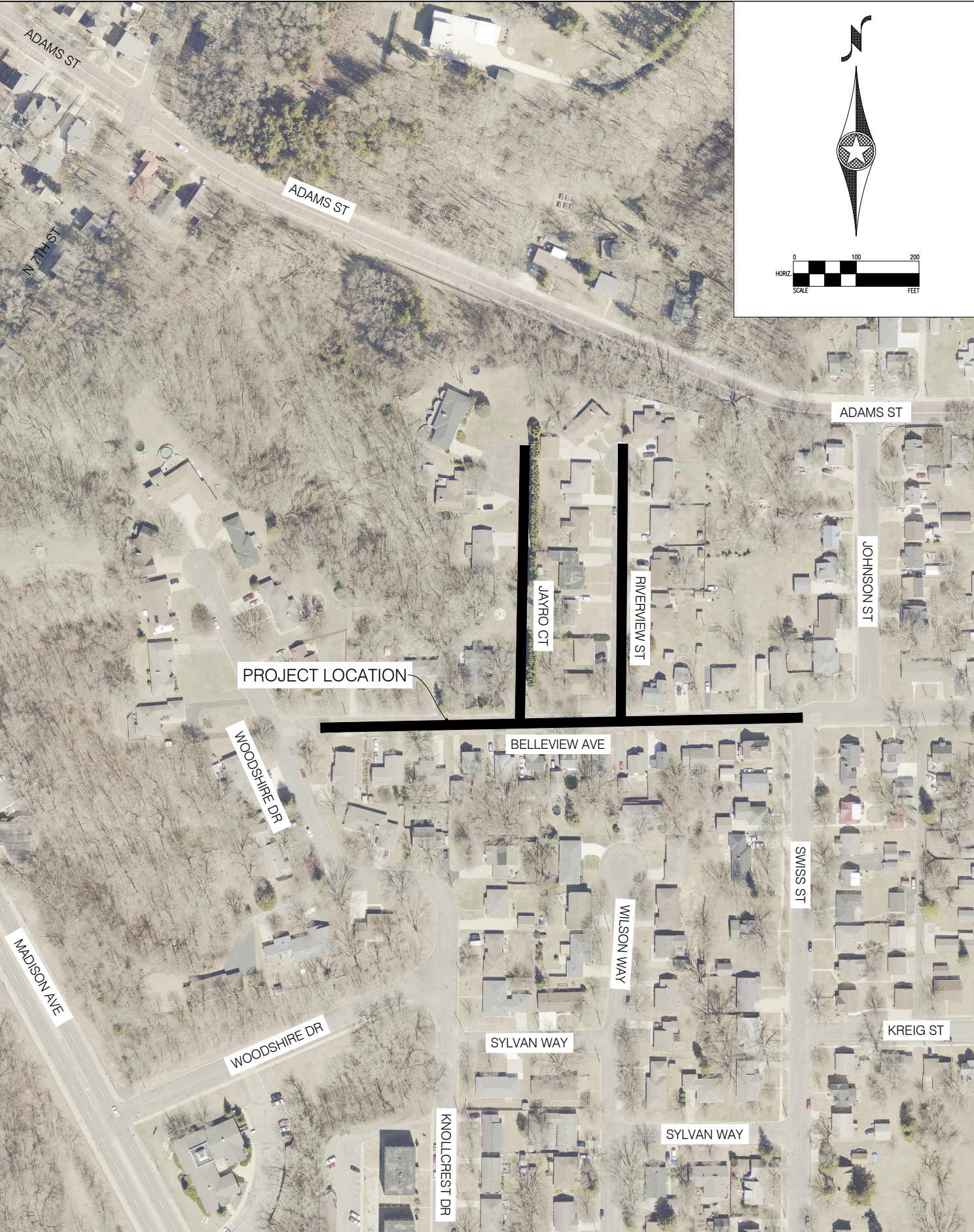
2026 Belleview Avenue, Jayro Court & Riverview Street Improvements

City Project Number 11192

City of Mankato

XV. APPENDIX

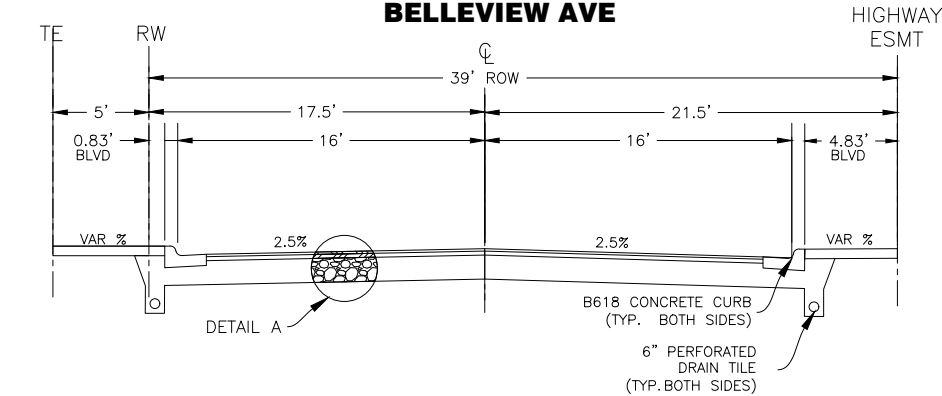
- Figure No. 1 – Location Map
- Figure No. 2 – Typical Section
- Figure No. 3 – Proposed Improvements



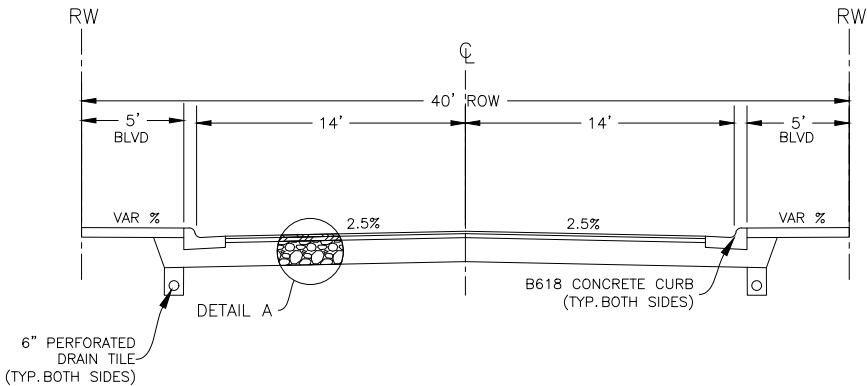
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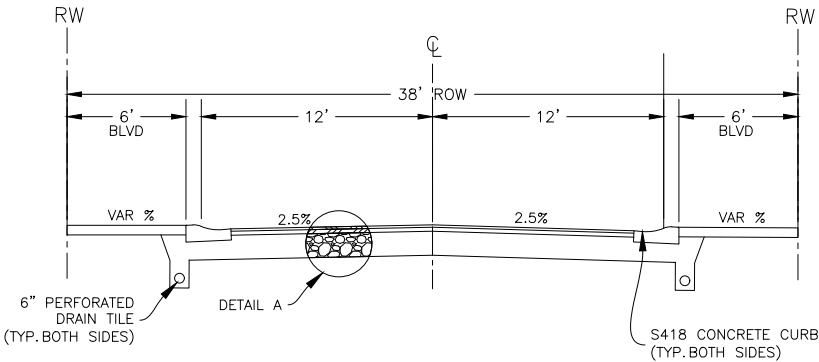
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BELLEVUE AVE



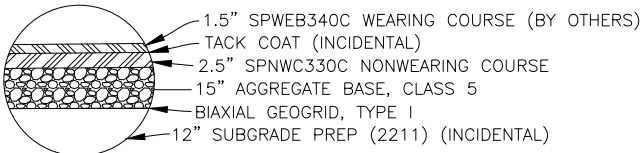
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RIVERVIEW ST



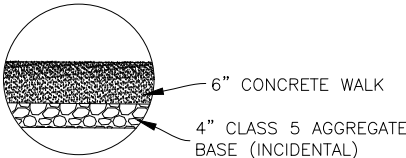
TYPICAL SECTION
JAYRO CT



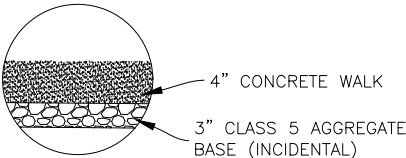
DETAIL A



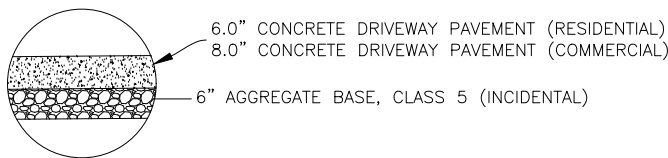
CONCRETE PEDESTRIAN RAMP DETAIL



CONCRETE SIDEWALK DETAIL



CONCRETE DRIVEWAY APRON SECTION



City of Mankato, MN - City Project No. 11192

July 2025

