

2026 RESURFACING

E Main Street, Dolph Reservoir Access Road, & Miscellaneous Sidewalks

Project Feasibility Report

City Project Number 11193

(Dolph Reservoir Formerly City Project Number 11194)

November 5, 2025



Project Feasibility Report

2026 Resurfacing
City Project Number 11193
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.

Cory L. Bienfang

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 Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Joe Smith	507.387.8637	jsmith@mankatomn.gov
Project Representative	TBD		

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IV. EXECUTIVE SUMMARY

The 2026 Resurfacing Project proposed improvements to the following:

- E Main Street from Hannah Street to Victory Drive
- Dolph Reservoir access road – adjacent to Val Imm Drive
- Miscellaneous sidewalk improvements

The 2026 Resurfacing project will provide pavement rehabilitation, Americans with Disabilities Act (ADA) improvements, and drainage improvements to Main Street, Dolph Reservoir access road, and miscellaneous sidewalks. Main Street is major collector roadway and as such needs to be maintained to ensure a safe, reliable, and adequate driving surface. The roadway pavement is over 20 years old and is in need of repair. By performing the recommended pavement rehabilitation and future routine maintenance, another 20 years of reliable operation can be achieved.

Dolph Reservoir is a 3-million-gallon water holding tank located off of Val Imm Drive near the Minnesota State University Mankato campus. The reservoir has an access road approximately 350 feet in length which City staff utilize to access the reservoir for routine maintenance and data collection. The City Council authorized the feasibility report for Dolph Reservoir site improvements under project number 11194. Since the project is small in size, it has been combined with 2026 resurfacing to leverage competitive bid unit prices.

This report will present preliminary investigations, discoveries, design considerations and cost estimates for use in determining the engineering feasibility of the proposed street, utility, and sidewalk improvements. This report was prepared as requested by the Mankato City Council to determine the feasibility of street and utility improvements on the areas listed above. The location of the proposed improvements is shown on **Figure No. 1** in the appendix. The locations of the miscellaneous sidewalks portion of this project are not specifically identified in the figure.

Along Main Street, the existing roadway and utilities in the project area were originally constructed between 1998 and 2002. Per available City records, the watermain and sanitary sewer are polyvinyl chloride (PVC) pipes and the storm sewer is reinforced concrete pipe (RCP). These pipe materials are considered modern and not in need of replacement. Main Street and the Dolph Reservoir access road have failing driving surfaces contributing to high maintenance costs.

Full Depth Reclamation (FDR) is proposed on Main Street to improve the existing roadway driving surface. Isolated curb & gutter and sidewalk replacements are included for drainage and ADA improvements. The Dolph Reservoir access road will be reconstructed to allow for a wider roadway and improved driving surface. Without these improvements, the pavement systems will continue to deteriorate, causing high maintenance costs and eventual structural failure. These improvements were determined through a review and evaluation of city infrastructure.

The estimated project cost of these necessary improvements is approximately **\$2,572,000**.

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.

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V. PROJECT INTRODUCTION

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:

- 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, includes approximately 6,000 linear feet of Main Street, 350 linear feet of the Dolph Reservoir access road, and miscellaneous sidewalk replacement. The project locations are shown on **Figure No. 1**. Specific items that will be included in the improvements are:

Main Street – Full Depth Reclamation (FDR):

- Full depth reclamation of existing pavement and aggregate base
- Select concrete curb & gutter replacement
- Manhole casting replacement
- Select sidewalk replacement and pedestrian ramp replacement
- Drainage improvements
- Pavement markings
- Traffic signal improvements at Main Street & Division Street

Dolph Reservoir access road – Reconstruction:

- Full reconstruction of existing roadway pavement and aggregate base
- Drainage Improvements

Miscellaneous Sidewalks:

- Various portions of sidewalks throughout the City of Mankato have been inventoried for ADA compliance and general condition. Areas of unsatisfactory conditions are subject to replacement. No figure specifically indicates these areas.

VI. EXISTING CONDITIONS

A. STREET

- E Main Street from Hannah Street to Victory Drive is a residential roadway, classified as a major collector, with concrete curb & gutter and bituminous surfacing. The existing roadway width varies, measuring 44-feet between curb faces at the west end of the project limits and 36-feet at the east end. Records indicate that the most recent reconstruction of the street and utilities occurred between 1998 and 2002. Since then, the roadway has been seal coated and patched with bituminous pavement in several areas. Currently the existing bituminous surface is in poor condition with enough cracks, potholes, and raveling to warrant deeper rehabilitation. The existing concrete curb & gutter is B-style, which is consistent with current

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city standards, and is in adequate condition. The street last had its pavement condition rated in 2023 and received an average rating of 77 out of 100.

- Dolph Reservoir is a 3-million-gallon water storage tank built in 1960. The reservoir has an existing access road off Val Imm Drive. The road is 11-feet-wide between curb faces. Available records indicate the access road was last improved in 1996. The access road is narrow, and the bituminous surface and concrete curb & gutter are in poor condition with cracking, potholes, and heaved areas throughout.
- Miscellaneous Sidewalks: various portions of sidewalks throughout the City of Mankato have been inventoried for ADA compliance and general condition. Areas of unsatisfactory conditions are subject to replacement. No figure specifically indicates these areas.

B. STORM SEWER

The existing storm sewer within the Main Street and Dolph Reservoir project limits consists of reinforced concrete pipe (RCP) of various sizes. The manhole and catch basin structures are precast concrete structures in adequate condition. The storm sewer system was installed between 1998 and 2002 and is functioning properly.

C. SANITARY SEWER

The existing sanitary sewer within the Main Street project limits consists of polyvinyl chloride (PVC) pipe of various sizes. The manholes are precast concrete structures in adequate condition. The sanitary sewer system was installed between 1998 and 2002 and is functioning properly. There is no sanitary sewer system present along the Dolph Reservoir access road.

D. WATERMAIN

The existing watermain system within the Main Street and Dolph Reservoir project limits consists of polyvinyl chloride (PVC) pipe of various sizes. The watermain system was installed between 1996 and 2002 and is functioning properly. The system includes approximately 32 gate valves and 17 fire hydrants.

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

- Main Street is proposed as a full depth reclamation project. Bituminous pavement will be installed after the reclamation process. Full depth reclamation is proposed to provide a high value investment in restoring, improving, and extending the driving surface of the roadway pavement. In general, the existing concrete curb & gutter is in adequate condition; however, isolated areas of replacement are proposed for ADA and drainage improvements. The ADA pedestrian ramps and sidewalks at the intersections will be reconstructed to meet modern standards. Areas of mainline sidewalk and driveways that

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do not meet current ADA standards will be replaced. The existing and proposed bituminous pavement sections along Main Street are shown on **Figure No. 2** in the appendix. **Figures 3a and 3b** show the areas of resurfacing.

- Main Street: a traffic signal warrant analysis is currently being conducted at the intersection of Main Street and Division Street. The purpose of the warrant analysis is to determine if the existing traffic signal is necessary based on current traffic volumes. Preliminary results from the analysis suggest that traffic volumes meet the criteria for the traffic signal to remain in-place. If the final analysis determines that the signal is not warranted, additional documentation will be brought back to the Council to discuss traffic signal removal. For the purposes of this report, the traffic signal is assumed to remain in-place. The traffic signal loop detectors are proposed to be replaced with traffic cameras to meet City standards. A new signal cabinet is proposed to allow for pedestrian cross walk push button installation at the intersection. Approximately 600 feet of conduit for future fiber optic usage is planned to be installed from Alexander Park to the traffic signal at Main St and Division St. The City is working towards all traffic signals being connected to the fiber optic system for improved data collection and operations purposes.
- Main Street: pedestrian safety improvements are noted on **Figures 3a and 3b** at the following intersections:
 - Main St & Dickinson St – curb bump out proposed south side of Main St
 - Main St & Marion Ln – center median proposed
 - Main St & Electa Blvd – curb bump out with rectangular rapid flashing beacons (RRFB's)
 - The Mankato Area Public Schools Safe Routes to School Plan (2013) notes safety enhancements needed at this intersection.
 - This intersection was chosen for RRFB installation due to its sidewalk connectivity to Washington Elementary and Glenwood Avenue.
- Dolph Reservoir access road is proposed as 12-feet-wide with concrete curb and gutter on both sides. This design slightly widens the road which provides improved access for City staff. **Figure No. 2** shows the proposed typical section. **Figure No. 3c** shows the proposed improvements including bituminous pavement, concrete curb and gutter, concrete driveway apron, and drainage improvements.
- Miscellaneous Sidewalks: various portions of sidewalks throughout the City of Mankato have been inventoried for ADA compliance and general condition. Areas of unsatisfactory conditions are subject to replacement. No figure specifically indicates these areas.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod or seeding in the disturbed areas. Damages to residential driveway aprons will be restored with concrete pavement, or in-kind materials if the damages occur on the house side of the existing sidewalk. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be trimmed or removed as part of construction due to direct conflict with the proposed utilities or unavoidable root damage.

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B. STORM SEWER

Main Street: In general, the storm sewer system along the project limits meets city standards and is functioning adequately. Existing curb & gutter drainage will be reviewed during final design and additional catch basin structures will be added as needed to improve drainage. No other storm sewer improvements are recommended.

Dolph Reservoir: If deemed feasible during final design, a catch basin structure will be added near the reservoir to connect roof drains into the underground storm sewer system. Presently, the roof drains discharge overland which deteriorates the pavement and causes icy conditions during freeze-thaw cycles.

C. SANITARY SEWER

No underground sanitary sewer improvements are proposed within the project limits. Manhole castings along Main Street are planned to be removed & replaced to meet current City standards.

D. WATERMAIN

No underground watermain improvements are proposed within the project limits. Existing water gate valve boxes will be adjusted or replaced as needed to meet finished grade.

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

- Main Street:
 - The existing ROW width transitions from 100 feet at Hannah Street to about 64 feet on the east end of the project limits near Victory Drive.
 - No acquisition of ROW or easement is required along Main Street.
- Dolph Reservoir:
 - The existing ROW is 66' wide along Val Imm Drive
 - The reservoir and access road are on a parcel owned by the State of Minnesota (Minnesota State University Mankato). There is an in-place easement deeded to the City of Mankato for the reservoir; however, no such easement is documented on the access road.
 - An easement is required to reconstruct the access road.

IX. APPROVALS/PERMITS

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

- Minnesota Pollution Control Agency (MPCA) Construction Stormwater Permit
- City of Mankato Land Disturbance Permit
- MnDOT State Aid Plan Approval (Main Street)

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X. PROJECT COST ESTIMATE AND FINANCING

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

ITEM	Cost		
	Main Street	Misc. Sidewalks	Dolph Reservoir
Street and Landscaping Construction (1)	\$1,586,700.00	\$70,000.00	\$93,430.00
Stormwater Pollution Prevention	\$37,400.00		\$15,500.00
Storm Drainage Construction	\$95,400.00		\$15,900.00
Sanitary Sewer Construction	\$41,600.00		\$0.00
Watermain Construction	\$25,600.00		\$0.00
TOTAL CONSTRUCTION	\$1,786,700.00	\$70,000.00	\$124,830.00
Construction Contingency	\$178,670.00	\$7,000.00	\$12,483.00
Administration (2)	\$157,229.60	\$6,160.00	\$10,985.04
Engineering	\$196,537.00	\$7,700.00	\$13,731.30
TOTAL PROJECT COST	\$2,319,137.00	\$90,860.00	\$162,029.00
OVERALL PROJECT COST	\$2,572,026.00		

Notes:

(1) Includes final wear course bituminous paving

(2) Includes construction materials testing

Funding for the proposed improvements is shown in the tables below:

FUNDING SOURCE	Main Street & Miscellaneous Sidewalks	
	AMOUNT	PERCENT
Special Assessments	\$488,729.00	20.3%
Municipal State Aid	\$600,000.00	24.9%
Sewer Revenue	\$48,922.00	2.0%
Water Revenue	\$30,106.00	1.2%
Stormwater Revenue	\$112,190.00	4.7%
General Obligation Bonds	\$1,130,050.00	46.9%
TOTAL FUNDS	\$2,409,997.00	100.0%

FUNDING SOURCE	Dolph Reservoir	
	AMOUNT	PERCENT
Water Revenue	\$162,029.00	100.0%
TOTAL FUNDS	\$162,029.00	100.0%

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XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements:

6/9/2025	Resolution ordering preparation of feasibility report.
10/7/2025	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).
February 2026	MnDOT state aid submittals.
3/12/2026	Advertise for bid.
4/3/2026	Open bids.
5/12/2026	Award bid.
May-June 2026	Pre-construction public informational meeting.
June 2026	Begin construction.
Fall 2026	Construction substantially complete.
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.

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of E Main Street, Dolph Reservoir access road, and miscellaneous sidewalks are unfavorable with only further deteriorations to come. If these improvements are not made, maintenance costs will continue to be an issue and failure of the roadway surfaces will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project 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.

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XIII. PRELIMINARY ASSESSMENT ROLL

1. Special Assessments

The estimated assessments for each property consist of the street reclamation assessment or sidewalk replacement assessment. 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 reclamation assessments are proposed at an estimated rate of \$40.51 per frontage foot for homestead properties and \$64.84 per frontage foot for non-homestead properties. Four methods are used to determine the street frontage: straight frontage, corner credit, rear frontage, and the offset measurement.

a. Local Street Full Reclamation 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 \$40.51 = \$4,051.00.

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 * \$40.51 = \$2,430.60. 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 * \$40.51 = \$4,658.65.

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.

Sidewalks will be replaced as identified by City staff for general maintenance and accessibility improvements. Sidewalk is assessed to adjacent properties on a per linear foot basis at \$17.64 per foot. For example, if an adjacent property has a total of 15 linear feet of sidewalk measured parallel to the street (regardless of width of sidewalk), the

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assessment would be 15 feet * \$17.64 = \$264.60. The final assessment would be adjusted based on field verified measurements of sidewalk replaced per property.

b. Additional assessment items

Other items that may be added to the assessment include complete driveway replacement and outwalk replacement.

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.

c. Levies and hardship deferrals

Project assessments are scheduled to be levied in the fall of 2027 over a 5-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 project coordinator. 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.

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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			Requested Additional Work	Total Preliminary Assessment
			Front Feet		Sidewalk Length		
			Cost/Ft		Cost/Ft		
01.09.17.151.014 Justin Scott Hinz 1010 E Main St Mankato, MN 56001	Oaklawn East Half of Lot 2 and all of Lot 3 Block 1	H	75.00	\$3,038.25	\$0.00	\$ -	\$3,038.25 5 years
				0.00			
			\$40.51		\$17.64		
01.09.17.151.016 Jae Michael & Ashley Eccher 1026 E Main St Mankato, MN 56001	Oaklawn Lot 7 Block 1 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
				0.00			
			\$40.51		\$17.64		
01.09.17.151.017 Colin D Brower 1036 E Main St Mankato, MN 56001	Oaklawn Lot 8 Block 1 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
				0.00			
			\$40.51		\$17.64		
01.09.17.151.018 Marcia K Highum 1038 E Main St Mankato, MN 56001	Oaklawn Lot 9 Block 1 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
				0.00			
			\$40.51		\$17.64		
01.09.17.151.019 John & Kathleen Dorn Trust Agreement 1040 E Main St Mankato, MN 56001	Oaklawn Lot 10 and West 47.15' of Lot 11 Block 1	H	100.00	\$4,051.00	\$0.00		\$4,051.00 5 years
				0.00			
			\$40.51		\$17.64		
01.09.17.151.020 Kathy A Jacobson 1048 E Main St Mankato, MN 56001	Oaklawn East 2.85' of Lot 11 and all of Lot 12 Block 1	H	47.25	\$1,914.10	\$0.00		\$1,914.10 5 years
				0.00			
			\$40.51		\$17.64		
01.09.17.151.021 Robert D & Sarah J Stover 1018 E Main St Mankato, MN 56001	Oaklawn Lot 4 Block 1 0.00	H	50.00	\$1,856.00	\$0.00		\$1,856.00 5 years
				0.00			
			\$40.51		\$17.64		
01.09.17.151.022 Robert D & Sarah J Stover 1018 E Main St Mankato, MN 56001	Oaklawn Lot 5 Block 1 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
				0.00			
			\$40.51		\$17.64		
01.09.17.151.023 Jae Michael & Ashley Eccher 1026 E Main St Mankato, MN 56001	Oaklawn Lot 6 Block 1 0.00	H	50.00	\$2,000.00	\$0.00		\$2,000.00 5 years
				0.00			
			\$40.51		\$17.64		

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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		Sidewalk Length Cost/Ft	Requested Additional Work	Total Preliminary Assessment
			Front Feet				
01.09.17.152.007 Amber Lyn Masloski 1104 E Main St Mankato, MN 56001	Oaklawn Lot 1 Block 6 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.152.008 Mayo Clinic Health System-Mankato 1025 Marsh St PO Box 8673 Mankato, MN 56002	Oaklawn Lot 2 Block 6 0.00	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.009 Mayo Clinic Health System-Mankato 1025 Marsh St PO Box 8673 Mankato, MN 56002	Oaklawn Lot 3 Block 6 0.00	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.010 Mayo Clinic Health System-Mankato 1025 Marsh St PO Box 8673 Mankato, MN 56002	Oaklawn Lot 4 Block 6 0.00	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.011 Mayo Clinic Health System-Mankato 1025 Marsh St PO Box 8673 Mankato, MN 56002	Oaklawn Lot 5 Block 6 0.00	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.012 Mayo Clinic Health System 1025 Marsh St Mankato, MN 56001	Oaklawn Lot 6 Block 6 0.00	NH	52.50	\$3,404.10	\$0.00		\$3,404.10 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.017 Mayo Clinic Health System 1025 Marsh St Mankato, MN 56001	Agency Heights Addition Lot 1 0.00 0.00	NH	63.20	\$4,097.89	\$0.00		\$4,097.89 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.152.018 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	Agency Heights Addition Lot 2 0.00 0.00	NH	75.38	\$4,887.64	\$0.00		\$4,887.64 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.153.012 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	Agency Heights Addition Lots 20 and 21 0.00 0.00	NH	59.00	\$3,825.56	\$0.00		\$3,825.56 5 years
			CC= 139.00		0.00		
			\$64.84		\$17.64		

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			Front Feet				
01.09.17.154.001 Caroline L Jones 1005 E Main St Mankato, MN 56001	Smiths Subdivision Lot 55 of Marsh and Brothers Addition Lot 1	H	79.80	\$3,232.70	\$0.00		\$3,232.70 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.154.002 Maridean C Adams 1009 E Main St Mankato, MN 56001	Smiths Subdivision Lot 55 of Marsh and Brothers Addition Lot 2	H	79.80	\$3,232.70	\$0.00		\$3,232.70 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.154.003 Craig & Amy Evenson 1015 E Main St Mankato, MN 56001	Smiths Subdivision Lot 55 of Marsh and Brothers Addition Lot 3	H	79.80	\$3,232.70	\$0.00		\$3,232.70 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.001 Randy L & Patricia M Boyd PO Box 402 Excelsior, MN 55331	Marsh and Brothers Add West Half of Lot 54 Excluding South 376' of Lot 54 (1027 E Main St)	NH	77.50	\$5,025.10	\$0.00		\$5,025.10 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.155.002 Jami Williams & Daniel Stoll 1035 E Main St Mankato, MN 56001	Marsh and Brothers Add North 185 FT of East Half of Lot 54 0.00	H	77.50	\$3,139.53	\$0.00		\$3,139.53 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.003 Michael J & Janet L Hoffman 1039 E Main St Mankato, MN 56001	Marsh and Brothers Add West 80' of North 150' of Lot 53 0.00	NH	80.00	\$5,187.20	\$0.00		\$5,187.20 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.155.004 Ahmad & Nawal Hassan 1043 E Main St Mankato, MN 56001	Marsh and Brothers Add East 75' of N150' of Lot 53 0.00 0.00	H	75.00	\$3,038.25	\$0.00		\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.005 Britney Karels 1047 E Main St Mankato, MN 56001	Marsh and Brothers Add West 50 FT of North 150 FT of Lot 52 0.00	H	50.00	\$2,025.50	\$0.00		\$2,025.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.006 Wesley Johnson 1101 E Main St Mankato, MN 56001	Marsh and Brothers Add East 69.5' of North 150' of Lot 52 0.00	H	69.50	\$2,815.45	\$0.00		\$2,815.45 5 years
					0.00		
			\$40.51		\$17.64		

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01.09.17.155.007 Steven M & Lucinda K Mason 1105 E Main St Mankato, MN 56001	Marsh and Brothers Add North 150 FT of Lot 51 0.00 0.00	H	77.20	\$3,127.37	\$0.00		\$3,127.37 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.008 Randall J Geraghty & Amanda R True 1115 E Main St Mankato, MN 56001	Marsh and Brothers Add North 225' of Lot 50 and West 8.87' of North 225' of Lot 49	H	86.44	\$3,501.68	\$0.00		\$3,501.68 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.009 David & Diane Smith Tr Agmt 1121 E Main St Mankato, MN 56001	Marsh and Brothers Add West Half of North 255' of Lot 48 and East 68.38' of North 225' of Lot 49	H	107.22	\$4,343.48	\$0.00		\$4,343.48 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.019 Yvonne M Cariveau & Derek G Liebertz 1131 E Main St Mankato, MN 56001	Marsh and Brothers Add Lot 47 and East Half of Lot 48 0.00	H	108.76	\$4,405.87	\$0.00		\$4,405.87 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.020 Jason D Maloney 1139 E Main St Mankato, MN 56001	Marsh and Brothers Add West 100' of all Northwest of Center of Ravine Lot 46	H	99.25	\$4,020.62	\$0.00		\$4,020.62 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.021 Joshua D & Christina Smith 1143 E Main St Mankato, MN 56001	Marsh and Brothers Add West 61' of E131' Northwest of Center of Ravine Lot 46	H	60.54	\$2,452.48	\$0.00		\$2,452.48 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.155.022 Key City Properties LLC 2265 Coventry Ln North Mankato, MN 56003	Marsh and Brothers Add East 70' of East 131' Northwest of Center of Ravine Lot 46	NH	69.48	\$4,505.08	\$0.00		\$4,505.08 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.003 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	All N of Road of W6A of SE4 of NW4 Exc 3.16A of Section 17 Township 108 Range 26 (1222 E Main St)	NH	106.57	\$6,910.00	\$0.00		\$6,910.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.004 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	E52' of S150' of W6A of SE4 of NW4 N Road Section 17 Township 108 Range 26 (1234 E Main St)	NH	67.00	\$4,344.28	\$0.00		\$4,344.28 5 years
					0.00		
			\$64.84		\$17.64		

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01.09.17.176.017 Mayo Clinic Health System Southwest Minnesot 200 First St Sw Rochester, MN 55902	Subdivision of Dickinsons 12 Acres E 56' of W106' of Lot 1 and S50' of E56' of (1238 E Main St)	NH	67.22	\$4,358.54	\$0.00		\$4,358.54 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.020 Mayo Clinic Health System Southwest Minnesot 200 First St Sw Rochester, MN 55902	Subdivision of Dickinsons 12 Acres E56' of W106' of Lot 1 & S50' of E56' of W106'..... (1242 E Main St)	NH	72.34	\$4,690.53	\$0.00		\$4,690.53 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.021 Mayo Clinic Health System Mankato 1025 Marsh St Mankato, MN 56001	Subdivision of Dickinsons 12 Acres W50' of E100' of Lot 1 (1248 E Main St)	NH	64.59	\$4,188.02	\$0.00		\$4,188.02 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.026 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	Dane St ISJ Addition Outlot B 0.00 0.00	NH	7.33	\$475.28	\$0.00		\$475.28 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.176.029 ISJ Mayo Health System 1025 Marsh St PO Box 8673 Mankato, MN 56002	Beg NWCOR of SE4 of NW4 S689.8' E60' N175' E138' N514.8' W198' to Beg Section 17 Township	NH	60.56	\$3,926.71	\$0.00		\$3,926.71 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.178.002 Tracy Lyn Culbertson & Jackie Franklin 1231 E Main St Mankato, MN 56001	100'x200'x105'x200' in SE4 of NW4 S of Rd RB169 PG361 Section 17 (1231 E Main St)	NH	100.00	\$6,484.00	\$0.00		\$6,484.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.178.003 Hemberger Properties LLC 1766 Leona Dr North Mankato, MN 56003	50'X150' From Main St Back & Contiguous W/Lot 6 Strobels Addition..... (1235 E Main St)	NH	50.00	\$3,242.00	\$0.00		\$3,242.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.178.006 Jaci A Richmond 1245 E Main St Mankato, MN 56001	Strobels Addition Lot 4 and West Half of Lot 3 and Vacated Alley Adjacent Lot 3	H	75.00	\$3,038.25	\$0.00		\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.007 Nicole Schmidt 1303 E Main St Mankato, MN 56001	Strobels Addition Lot 2 and East Half of Lot 3 0.00	NH	75.00	\$4,863.00	\$0.00		\$4,863.00 5 years
					0.00		
			\$64.84		\$17.64		

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			Front Feet				
01.09.17.178.015 Mark A & Nell A Musolf 1311 E Main St Mankato, MN 56001	Hanten Subdivision Lot 1 0.00 0.00	H	79.15	\$3,206.37	\$0.00		\$3,206.37 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.178.020 Chad A & Megan Schwichtenberg 1307 E Main St Mankato, MN 56001	.03 Acres NE of Lot 1 Strobels Addition in SE4 of NW4 Section 17 Township 108 Range 26	H	46.31	\$536.00	\$0.00		\$536.00 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.027 Chad A & Megan Schwichtenberg 1307 E Main St Mankato, MN 56001	Strobels Addition SE of Line Beginning 60.98' SE of NW Corner of Lot 1 SW133.85' of Lot 1	H	37.00	\$1,498.87	\$0.00		\$1,498.87 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.032 Julie A Karpinsky 1229 E Main St Mankato, MN 56001	Apple Nook Lot 14 Block 1 0.00 0.00	H	142.77	\$5,783.61	\$0.00		\$5,783.61 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.038 Drew Dauer 1241 E Main St Mankato, MN 56001	Strobels Addition Lot 5 and East Half of Lot 6 and Vacated Alley Adjacent	H	75.00	\$3,038.25	\$0.00		\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.178.039 Hemberger Properties LLC 1766 Leona Dr North Mankato, MN 56003	Strobels Addition West Half of Lot 6 and Vacated Alley Adjacent 0.00	NH	25.00	\$1,621.00	\$0.00		\$1,621.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.179.014 Howard Mock 144 Country Club Dr Mankato, MN 56001	Subdivision of Dickinsons 12 Acres S76' of N101' Ex E48' of Lot 20 (1310 E main St)	NH	102.48	\$6,644.80	\$0.00		\$6,644.80 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.179.015 Chris Hamman & Kathleen Hartwig 1318 E Main St Mankato, MN 56001	Subdivision of Dickinsons 12 Acres Excluding N25' of EX S76' of N101' W of E48' of Lot 20 and EX Main.....	H	209.59	\$8,490.49	\$0.00		\$8,490.49 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.179.020 Rene F Jr & Margaret A Maes 26486 Sioux Trl Madison Lake, MN 56063	Marion Lane Subdivision East 55 Feet of Lot 1 0.00 0.00	NH	53.86	\$3,492.28	\$0.00		\$3,492.28 5 years
					0.00		
			\$64.84		\$17.64		

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			Front Feet				
01.09.17.179.027 Hailey Rehmann 1402 E Main St Mankato, MN 56001	Registered Land Survey 143 Tract A 0.00 0.00	H	61.74	\$2,501.09	\$0.00		\$2,501.09 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.011 Eric Erwin Mathews 107 Marion Ln Mankato, MN 56001	Marion Lane Subdivision Lot 11 0.00 0.00	H	68.97	\$2,793.97	\$0.00		\$2,793.97 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.012 Robert D Heller (Cfd) 1424 E Main St Mankato, MN 56001	Adys Subdivision Lot 6 Block 2 0.00	H	70.00	\$2,835.70	\$0.00		\$2,835.70 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.013 James A Gould & Cara M Chavie 1500 E Main St Mankato, MN 56001	Adys Subdivision Lot 5 Block 2 0.00	H	60.00	\$2,430.60	\$0.00		\$2,430.60 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.014 Kayla A Forsythe 336 Harrison Ave North Mankato, MN 56003	Adys Subdivision Lot 4 Block 2 0.00	NH	80.00	\$5,187.20	\$0.00		\$5,187.20 5 years
			0.00		0.00		
			\$64.84		\$17.64		
01.09.17.180.015 Stanley D Nelson 1516 E Main St Mankato, MN 56001	Adys Subdivision Lot 3 Block 2 0.00	H	77.00	\$3,119.27	\$0.00		\$3,119.27 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.016 Douglas & Robin Fortune 1520 E Main St Mankato, MN 56001	Adys Subdivision Lot 2 Block 2 0.00	H	80.60	\$3,265.11	\$0.00		\$3,265.11 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.180.017 Demaris D Dittich 1536 E Main St Mankato, MN 56001	Adys Subdivision Lot 1 Block 2 0.00	H	62.32	\$2,524.58	\$0.00		\$2,524.58 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.17.255.007 Harold H & Gloria Linde 1604 E Main St Mankato, MN 56001	Giffords Subdivision Lot 4 0.00 0.00	H	65.00	\$2,633.15	\$0.00		\$2,633.15 5 years
			0.00		0.00		
			\$40.51		\$17.64		

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01.09.17.255.008 Michael H Leiferman & Katherine J Brenke 104 Electa Blvd Mankato, MN 56001	Giffords Subdivision Lot 3 0.00 0.00	H	60.80 0.00 \$40.51	\$2,463.01	\$0.00 0.00 \$17.64		\$2,463.01 5 years
01.09.17.256.013 Brittany Kay Erickson 1614 E Main St Mankato, MN 56001	Giffords Subdivision Lot 2 0.00 0.00	H	65.61 0.00 \$40.51	\$2,657.86	\$0.00 0.00 \$17.64		\$2,657.86 5 years
01.09.17.256.014 Daniel & Tammy Brockhaus 1618 E Main St Mankato, MN 56001	Giffords Subdivision Lot 1 0.00 0.00	H	70.00 0.00 \$40.51	\$2,835.70	\$0.00 0.00 \$17.64		\$2,835.70 5 years
01.09.17.256.015 Al Hameedi Nagham & Al Marzoog Layth 1620 E Main St Mankato, MN 56001	Schulz and Dauk Subd Lot 1 Block 1 0.00	H	70.00 0.00 \$40.51	\$2,835.70	\$0.00 0.00 \$17.64		\$2,835.70 5 years
01.09.17.256.016 Sara J Swanson 1724 E Main St Mankato, MN 56001	Schulz and Dauk Subd Lot 2 Block 1 0.00	H	61.82 0.00 \$40.51	\$2,504.33	\$0.00 0.00 \$17.64		\$2,504.33 5 years
01.09.17.257.014 Ryan M Sullivan 1730 E Main St Mankato, MN 56001	Schulz and Dauk Subd Lot 1 Block 2 0.00	H	66.14 0.00 \$40.51	\$2,679.33	\$0.00 0.00 \$17.64		\$2,679.33 5 years
01.09.17.257.015 Nathaneal J & Susan M Olson 1732 E Main St Mankato, MN 56001	Schulz and Dauk Subd Lot 2 Block 2 0.00	H	70.50 0.00 \$40.51	\$2,855.96	\$0.00 0.00 \$17.64		\$2,855.96 5 years
01.09.17.257.016 Adam C Jutz 1728 E Main St Mankato, MN 56001	Second Extension to East Mankato Westerly 75' of Lots 20 and 21	H	75.17 0.00 \$40.51	\$3,045.14	\$0.00 0.00 \$17.64		\$3,045.14 5 years
01.09.17.257.017 Michael P Green 100 Long St Mankato, MN 56001	Second Extension to East Mankato Easterly 57' of Lots 20 and 21	H	57.00 0.00 \$40.51	\$2,309.07	\$0.00 0.00 \$17.64		\$2,309.07 5 years

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			Front Feet				
01.09.17.258.008 Carter J Kottke 1802 E Main St Mankato, MN 56001	103.5'x132' in SE Corner of W2 of E2 of SW4 of NE4 S of Lot 20 Block 22 2nd Ext to E Mkto....	H	52.17	\$2,113.41	\$0.00		\$2,113.41 5 years
			CC= 132.17		0.00		
			\$40.51		\$17.64		
01.09.17.258.020 Aaron Michael & Lexy Louise Braun 100 N Belmont Dr Mankato, MN 56001	Tonga Subdivision Lot 1 Block 1 0.00	H	36.67	\$1,485.37	\$0.00		\$1,485.37 5 years
			CC= 110.00		0.00		
			\$40.51		\$17.64		
01.09.17.279.009 City of Mankato PO Box 3368 Mankato, MN 56001	Registered Land Survey 14 Lot B and E717.70FT of a Measure on North Line of A	NH	610.65	\$39,594.55	\$0.00		\$39,594.55 5 years
			CC= 690.65		0.00		
			\$64.84		\$17.64		
01.09.17.326.002 Kirk T & Karen W Saiki 1315 E Main St Mankato, MN 56001	Hanten Subdivision Lot 2 0.00 0.00	H	28.25	\$1,144.27	\$0.00		\$1,144.27 5 years
			CC= 84.74		0.00		
			\$40.51		\$17.64		
01.09.17.328.001 James P Decker 1401 E Main St Mankato, MN 56001	Oakwood Heights Addition Westerly Part of Lot 1 Excluding Tract RB194 PG518 Lot 1	NH	31.77	\$2,059.97	\$0.00		\$2,059.97 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.328.002 Shawn Guckeen 1405 E Main St Mankato, MN 56001	Oakwood Heights Addition Easterly Part of Lot 1 RB194 PG518 0.00	H	82.38	\$3,337.21	\$0.00		\$3,337.21 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.328.003 Dylin Helfrey 1417 E Main St Mankato, MN 56001	Door and Dietemanns Add Lot 1 0.00 0.00	H	92.00	\$3,726.92	\$0.00		\$3,726.92 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.328.004 Lee A Istvanovich 1427 E Main St Mankato, MN 56001	Door and Dietemanns Add Excluding South 10' of Lot 2 0.00	H	58.35	\$2,363.76	\$0.00		\$2,363.76 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.329.009 Jesse Glaser 1503 E Main St Mankato, MN 56001	Door and Dietemanns Add Lot 23 0.00 0.00	H	76.10	\$3,082.81	\$0.00		\$3,082.81 5 years
					0.00		
			\$40.51		\$17.64		

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			Front Feet				
01.09.17.329.010 Arden L & Lyla M Olson 1517 E Main St Mankato, MN 56001	Caven Springer Heights West 70' of Lot 1 Block 1 0.00	H	70.00	\$2,835.70	\$0.00		\$2,835.70 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.329.011 Bryan C & Renae Kamm 1521 E Main St Mankato, MN 56001	Caven Springer Heights East 53.8' of Lot 1 Block 1 0.00	H	51.37	\$2,081.00	\$0.00		\$2,081.00 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.329.021 Cade Leitheiser 1509 E Main St Mankato, MN 56001	Door and Dietemanns Add Lot 24 0.00 0.00	H	73.57	\$2,980.32	\$0.00		\$2,980.32 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.002 Aaron T Thoren 104 Agency Rd Mankato, MN 56001	Auditors Plat 54 Lot 2 0.00 0.00	H	85.70	\$3,471.71	\$0.00		\$3,471.71 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.003 John Warren Miller 110 Agency Rd Mankato, MN 56001	Auditors Plat 54 Lot 3 0.00 0.00	H	57.10	\$2,313.12	\$0.00		\$2,313.12 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.004 Valerie A Maldonado 1621 E Main St Mankato, MN 56001	Schulzs Cozy Acres Subd West 72 Feet of Lot 1 0.00	H	72.00	\$2,916.72	\$0.00		\$2,916.72 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.005 P L Debill & A C Richardson 1625 E Main St Mankato, MN 56001	Schulzs Cozy Acres Subd Lot 1 Excluding West 72 Feet and Excluding East 32 Feet of Lot 2	H	72.00	\$2,916.72	\$0.00		\$2,916.72 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.006 Maureen Rae Casey 1629 E Main St Mankato, MN 56001	Schulzs Cozy Acres Subd West 28 Feet of Lot 3 and East 32 Feet of Lot 2 0.00	H	60.00	\$2,430.60	\$0.00		\$2,430.60 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.402.007 Jessica L Sheehy 1731 E Main St Mankato, MN 56001	Schulzs Cozy Acres Subd East 60 Feet of Lot 3 0.00 0.00	H	60.00	\$2,430.60	\$0.00		\$2,430.60 5 years
					0.00		
			\$40.51		\$17.64		

Project Feasibility Report

2026 Resurfacing

City Project Number 11193

City of Mankato

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			Front Feet				
01.09.17.402.019 Robert Julian & Peggy Miller 1803 E Main St Mankato, MN 56001	Registered Land Survey 25 North 76 Feet of Lot B 0.00 0.00	H	64.64	\$2,618.57	\$0.00		\$2,618.57 5 years
			CC= 144.64		0.00		
			\$40.51		\$17.64		
01.09.17.402.029 Resurrection Lutheran Church of South Central 1735 E Main St Mankato, MN 56001	First Christian Church Add Lot 2 Block 1 Church	NH	365.50	\$23,699.02	\$0.00		\$23,699.02 5 years
					0.00		
			\$64.84		\$17.64		
01.09.17.403.001 Connie Perez 1901 E Main St Mankato, MN 56001	Subd of Undev Lot A of Sub of Undev Block 3 of Atwood Terrace No 2 Lot 10	H	39.48	\$1,599.20	\$0.00		\$1,599.20 5 years
			CC= 118.43		0.00		
			\$40.51		\$17.64		
01.09.17.403.006 Bradley Coulter 1905 E Main St Mankato, MN 56001	Subd of Undev Block 3 of Atwood Terrace #2 Lot 1 0.00	H	31.69	\$1,283.90	\$0.00		\$1,283.90 5 years
			CC= 95.08		0.00		
			\$40.51		\$17.64		
01.09.17.426.001 Robert C & Jeanne M Willaert 1909 E Main St Mankato, MN 56001	Atwood Terrace No 2 Lot 11 Block 2 0.00	H	31.69	\$1,283.90	\$0.00		\$1,283.90 5 years
			CC= 112.62		0.00		
			\$40.51		\$17.64		
01.09.17.426.009 Sean O'Connell & Chelsea Silvers 108 S Redwood Dr Mankato, MN 56001	Atwood Terrace No 2 Lot 12 Block 2 0.00	H	109.69	\$4,443.54	\$0.00		\$4,443.54 5 years
					0.00		
			\$40.51		\$17.64		
01.09.17.431.001 Everett G Oliver 2003 E Main St Mankato, MN 56001	Atwood Terrace No 2 Lot 1 Block 1 0.00	H	39.10	\$1,583.94	\$0.00		\$1,583.94 5 years
			CC= 117.30		0.00		
			\$40.51		\$17.64		
01.09.17.151.013 Tara Snilsberg 1004 E Main St Mankato, MN 56001	Oaklawn Lot 1 and West Half of Lot 2 Block 1	H	75.00	\$3,038.25	\$0.00		\$3,038.25 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.009 Curtis C & Janice Martinson 806 E Main St Mankato, MN 56001	Hinckleys Addition East 60 Feet of South 100 Feet of Lot 9 Block 2	H	60.00	\$2,430.60	\$0.00		\$2,430.60 5 years
					0.00		
			\$40.51		\$17.64		

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			Front Feet				
01.09.18.277.010 Robert R & Gail E Finley 812 E Main St Mankato, MN 56001	Hinckleys Addition Lot 10 Block 2 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.011 Eli T Warren & Lori A Lindblom 816 E Main St Mankato, MN 56001	Hinckleys Addition Lot 11 Block 2 0.00	H	52.50	\$2,126.78	\$0.00		\$2,126.78 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.012 Stephney Luger 822 E Main St Mankato, MN 56001	Hinckleys Addition Lot 12 Block 2 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.013 City of Mankato PO Box 3368 Mankato, MN 56002	Hinckleys Addition Lots 1 and 2 and 13 and 14 Block 2 0.00	NH	152.00	\$9,855.68	\$0.00		\$9,855.68 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.277.014 City of Mankato PO Box 3368 Mankato, MN 56002	Hinckleys Addition Lots 1-13 Block 3 0.00	NH	450.00	\$29,178.00	\$0.00		\$29,178.00 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.277.017 Logan Bristol 944 E Main St Mankato, MN 56001	Hinckleys Addition Tract in Lots 14 and 15 and West 50 Feet of Lot 16 Block 3	H	118.28	\$4,791.52	\$0.00		\$4,791.52 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.018 Justine M Buboltz 950 E Main St Mankato, MN 56001	Hinckleys Addition Tract in Lots 14 and 15 Block 3 0.00	H	60.65	\$2,456.93	\$0.00		\$2,456.93 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.277.019 Dawn C Bolhuis 954 E Main St Mankato, MN 56001	Hinckleys Addition Easterly 50 Feet of Southerly 150 Feet of Lots 14 and 15 Block 3	H	50.79	\$2,057.50	\$0.00		\$2,057.50 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.279.001 Aaron C & Leah A Zimmerman 803 E Main St Mankato, MN 56001	Auditors Plat 36 Lot 2 0.00 0.00	H	70.31	\$2,848.26	\$0.00		\$2,848.26 5 years
					0.00		
			\$40.51		\$17.64		

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			Front Feet				
01.09.18.279.002 Carson Eric & Carlee Reinhardt 807 E Main St Mankato, MN 56001	Auditors Plat 36 Lot 1 0.00 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
			0.00		0.00		
			\$40.51		\$17.64		
01.09.18.279.003 Main Street Doors LLC 322 Oak Knoll Blvd Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 71 (813 E main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.279.004 Robert & Katti Penkaty 308 N Redwood Dr Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 70 (821 E Main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.279.005 Elizabeth C Johnson 825 E Main St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 69 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.279.006 Nanette Rushton 827 E Main St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 68 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.279.007 VLK Properties LLC 1014 Oak Terrace Dr North Mankato, MN 56003	Marshs Subdivision Lot 62 to 69 Lot 67 (901 E Main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.279.008 William W Milow & Linda Milow-Riedell 20588 558 Ln Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 66 (905 E Main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.279.009 Gary D & Marie F Griffin 911 E Main St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 65 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.279.010 Mary A Hanna 217 Lincoln St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 64 (921 E Main St)	NH	66.00	\$4,279.44	\$0.00		\$4,279.44 5 years
					0.00		
			\$64.84		\$17.64		

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			Front Feet				
01.09.18.279.011 Mary Kate Susan Lewis & Steven Piroso 925 E Main St Mankato, MN 56001	Marshs Subdivision Lot 62 to 69 Lot 63 0.00	H	66.00	\$2,673.66	\$0.00		\$2,673.66 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.280.007 Kathleen P Black 933 E Main St Mankato, MN 56001	Marsh and Brothers Addn Excluding Tract and Excluding Tract in RB203 PG444 Lot 61	H	60.83	\$2,464.22	\$0.00		\$2,464.22 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.280.012 Ripcom Property LLC 328 Inverness Dr Mankato, MN 56001	Marsh and Brothers Addn West 34 Feet of Lot 60 Excluding South 100 Feet Lot 60 (937 E Main St)	NH	41.28	\$2,676.60	\$0.00		\$2,676.60 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.280.013 Calvin S Koch 941 E Main St Mankato, MN 56001	Marsh and Brothers Addn West Half of Lot 59 and East 32 Feet of Lot 60 Exc South 100' of Lot 60	H	81.21	\$3,289.82	\$0.00		\$3,289.82 5 years
					0.00		
			\$40.51		\$17.64		
01.09.18.280.016 David L Hagemeyer 1412 Arden View Dr Saint Paul, MN 55112	Marsh and Brothers Addn Part of Lots 58 & 59 Beginning 132 Feet (951 E Main St)	NH	98.00	\$6,354.32	\$0.00		\$6,354.32 5 years
					0.00		
			\$64.84		\$17.64		
01.09.18.280.017 Robert West 100 S Division St Mankato, MN 56001	Marsh and Brothers Addn North 66' of West Half of Lot 56 and of Lot 57 and East 11 Feet of Lot 58	H	36.67	\$1,485.37	\$0.00		\$1,485.37 5 years
			CC= 110.00		0.00		
			\$40.51		\$17.64		
01.09.04.176.011 Japhter K & Jeniffer C Lagat 305 Inverness Dr Mankato, MN 56001	Country Club Estates No 14 Lot 2 Block 1 0.00	H	0.00	\$0.00	\$352.80		\$352.80 5 years
					20.00		
			\$0.00		\$17.64		
01.09.19.153.010 Claudia Fortney 615 James Ave Mankato, MN 56001	Southdale Subdivision Lot 4 and Southerly 3 Feet of Lot 3 Block 1	H	0.00	\$0.00	\$176.40		\$176.40 5 years
					10.00		
			\$0.00		\$17.64		
01.08.13.160.006 Nathan Ruel and Anna Biedscheid 522 Park Ln Mankato, MN 56001	Shepards Corrected Plat of West Mankato Lot 3 Block 192 and West Mankato Lot 3 Block 192	H	0.00	\$0.00	\$194.04		\$194.04 5 years
					11.00		
			\$0.00		\$17.64		

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			Front Feet				
01.09.07.278.009 Gari Jo M Jordan 1956 Haughton Ave North Mankato, MN 56003	Parsons Addition Lot 10 Block 6 (1026 N 2nd St)	NH	0.00	\$0.00	\$1,005.48		\$1,005.48 5 years
					57.00		
			\$0.00		\$17.64		
01.09.08.109.012 Southern Minnesota Investors Group LLC 1718 Candi Ln North Mankato, MN 56003	Auditors Plat 32 North 40 Feet of Lot 18 0.00 (1346 N 4th St)	NH	0.00	\$0.00	\$546.84		\$546.84 5 years
					31.00		
			\$0.00		\$17.64		
01.08.13.479.013 Marnie Werner 129 Shaubut St Mankato, MN 56001	Lewis & Shaubuts Addition East Half of Vacated Alley Adjacent and Lot 6 Block 4	H	0.00	\$0.00	\$246.96		\$246.96 5 years
					14.00		
			\$0.00		\$17.64		
01.09.18.327.021 Growth Investors Group LLC 530 S Front St #100 Mankato, MN 56001	Websters Addition Excluding North 10 Feet of Lot 8 (308 State St)	NH	0.00	\$0.00	\$317.52		\$317.52 5 years
					18.00		
			\$0.00		\$17.64		
01.09.17.126.041 Michael G & Ann M Wright 11 Maple Ln Mankato, MN 56001	Registered Land Survey 171 Tract A 0.00 (881 Madison Ave)	NH	0.00	\$0.00	\$758.52		\$758.52 5 years
					43.00		
			\$0.00		\$17.64		
01.09.18.176.027 Andrin 5 LLC 1029 S Front St Mankato, MN 56001	Warrens Addition Beginning SE Corner of Lot 6 NE55.75' BW63.1'.... (428 S 4th St)	NH	0.00	\$0.00	\$405.72		\$405.72 5 years
					23.00		
			\$0.00		\$17.64		
01.09.30.104.013 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Southview Heights Sub Lots 2 and 3 Block 3 (1201 Stoltzman Rd)	NH	0.00	\$0.00	\$123.48		\$123.48 5 years
					7.00		
			\$0.00		\$17.64		
01.08.13.183.020 Phil Smith 602 W 2nd St Mankato, MN 56001	Auditors Plat 18 W145' of Lot A Ex Beg SW Corner Lot A N216.52'.... (325 Hubbell Ave)	NH	0.00	\$0.00	\$1,605.24		\$1,605.24 5 years
					91.00		
			\$0.00		\$17.64		
01.09.07.405.014 Christa M Cooper 618 N 2nd St Mankato, MN 56001	City of Mankato North Half of Lot 8 Block 20 0.00	H	0.00	\$0.00	\$370.44		\$370.44 5 years
					21.00		
			\$0.00		\$17.64		

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			Front Feet				
01.09.07.382.002 Midtown Group LLC 1400 Madison Ave Mankato, MN 56001	City of Mankato Lot 5 Block 26 (101 N 2nd St)	NH	0.00	\$0.00	\$458.64		\$458.64 5 years
					26.00		
			\$0.00		\$17.64		
01.09.04.176.010 John W and April L Graff 301 Inverness Dr Mankato, MN 56001	Country Club Estates No 14 Lot 1 Block 1 0.00	H	0.00	\$0.00	\$141.12		\$141.12 5 years
					8.00		
			\$0.00		\$17.64		
01.09.16.383.014 John T & Rochelle M Zempel 220 Glen Ellen Dr Mankato, MN 56001	Glen Ellen Estates No 2 Lot 6 Block 2 0.00	NH	0.00	\$0.00	\$264.60		\$264.60 5 years
					15.00		
			\$0.00		\$17.64		
01.09.18.327.019 Donald W & Nina S Stuve 318 E Pleasant St Mankato, MN 56001	Websters Addition Lot 9 0.00 0.00	H	0.00	\$0.00	\$423.36		\$423.36 5 years
					24.00		
			\$0.00		\$17.64		
01.09.07.405.013 620 N Second LLC 480 N Industrial Rd Mankato, MN 56001	City of Mankato South Half of Lot 9 Block 20 (620 N 2nd St)	NH	0.00	\$0.00	\$70.56		\$70.56 5 years
					4.00		
			\$0.00		\$17.64		
01.08.13.282.010 Jonathan M & Whitney F Dziurawiec 328 State St Mankato, MN 56001	Van Brunts Addition South Half of Lot 6 Block 4 0.00	H	0.00	\$0.00	\$264.60		\$264.60 5 years
					15.00		
			\$0.00		\$17.64		
01.08.13.282.011 Mary A Hannah 217 Lincoln St Mankato, MN 56001	Van Brunts Addition Lot 7 Block 4 (322 State St)	NH	0.00	\$0.00	\$740.88		\$740.88 5 years
					42.00		
			\$0.00		\$17.64		
01.08.13.282.012 Christopher M Delaney 60392 239th St Madison Lake, MN 56063	Van Brunts Addition West Half of Lot 8 Block 4 (318 State St)	NH	0.00	\$0.00	\$105.84		\$105.84 5 years
					6.00		
			\$0.00		\$17.64		
01.08.13.282.013 ICJ Construction LLC 47999 132nd St Vernon Center, MN 56090	Van Brunts Addition East Half of Lot 8 Block 4 (316 State St)	NH	0.00	\$0.00	\$599.76		\$599.76 5 years
					34.00		
			\$0.00		\$17.64		

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			Front Feet				
01.08.13.282.014 William F & Patricia Ashley 310 State St Mankato, MN 56001	Van Brunts Addition West Half of Lot 9 Block 4 0.00	H	0.00	\$0.00	\$88.20		\$88.20 5 years
					5.00		
			\$0.00		\$17.64		
01.08.13.282.017 Kevin A & Ann M & Grant Haggerty 304 State St Mankato, MN 56001	Van Brunts Addition Front 90 Feet of Lot 10 Block 4 0.00	H	0.00	\$0.00	\$176.40		\$176.40 5 years
					10.00		
			\$0.00		\$17.64		
01.08.13.183.006 Dunn Family LLP 633 N Main St Mankato, MN 56001	Auditors Plat No 10 Lot 1 Block 4 (319 Hubbell Ave)	NH	0.00	\$0.00	\$264.60		\$264.60 5 years
					15.00		
			\$0.00		\$17.64		
01.09.18.154.002 Centenary United Methodist Church 501 S 2nd St Mankato, MN 56001	Warrens Addition Lots 1, 2 and 3 Block 8 Church	NH	0.00	\$0.00	\$511.56		\$511.56 5 years
					29.00		
			\$0.00		\$17.64		
01.09.18.154.003 MAF Holdings VI LLC 212 E Walnut St Mankato, MN 56001	Warrens Addition Lot 4 Block 8 (523 S 2nd St)	NH	0.00	\$0.00	\$105.84		\$105.84 5 years
					6.00		
			\$0.00		\$17.64		
01.09.18.301.013 R & C Enterprises of Mankato Inc 20795 582nd Ln Mankato, MN 56001	Warrens 2nd Addition South 95 Feet of Lot 7 Block 21 (102 E Pleasant St)	NH	0.00	\$0.00	\$317.52		\$317.52 5 years
					18.00		
			\$0.00		\$17.64		
01.09.18.301.014 Jennifer & Anna Melby-Kelley 116 E Pleasant St Mankato, MN 56001	Warrens 2nd Addition West 41 Feet of Lot 8 Block 21 0.00	H	0.00	\$0.00	\$229.32		\$229.32 5 years
					13.00		
			\$0.00		\$17.64		
01.09.18.301.015 Roger Yocum 118 E Pleasant St Mankato, MN 56001	Warrens Second Addition East 25 Feet of Lot 8 and West 25,5 Feet of Lot 9 Block 21	H	0.00	\$0.00	\$105.84		\$105.84 5 years
					6.00		
			\$0.00		\$17.64		
01.09.18.301.016 David T & Kelliann M Kutschke 120 E Pleasant St Mankato, MN 56001	Warrens Second Addition East 40.5 Feet of Lot 9 Block 21 0.00	H	0.00	\$0.00	\$211.68		\$211.68 5 years
					12.00		
			\$0.00		\$17.64		

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			Front Feet				
01.09.18.301.017 Kevin O'Connor Green 126 E Pleasant St Mankato, MN 56001	Warrens Second Addition Lot 10 Block 21 0.00	H	0.00	\$0.00	\$229.32		\$229.32 5 years
					13.00		
			\$0.00		\$17.64		
01.09.18.327.021 Growth Investors Group LLC 530 S Front St #100 Mankato, MN 56001	Websters Addition Excluding North 10 Feet of Lot 8 (324 E Pleasant St)	NH	0.00	\$0.00	\$88.20		\$88.20 5 years
					5.00		
			\$0.00		\$17.64		

Project Feasibility Report

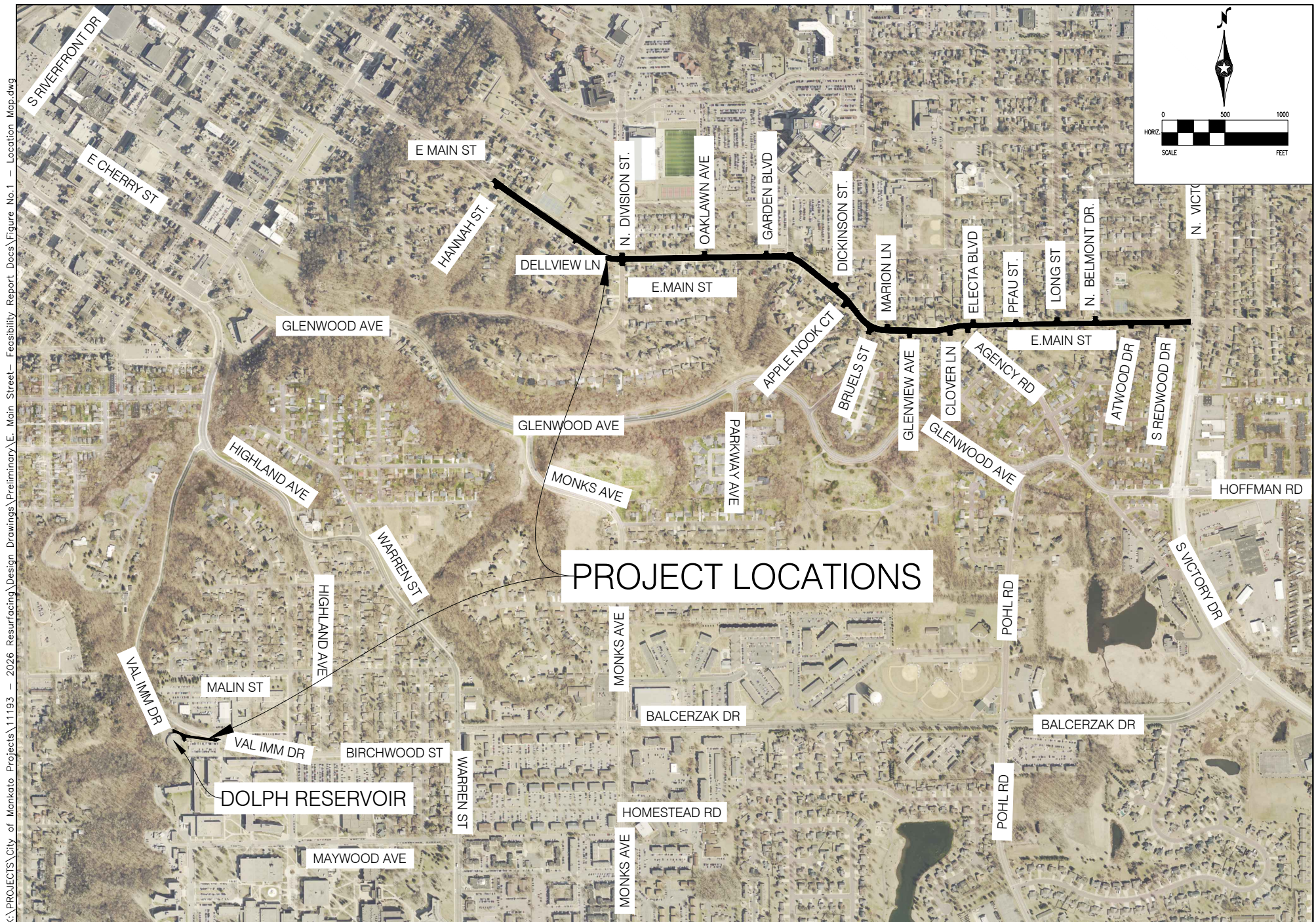
2026 Resurfacing

City Project Number 11193

City of Mankato

XIV. APPENDIX

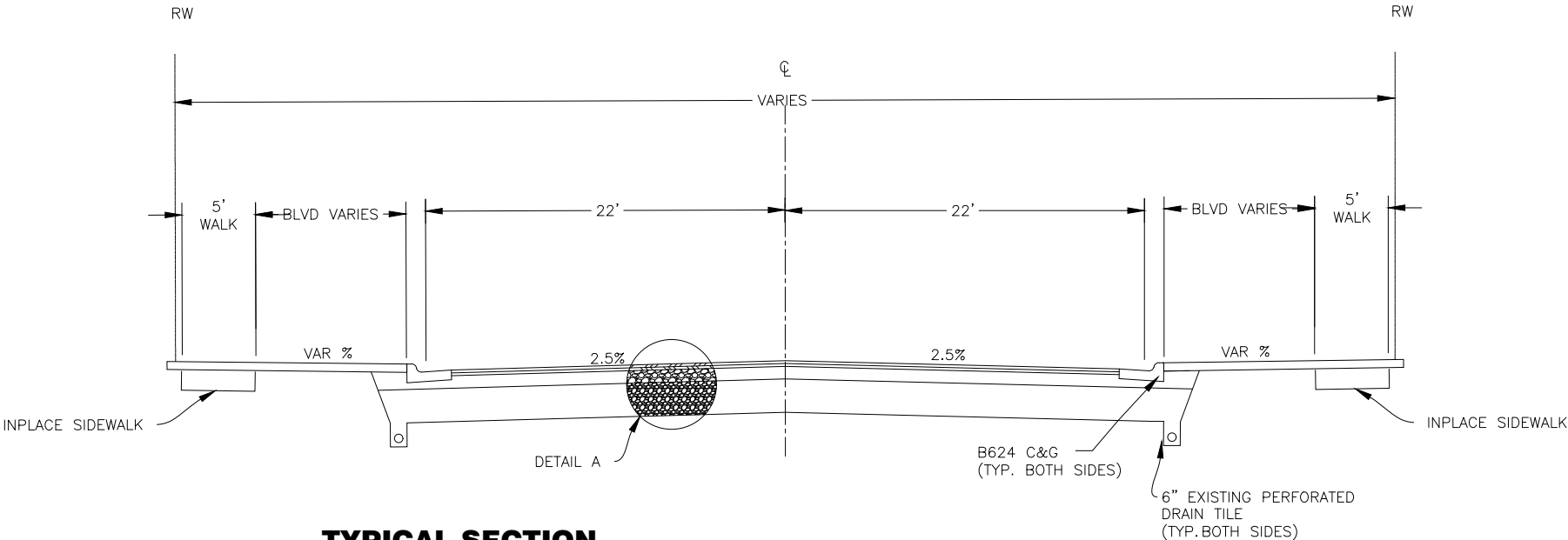
- Figure No. 1 – Location Map
- Figure No. 2 – Typical Section
- Figure No. 3a – Proposed Improvements (Main Street)
- Figure No. 3b – Proposed Improvements (Main Street)
- Figure No. 3c – Proposed Improvements (Dolph Reservoir Access Road)
- Figure No. 4 – Dolph Reservoir Access Road Easement



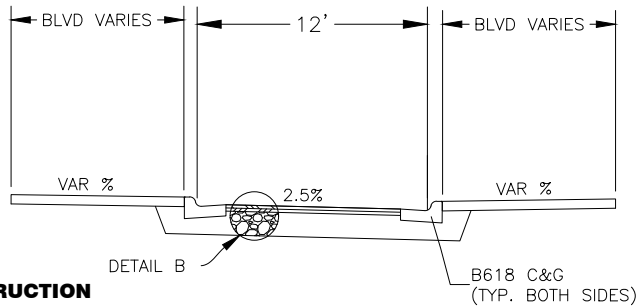


K:\PROJECTS\City of Mankato Projects\11193 - 2026 Resurfacing\Design Drawings\Preliminary\Main Street- Feasibility Report Docs\11193 - 2026 RESURFACING - TYPICAL SECTIONS.dwg

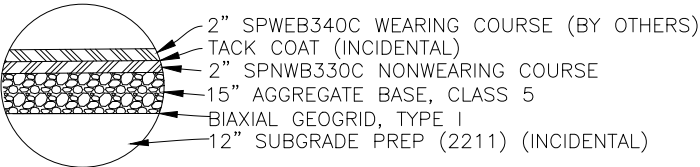
**TYPICAL SECTION
MAIN STREET
FULL DEPTH RECLAMATION**



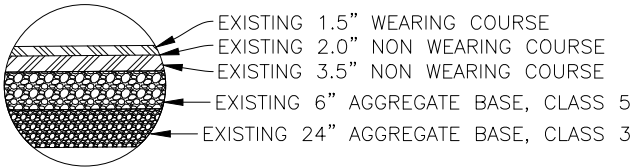
**TYPICAL SECTION
DOLPH RESERVOIR**



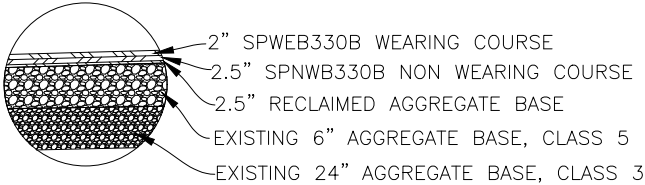
DETAIL B - RECONSTRUCTION

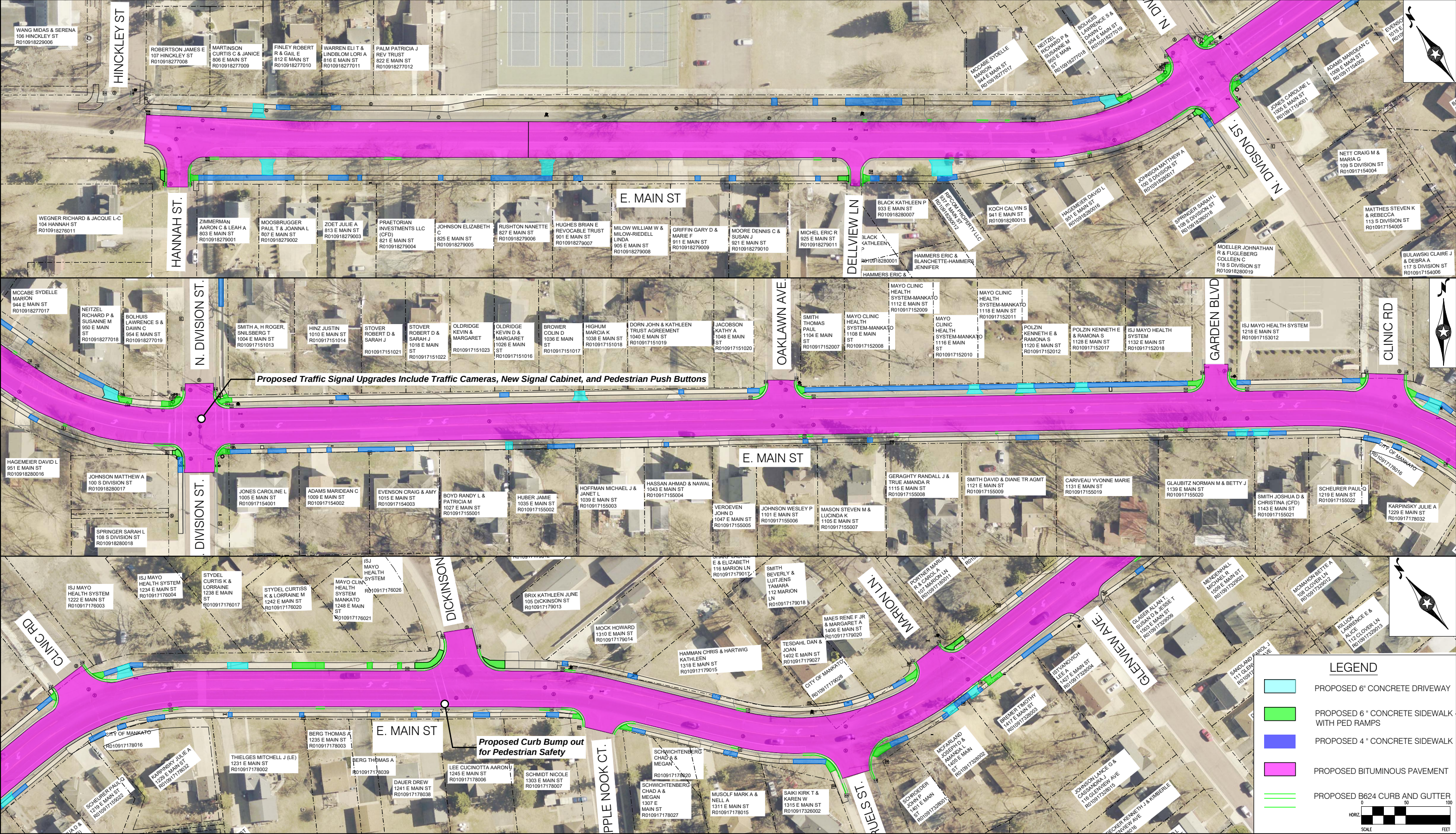


**DETAIL A
EXISTING STREET SECTION**

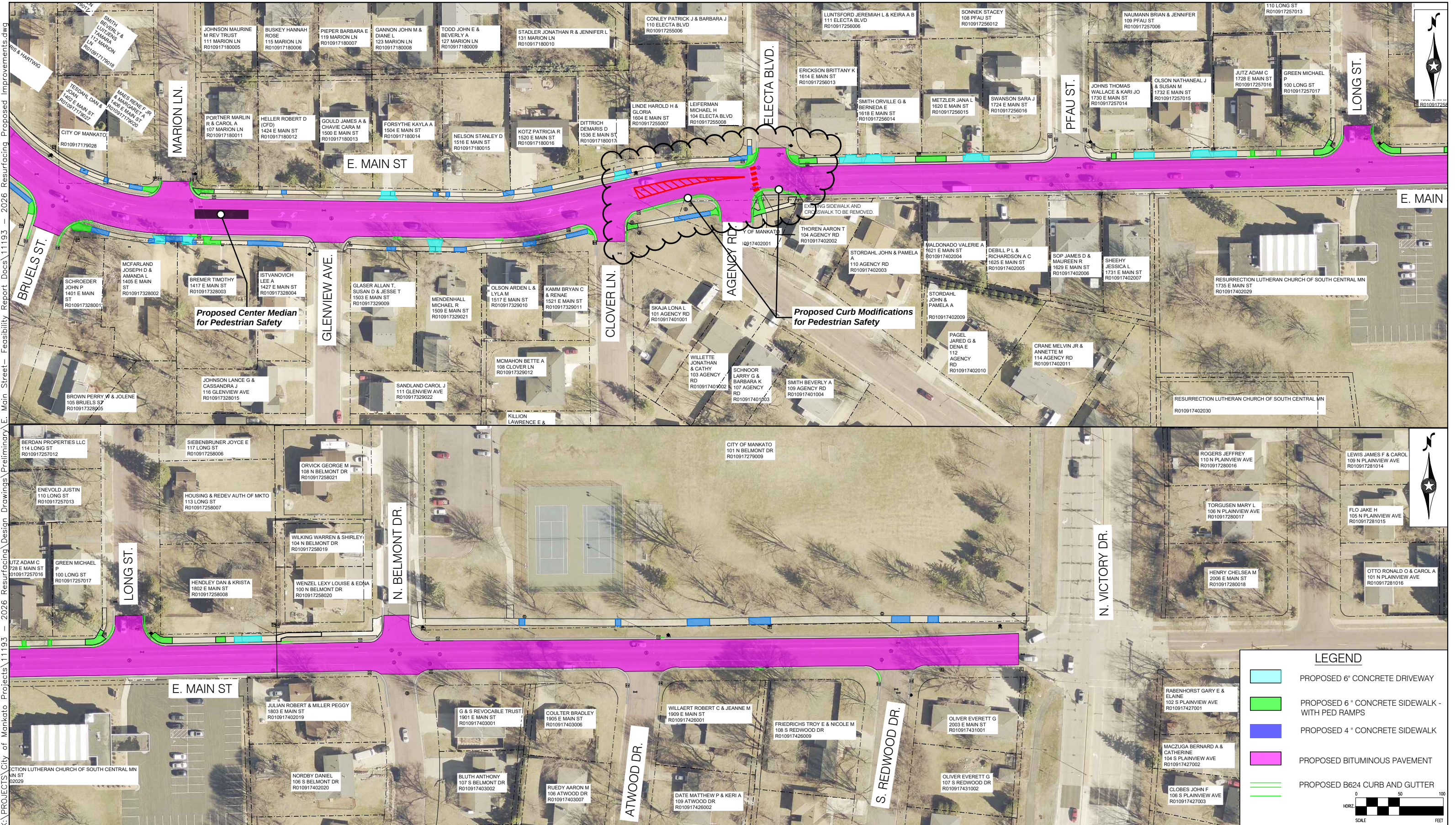


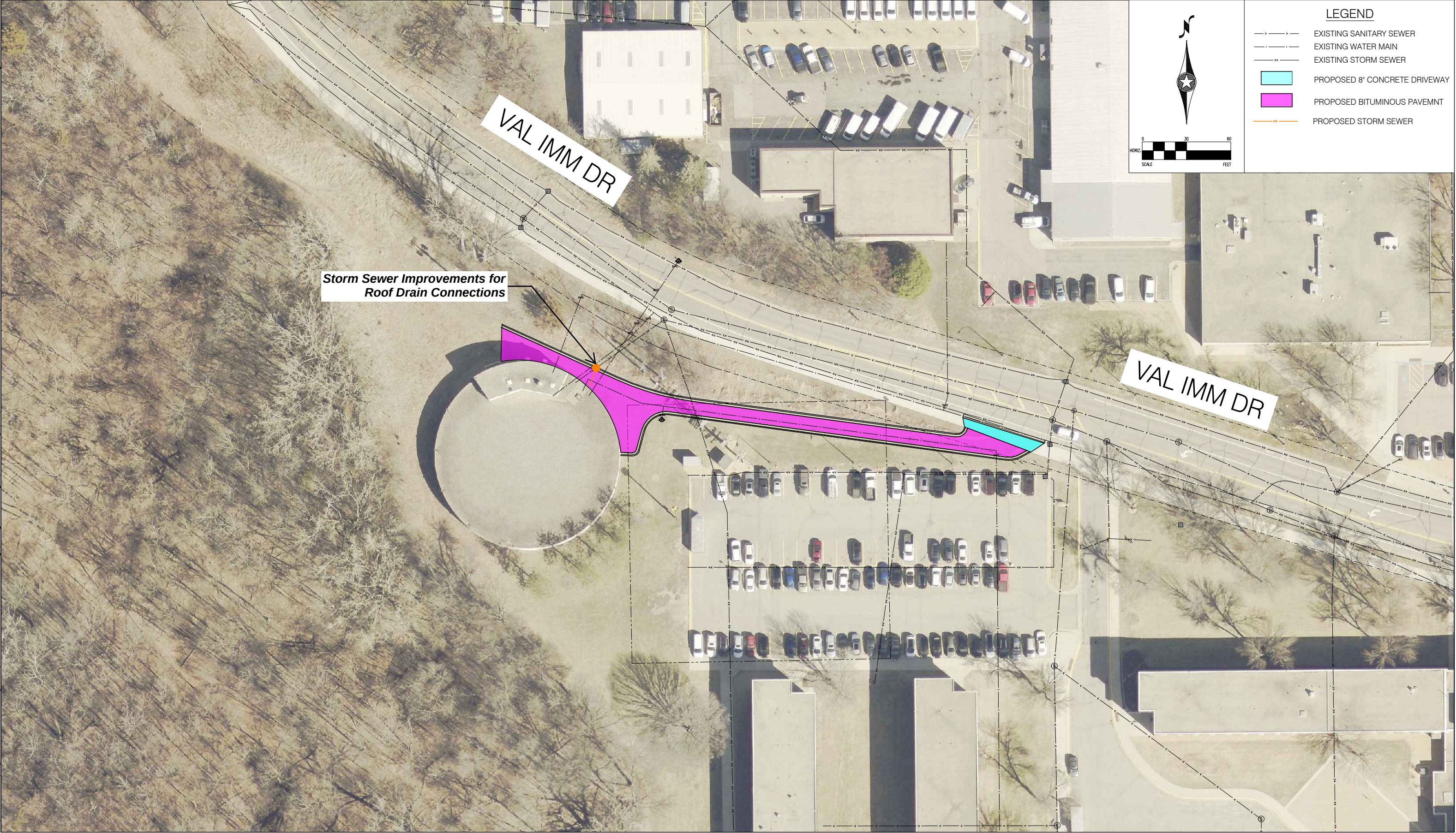
**DETAIL A - FULL DEPTH RECLAMATION
PROPOSED STREET SECTION**





August 2025





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