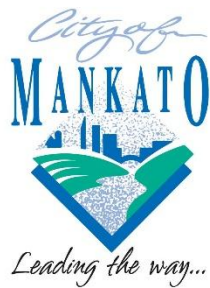


CSAH 5 (3rd Avenue) Reconstruction

Project Feasibility Report

City Project Number 11141

February 2, 2026



Project Feasibility Report

CSAH 5 (3rd Avenue) Reconstruction
City Project Number 11141
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.



Joseph P. Smith
License Number: 60441
Assistant City Engineer

Date: February 2, 2026

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
City Engineer	Cory Bienfang	507.387.8643	cbienfang@mankatomn.gov
Construction & Facilities Services Director	Jim Tatge	507.387.8504	jtatge@mankatomn.gov
Construction Manager	Luke Pederson	507.387.8541	lpederson@mankatomn.gov
Blue Earth County Engineer	Ryan Thilges	507.304.4025	Ryan.Thilges@blueearthcountymn.gov

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IV. EXECUTIVE SUMMARY

The 2026 CSAH 5 Reconstruction Project proposes improvements to CSAH 5 (3rd Avenue) from Riverfront Drive to Cleveland Street. This is a Blue Earth County roadway, with certain city-owned utilities beneath the pavement.

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 in **Appendix A**.

The existing street, watermain, storm sewer, and sanitary sewer systems were installed between the 1930's and 1970's (varies by street and utility). The systems are deteriorating and in need of repair. The existing road is 48' wide with curb & gutter on both sides. There is existing sidewalk on both sides of CSAH 5 from Riverfront Drive to Pine Street. There is no sidewalk along CSAH 5 from Pine Street to Cleveland Street. Without improvements to CSAH 5, 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 (except the area beneath the railroad tracks), watermain, storm sewer, services to each lot, concrete curb & gutter, driveways aprons, sidewalks, street lighting, signage, and pavement striping. The City and Blue Earth County entered into an agreement to cost participate for the design of CSAH 5 on February 26th, 2024. Blue Earth County is undertaking the design, bidding, and construction administration of the improvements. The City of Mankato will participate in the project costs for sidewalk, street lighting, fiber, sanitary sewer, watermain, and inspection of city-owned utilities.

The estimated project cost of these necessary improvements is approximately **\$10,724,774**. The City's share of the project costs is estimated to be **\$3,685,382**. The breakdown of these costs is shown in **Appendix G**.

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

V. PROJECT INTRODUCTION

This report recommends pavement and utility improvements to CSAH 5 (3rd Avenue) from Riverfront Drive to Cleveland Street.

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:

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- 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 5,000 linear feet of roadway consisting of about 10 city blocks. Specific items that will be included in the construction are summarized by:

- Concrete sidewalk and ADA improvements
- Retaining wall construction
- Sanitary sewer main and service reconstruction
- Storm sewer infrastructure reconstruction
- Watermain and service reconstruction
- Rock excavation (jack hammering) is expected to be required to construct the proposed utilities
- Concrete curb & gutter, bituminous pavement, and aggregate base reconstruction
- Street lighting improvements
- Pavement striping and signage improvements

VI. EXISTING CONDITIONS

A. STREET

- 3rd Avenue is a Blue Earth County State Aid Highway (CSAH 5) with concrete curb & gutter and bituminous surfacing. The existing roadway is 48-feet-wide measured between curb faces. The section of roadway and utilities from Chestnut Street to Trunk Highway 14 was reconstructed in 1978. The section of roadway and utilities from Riverfront Drive to Chestnut Street was reconstructed in 1972. The street last had its pavement condition rated in 2023 and received an average rating of 32 out of 100. There is existing sidewalk along both sides of CSAH 5 from Riverfront Drive to Pine Street. No sidewalk is present from Pine Street to Cleveland Street.
- 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. Adjacent construction projects suggest rocky subgrade soils.

B. STORM SEWER

The existing storm sewer systems were installed with the 1972 and 1978 reconstruction projects. The existing pipe materials are mostly reinforced concrete pipe (RCP). Existing pipe sizes and catch basin locations do not meet current state aid hydraulic design standards. Approximately 2,500 linear feet of CSAH 5 lacks a storm sewer system. The total project length is about 5,000 linear feet.

C. SANITARY SEWER

The existing sanitary sewer along CSAH 5 from Riverfront Drive to Chestnut Street is plastic truss pipe installed in 1972. Available records indicate the sewer services are comprised of cast iron pipe (CIP) in this area. The existing sanitary sewer from Chestnut Street to Cleveland Street is vitrified clay pipe (VCP) installed in the 1930s or 1940s. 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 58 services are connected to

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the sanitary system. There is a regional 18-inch trunk sanitary sewer main that flows west along Mills Street, and crosses CSAH 5 near the Union Pacific Railroad tracks. City staff is currently investigating the condition of that sanitary sewer pipe under the railroad tracks to determine if rehabilitation is warranted. Rehabilitation would likely be achieved using trenchless methods.

D. WATERMAIN

The existing watermain along CSAH 5 from Riverfront Drive to 350 feet south of Maxfield Street is ductile iron pipe (DIP) installed in 1972. The remaining existing watermain system is 6-inch diameter cast iron pipe (CIP) installed in the 1930s or 1940s. The existing CIP mains are beyond their expected service life. There are 9 hydrants in the project area and approximately 58 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, fiber, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

F. TREES

Boulevard trees are sparsely located along the project corridor. The size, spacing, and age of trees are largely variable. There are isolated areas of thick brush along the corridor as well.

G. STREET LIGHTING

The existing lighting system along CSAH 5 from Riverfront Drive to Chestnut Street consists of lights mounted to transmission line poles owned by Xcel Energy. The lighting system from Chestnut Street to Cleveland Street consists of 35-foot-tall steel poles installed in 1978. This section of the lighting system is owned by the City of Mankato.

VII. PROPOSED IMPROVEMENTS

A. STREET

The proposed street improvements include removing and replacing the existing bituminous pavement, aggregate base, concrete curb & gutter, and concrete sidewalks. The typical bituminous pavement section proposed is shown in **Appendix B**. This typical section meets a Minnesota Department of Transportation (MnDOT) design standard for a 10-ton roadway.

- CSAH 5 is proposed as 48-feet-wide with 6" tall concrete curb & gutter on both sides. The proposed typical section is available in **Appendix B**. The City's 2015 critical link sidewalk plan shows a proposed sidewalk section to be constructed along the west side of CSAH 5 from Pine Street to Cleveland Street. This report is recommending that sidewalk be constructed as noted in the 2015 critical link sidewalk plan.

Appendix C shows the location of the proposed concrete curb & gutter, concrete driveway aprons, bituminous pavement, and proposed underground utilities.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with seeding in the disturbed areas. Residential and commercial driveway aprons will be restored with a concrete apron adjacent to the curb and in-kind materials beyond the concrete apron to match existing conditions.

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 storm sewer pipe sizing will be designed to accommodate a 10-year rainfall event. The majority of pipes in the project area will need to be upsized to accommodate this rainfall event. The existing large box culvert will be replaced

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approximately 150-feet south of Brooks Street. Currently, due to the lack of storm sewer main and catch basins on several blocks of CSAH 5, stormwater flows overland on the existing roadway surface for long distances (over 800-feet in one location), which can cause stormwater to spread onto the roadway during large rainfall events and create hazardous driving conditions. The proposed storm sewer system will extend mainline piping to reduce this overland flow distance and catch basin spreads. Catch basin spread analysis and design will meet a 5-year rainfall event. Proposed storm sewer piping within the roadway will be reinforced concrete pipe (RCP), and drainage structures will be consistent with MnDOT standards. This report recommends reconstruction of all storm sewer mains and catch basins to meet modern standards.

The proposed storm sewer improvements are shown in **Appendix C**.

C. SANITARY SEWER

Due to its age and condition, the existing VCP main from Chestnut Street to Cleveland Street is proposed to be removed and replaced with a PVC main. PVC pipe is gasketed and will mitigate infiltration produced by cracks or joints in the existing VCP pipe. Sanitary sewer services will be reconstructed from the proposed 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 8" plastic truss pipe from Riverfront Drive to Chestnut Street is proposed to be removed and replaced with an 8-inch PVC pipe. Although the existing pipe has a plastic component, the pipe is over 50 years old and near the end of its expected life span. In addition to the age of the pipe, the construction process of building a new roadway in rocky soils is expected to put significant stress on the existing pipe which could lead to failures in the near future (after a new roadway surface is constructed above the pipe). Lastly, available records indicate existing sanitary services are constructed of cast iron pipe (CIP). CIP is susceptible to corrosion and rust, which roughen the interior of the pipe, restrict flow, and lead to blockages and slow drains. This report recommends reconstruction of all sanitary sewer mains and services with PVC pipe to meet current City standards.

The majority of flow directions and pipe sizes in the project area will be maintained. The exception to this is the sanitary flow from 300-feet south of Maxfield Street to Pine Street. Currently, sanitary sewers in that area flow north across the railroad tracks. This report recommends diverting those flows to the west at Pine Street. The purpose of this flow diversion is to alleviate a portion of the flows in the City's 18-inch concrete sanitary sewer main that flows west down Mills Street, at the intersection of Mills St and CSAH 5. This 18-inch concrete sanitary pipe is at maximum capacity and located adjacent to a ravine that is susceptible to erosion. The City is pursuing a greater review of their regional sanitary sewer main capacities in the area east of the Minnesota River and north of Pine Street. The results of that review are not yet available.

The proposed sanitary sewer improvements are shown in **Appendix C**.

D. WATERMAIN

The existing 6" CIP watermain along CSAH 5 from 350-feet south of Maxfield Street to Cleveland Street is over 80 years old and beyond its expected service life. The existing 8" ductile iron pipe (DIP) watermain from Riverfront Drive to 350-feet south of Maxfield Street is over 50 years old. In addition to the age of the pipe, the construction process of building a new roadway in rocky soils

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is expected to put significant stress on the existing pipe which could lead to failures in the near future (after a new roadway surface is constructed above the pipe). Lastly, existing gate valves and fire hydrants do not meet current City standards along this stretch of watermain. This report recommends reconstruction of all watermains and services with modern pipe materials to meet current City standards. The proposed watermain is recommended to be 12-inch diameter. A watermain crossing under the railroad tracks is included with the proposed improvements. This crossing will create a continuous run of watermain along CSAH 5 from Riverfront Dr to Cleveland St, which will create redundancy in the City's water distribution system and improve fire protection for adjacent properties. The proposed watermain will connect to a 12-inch diameter pipe on the north end of the project and an 8-inch diameter pipe on the south end of the project. A future improvement to the intersection of Riverfront Drive and CSAH 5 could eliminate the 8-inch bottleneck on the south end of the project limits. Larger watermains are available on the southern half of Riverfront Drive. This report does not recommend improvements extending into both south-bound traffic lanes of Riverfront Drive.

The proposed watermain improvements are shown in **Appendix C**.

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. Blue Earth County held a design coordination meeting 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.

A plastic conduit for fiber optic usage is planned to be installed along the west side of CSAH 5 from Riverfront Drive to Cleveland Street. The conduit will connect to the City's existing fiber optic network at Riverfront Drive and expand the proposed fiber network to Cleveland Street.

F. TREES

Due to the impacts from roadway, underground utility, and sidewalk construction in the project area, the majority of boulevard trees are planned to be removed. The rocky subgrade soils make it especially challenging to protect trees during construction. In residential areas, trees will be replanted available boulevard space as deemed appropriate by the City's natural resources specialist.

G. STREET LIGHTING

A new City-owned lighting system is planned to be installed throughout the project corridor. Presently, there is no City-owned lighting system along CSAH 5 from Riverfront Drive to Chestnut Street. The in-place lighting system from Chestnut Street to Cleveland Street is about 48 years old. The in-place street lights are located immediately adjacent to the existing curb & gutter and will need to be replaced or relocated to accommodate construction. This report is recommending a new, complete, and consistent lighting system be installed throughout the project corridor. The proposed light fixtures are 35-foot-tall stainless-steel poles matching current City standards.

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VIII. PUBLIC ENGAGEMENT

A neighborhood open house was held on 2/3/2026. Residents along the project corridor were invited to the open house via mailed notice. Representatives from the City of Mankato construction services team were present to answer questions related to preliminary assessments. Representatives from Blue Earth County were present to answer questions related to construction scheduling and access impacts.

IX. RIGHT-OF-WAY AND EASEMENT

The existing right-of-way (ROW) dimensions along CSAH 5 are as noted below:

- 80-feet-wide from Riverfront Drive to Brooks Street
- 65-feet-wide from Brooks Street to Lind Street
- Tapering from 89 to 149-feet-wide from Lind Street to Cleveland Street

Several areas of temporary and permanent easements are required to construct the proposed improvements. Those areas are identified in **Appendix D**. Blue Earth County representatives are meeting with property owners to secure the easements.

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
- Union Pacific Railroad Pipeline Crossing
- Union Pacific Maintenance Consent for Utilities and Roadway Construction in Railroad ROW
- MnDOT Bridge Office Approvals for Box Culvert Replacement (Bridge No. 07J44) located approximately 150-feet south of Brooks Street
- MnDOT State Aid Plan Approval

XI. PROJECT COST ESTIMATE AND FINANCING

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

ITEM	COST	NOTE
Sidewalk, Lighting, and Fiber	\$477,355.92	Cost Share w/ County
Stormwater Pollution Prevention	\$0.00	Blue Earth County
Storm Drainage Construction	\$0.00	Blue Earth County
Sanitary Sewer Construction	\$705,200.00	City of Mankato
Watermain Construction	\$1,609,400.00	City of Mankato
TOTAL CITY CONSTRUCTION COSTS	\$2,791,955.92	
Construction Contingency	\$279,195.59	City of Mankato
Administration (Prelim & Design)	\$153,557.58	City of Mankato
Engineering (Prelim & Design)	\$153,557.58	City of Mankato
Construction Inspection & Permitting	\$307,115.15	City of Mankato
TOTAL CITY PROJECT COST	\$3,685,381.81	
Blue Earth County Cost Participation	\$7,039,391.64	
TOTAL PROJECT COST	\$10,724,773.45	

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

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$2,416,894.00	22.5%
Stormwater Revenue	\$0.00	0.0%
Sewer Revenue	\$402,000.00	3.8%
Water Revenue	\$866,487.81	8.1%
General Obligation Bonds	\$0.00	0.0%
Blue Earth County Cost Participation	\$7,039,391.64	65.6%
TOTAL FUNDS	\$10,724,773.45	100.0%

XII. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements:

1/12/2026	Resolution ordering preparation of feasibility report and calling for hearing on improvement.
2/3/2026	Public informational meeting.
2/9/2026	Project improvement hearing.
2/9/2026	Resolution receiving report and ordering improvement (preliminary assessment roll provided in report).
Feb/March 2026	Open bids & award construction contract. Dates to be determined by Blue Earth County.
Spring 2026	Begin construction. Dates to be determined by Blue Earth County
Fall 2026	Construction substantially complete. Dates to be determined by Blue Earth County.
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 CSAH 5 (3rd Avenue) 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.

Based on the findings in this report, the proposed improvements are necessary, cost effective, 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.

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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. This project's street assessments are proposed at an estimated rate of \$133.25 per frontage foot for homestead properties and \$194.50 per frontage foot for non-homestead properties. For 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. 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 \$133.25 = \$13,325.00.

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 \$133.25 = \$7,995.00. 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 \$ 133.25 = \$15,323.75.

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 construction services 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 estimated costs for sanitary and water services is provided in the preliminary assessment roll in **Appendix E**. 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.

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c. Driveway approaches

Driveway approaches (removal & replacement) are assessed at the full contract cost. The cost shown on the preliminary assessment roll is estimated at \$100 per square yard for residential driveways, and \$152.60 per square yard for commercial driveways. For example, a 20-foot-wide by 12-foot-deep residential driveway approach will cost 26.67 SY x \$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 construction services department.
- 2) Have the work completed by a contractor chosen by the property owner.
- 3) Submit the contractor invoice and signed assessment form to the construction services department 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 construction services 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. The preliminary assessment roll is provided in **Appendix E**. A map showing the basis for the preliminary roll is provided in **Appendix F**.

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XV. APPENDIX

- Appendix A – Location Map
- Appendix B – Typical Sections
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APPENDIX A

Location Map

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APPENDIX B

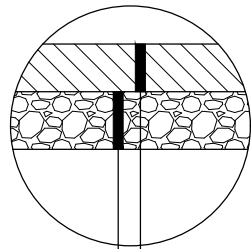
Typical Sections

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PL 0000 014135579 CSAH 5 (3RD AVE) 9/16/2025 8:32:41 AM

EXISTING PAVEMENT INSET
ROADWAY SECTION

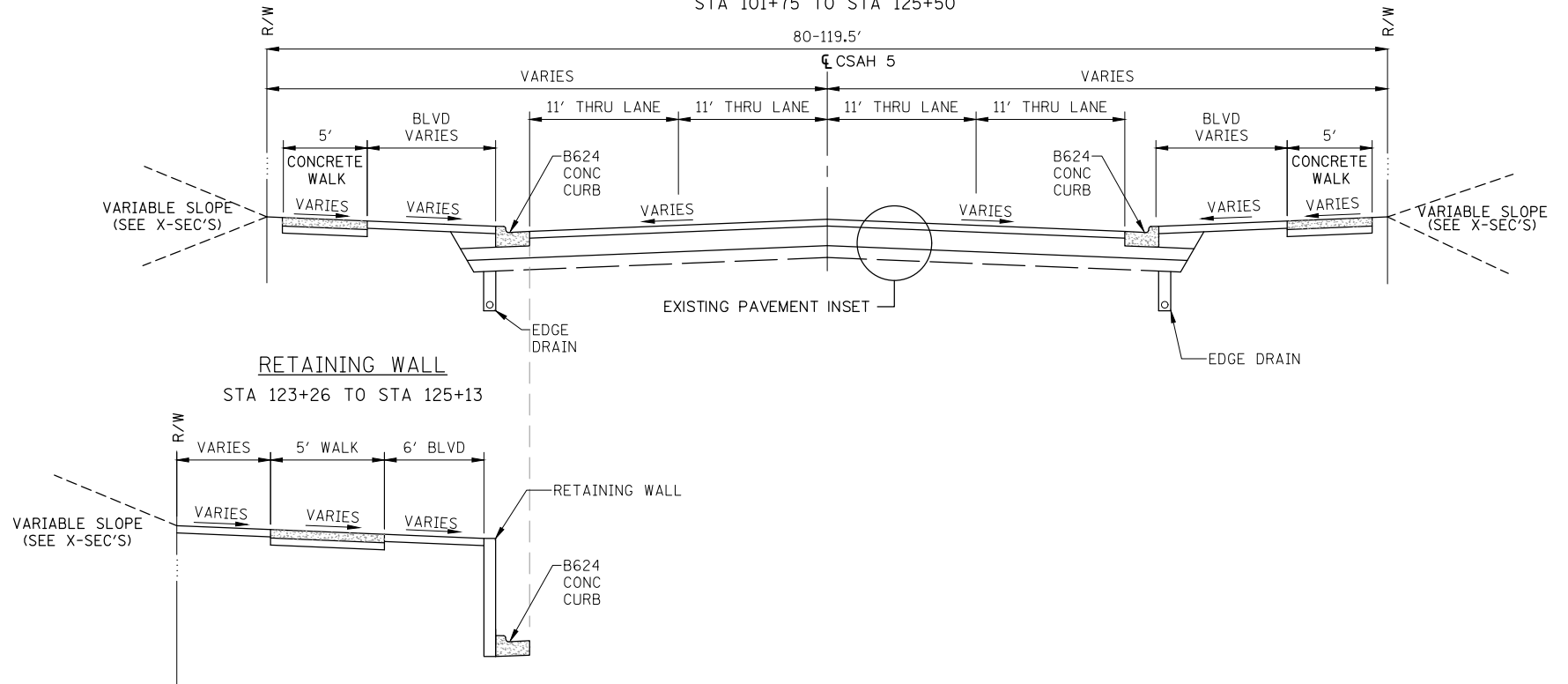


10" BITUMINOUS

12" AGGREGATE BASE

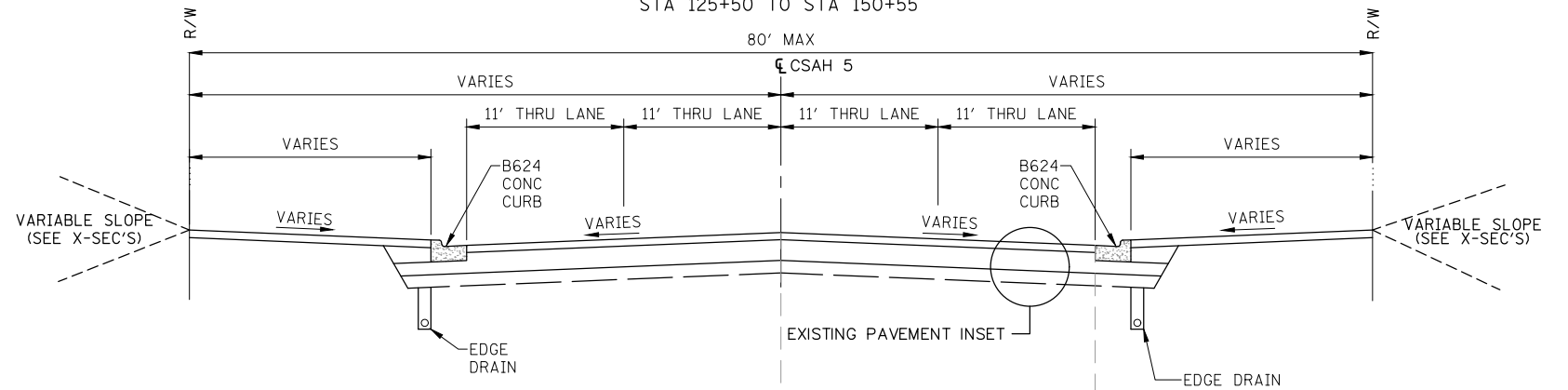
EXISTING CSAH 5 (3RD AVE) TYPICAL SECTION

STA 101+75 TO STA 125+50



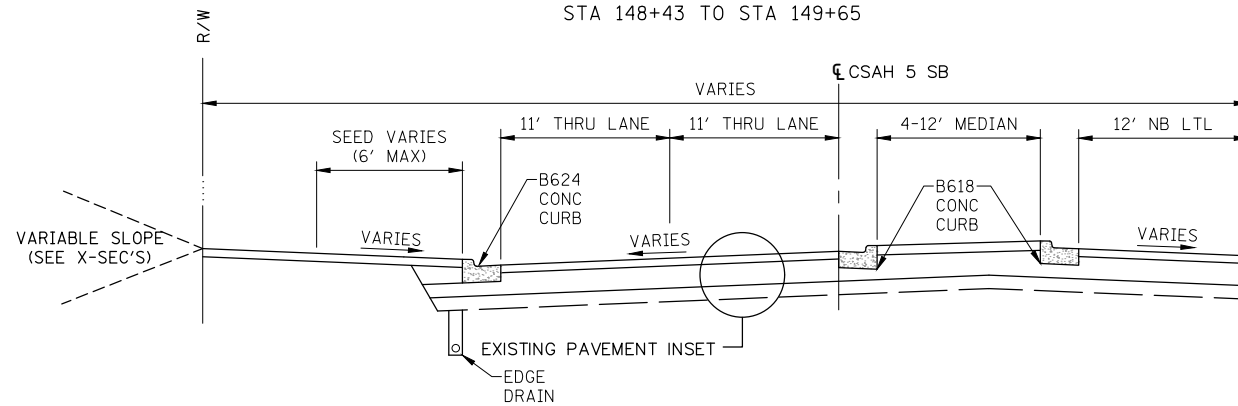
EXISTING CSAH 5 (3RD AVE) TYPICAL SECTION

STA 125+50 TO STA 150+55



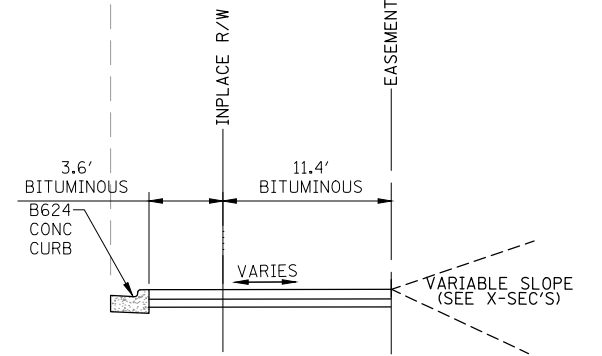
MEDIAN

STA 148+43 TO STA 149+65



PARKING LOT

STA 137+58 TO STA 143+90



NO.	ISSUED FOR	DATE

S.A.P. 007-605-021

CSAH 5 RECONSTRUCTION

TYPICAL SECTIONS

SHEET

15

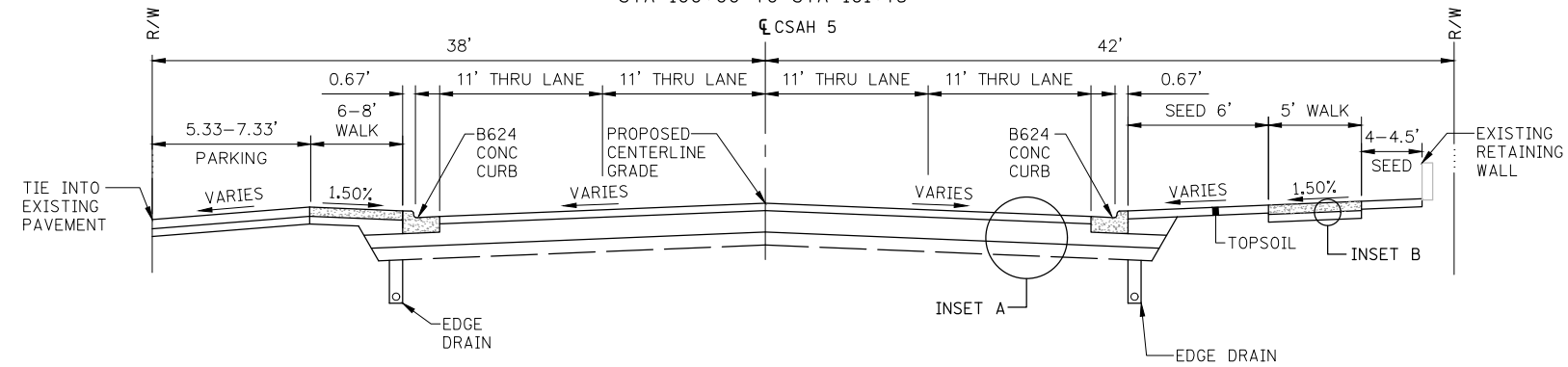
OF

150

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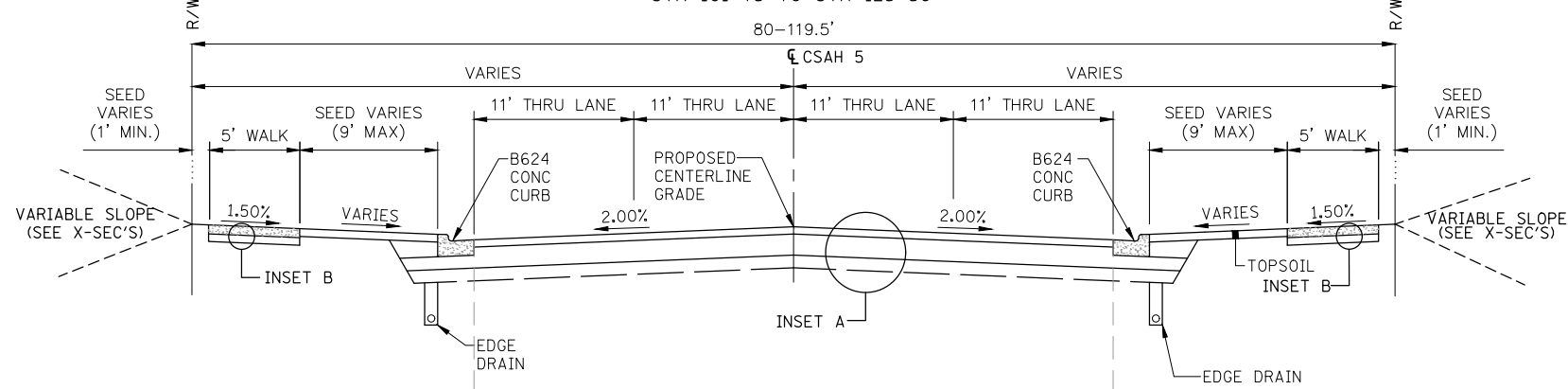
PROPOSED CSAH 5 (3RD AVE) TYPICAL SECTION

STA 100+00 TO STA 101+75



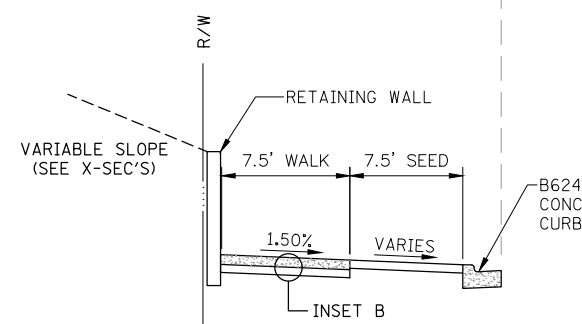
PROPOSED CSAH 5 (3RD AVE) TYPICAL SECTION

STA 101+75 TO STA 125+50



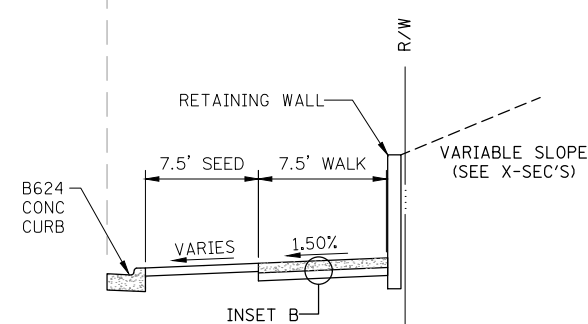
RETAINING WALL

STA 123+68 TO STA 125+13



RETAINING WALL

STA 124+02 TO STA 125+18



GENERAL NOTES:

1. ALL CROSS SLOPES ARE IN FT./FT. UNLESS OTHERWISE NOTED.
2. THE TOP OF GRADING GRADE IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE.
3. UNLESS OTHERWISE INDICATED, THE GRADING GRADE AND TOP OF SUBGRADE WILL HAVE THE SAME SLOPE AS THE FINISHED ROAD SURFACE.
4. TOPSOIL DEPTH IS 6" MINIMUM IN THE BOULEVARD AND TIE SLOPE AREAS.

S.A.P. 007-605-021

CSAH 5 RECONSTRUCTION

TYPICAL SECTIONS

SHEET

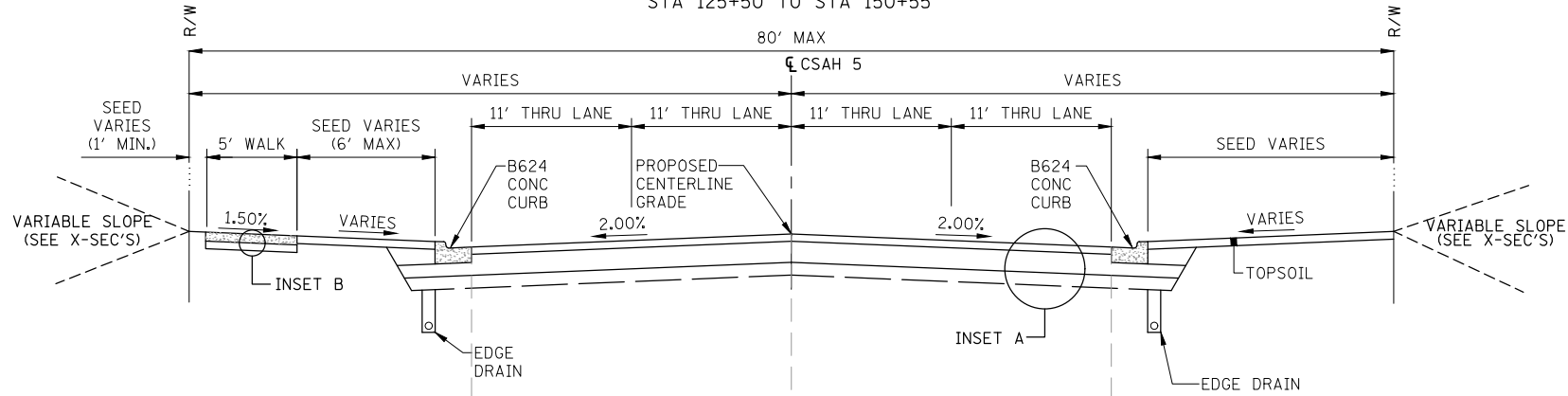
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OF

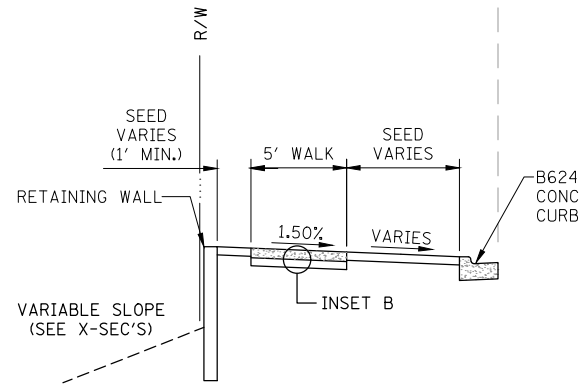
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PROPOSED CSAH 5 (3RD AVE) TYPICAL SECTION

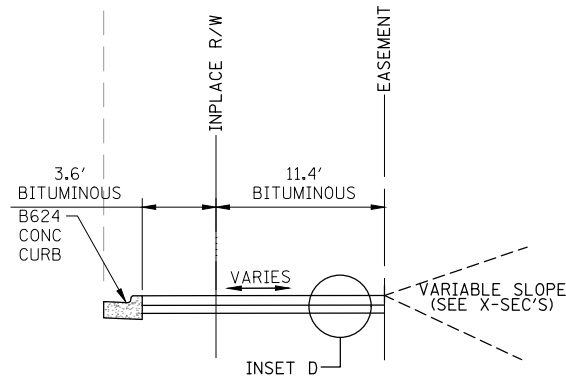
STA 125+50 TO STA 150+55



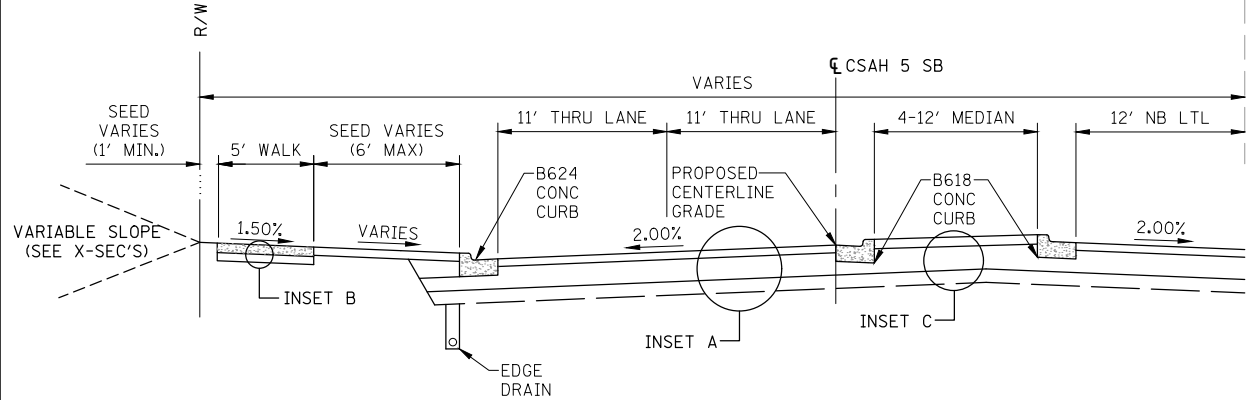
RETAINING WALL
STA 137+85 TO STA 138+34



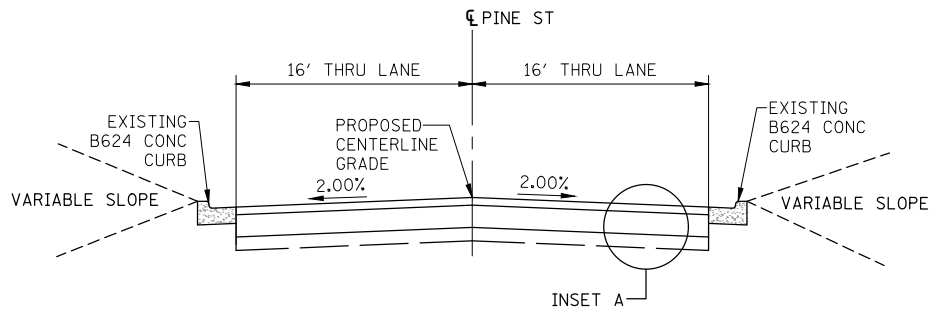
PARKING LOT
STA 137+58 TO STA 143+90



MEDIAN
STA 148+43 TO STA 149+65



PROPOSED PINE ST TYPICAL SECTION
STA 125+50



GENERAL NOTES:

1. ALL CROSS SLOPES ARE IN FT./FT. UNLESS OTHERWISE NOTED.
2. THE TOP OF GRADING GRADE IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE.
3. UNLESS OTHERWISE INDICATED, THE GRADING GRADE AND TOP OF SUBGRADE WILL HAVE THE SAME SLOPE AS THE FINISHED ROAD SURFACE.
4. TOPSOIL DEPTH IS 6' MINIMUM IN THE BOULEVARD AND TIE SLOPE AREAS.

NO.	ISSUED FOR	DATE

S.A.P. 007-605-021

CSAH 5 RECONSTRUCTION

TYPICAL SECTIONS

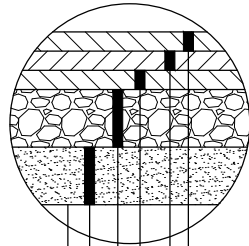
SHEET

17

OF

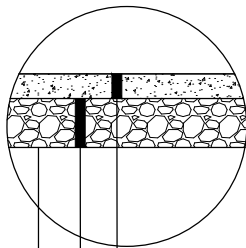
150

INSET A
ROADWAY SECTION



- 2" TYPE SP 12.5 WEARING COURSE MIXTURE (4,C) (SPWEB440C) (2360)
- 2" TYPE SP 12.5 WEARING COURSE MIXTURE (4,C) (SPWEB440C) (2360)
- 2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (4,B) (SPNWB430B) (2360)
- 12" AGGREGATE BASE (CV), CLASS 5 (2211)
- 12" SELECT GRANULAR EMBANKMENT (CV) (2106)
- SUBGRADE PREPARATION (INCIDENTAL)

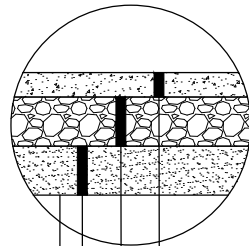
INSET B
CONCRETE WALK



- 4" CONCRETE WALK
- 6" AGGREGATE BASE (CV), CLASS 5 (2211)
- SUBGRADE PREPARATION (INCIDENTAL)

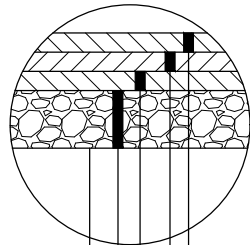
NOTE:
6" CONCRETE WALK DEPTH AT PED RAMPS AND WHEN SIDEWALK IS ON THE BACK OF THE CURB. SEE CONSTRUCTION PLAN AND STANDARD PLANS - PEDESTRIAN CURB RAMP DETAILS

INSET C
CONCRETE MEDIANS



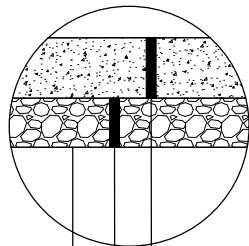
- 4" CONCRETE WALK
- 16.5" AGGREGATE BASE (CV), CLASS 5 (2211)
- 24" SELECT GRANULAR EMBANKMENT (CV) (2106)
- SUBGRADE PREPARATION (INCIDENTAL)

INSET D
COMMERCIAL
ROADWAY SECTION



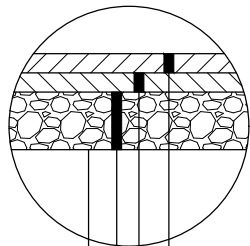
- 2" TYPE SP 12.5 WEARING COURSE MIXTURE (4,C) (SPWEB440C) (2360)
- 2" TYPE SP 12.5 WEARING COURSE MIXTURE (4,C) (SPWEB440C) (2360)
- 2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (4,B) (SPNWB430B) (2360)
- 12" AGGREGATE BASE (CV), CLASS 5 (2211)
- SUBGRADE PREPARATION (INCIDENTAL)

INSET E
CONCRETE DRIVEWAYS



- 7" CONCRETE DRIVEWAY PAVEMENT
- 6" AGGREGATE BASE (CV), CLASS 5 (2211)
- SUBGRADE PREPARATION (INCIDENTAL)

INSET G
BITUMINOUS PARKING
LOT SECTION



- 2" TYPE SP 12.5 WEARING COURSE MIXTURE (4,C) (SPWEB440C) (2360)
- 2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (4,B) (SPNWB430B) (2360)
- 6" AGGREGATE BASE (CV), CLASS 5 (2211)
- SUBGRADE PREPARATION (INCIDENTAL)

NO.	ISSUED FOR	DATE

S.A.P. 007-605-021
CSAH 5 RECONSTRUCTION

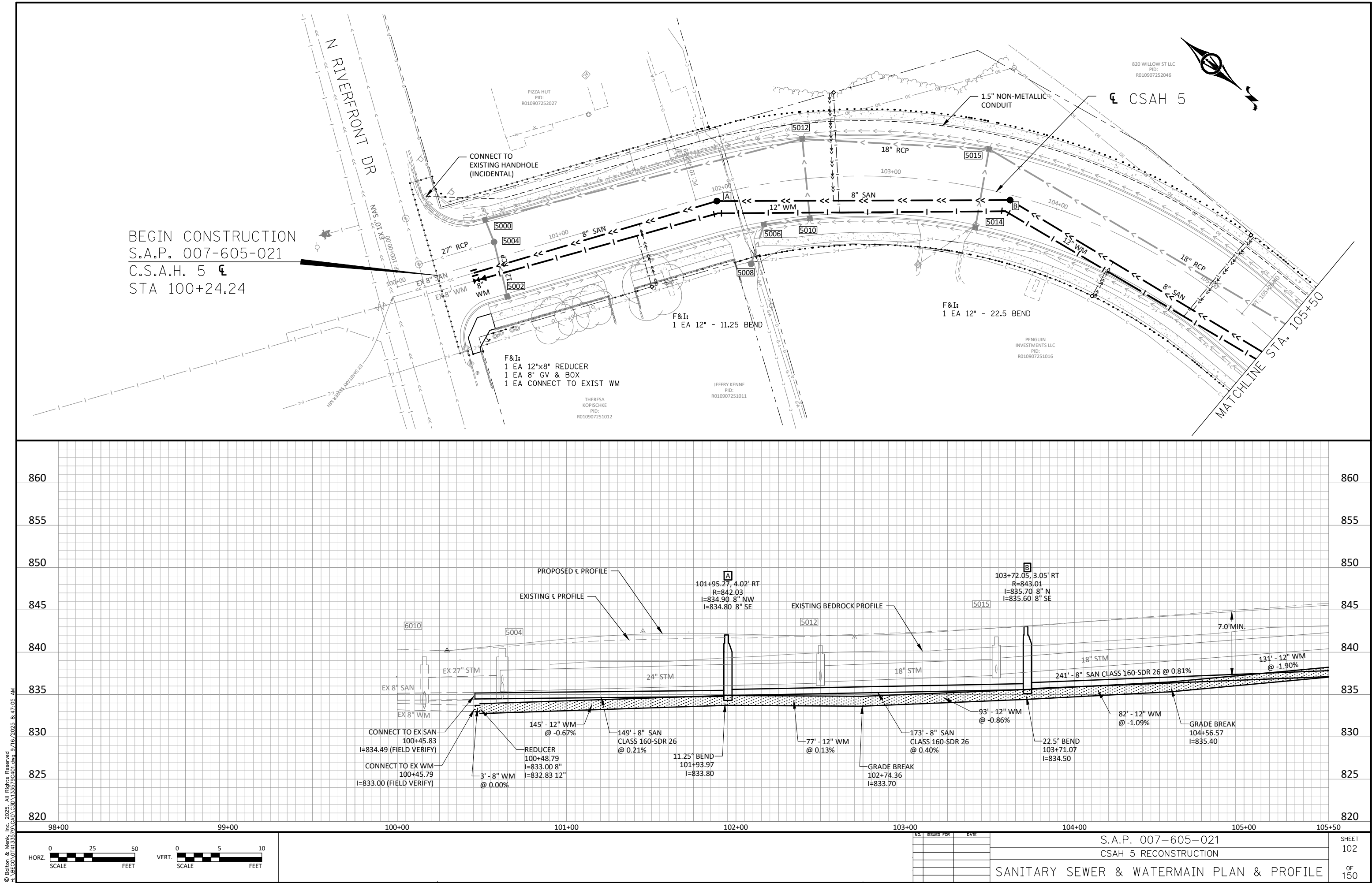
TYPICAL SECTIONS

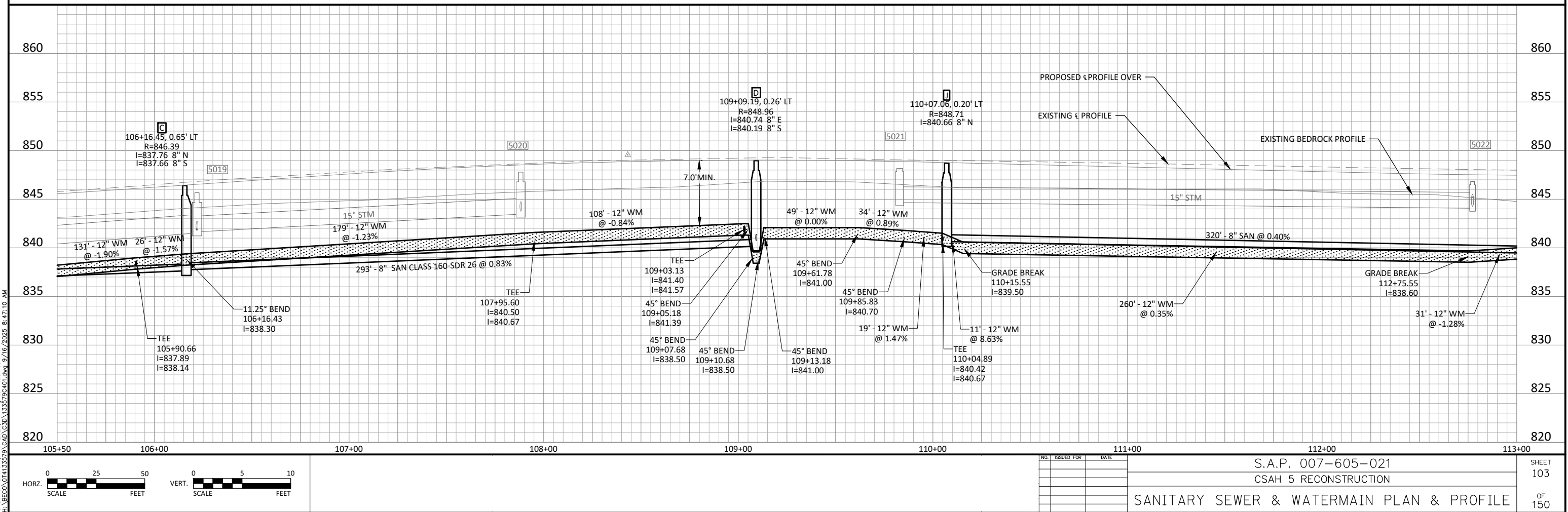
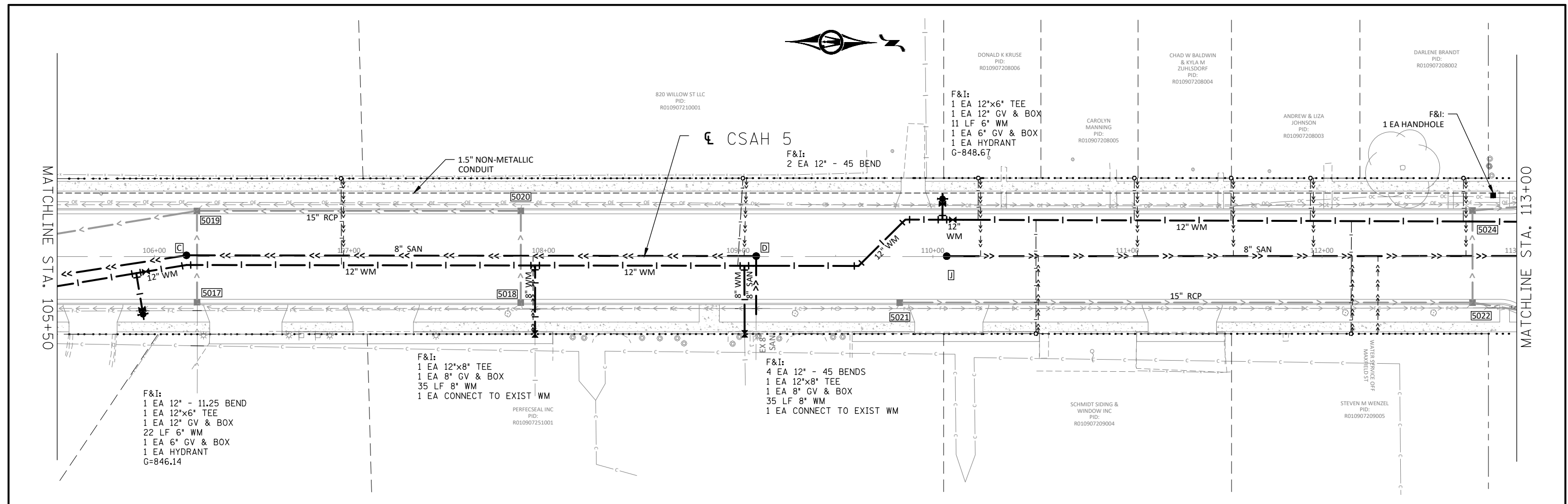
APPENDIX C

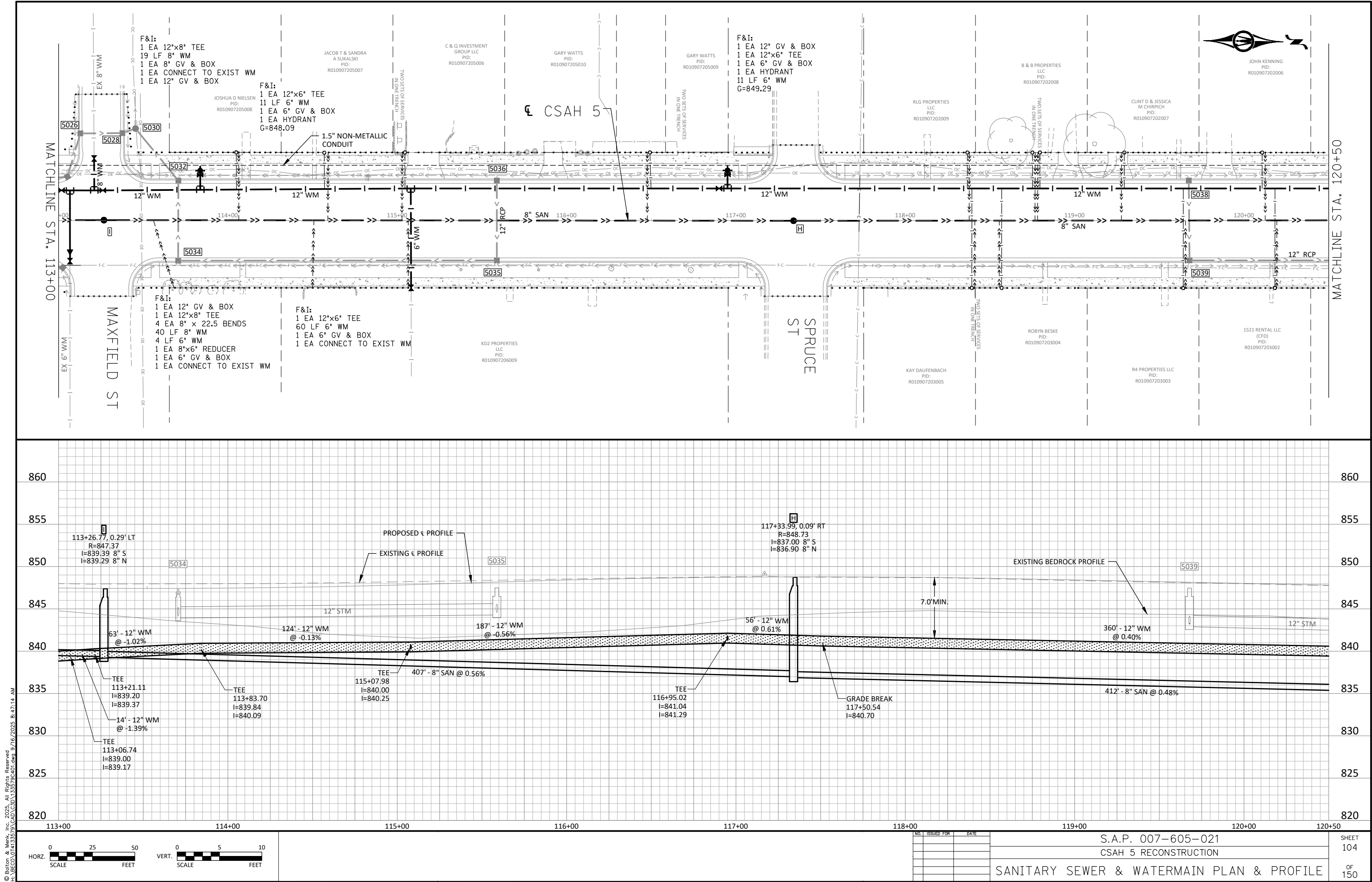
Proposed Improvements

City Project Number 11141

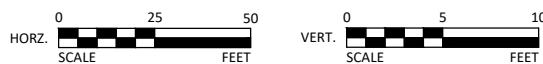








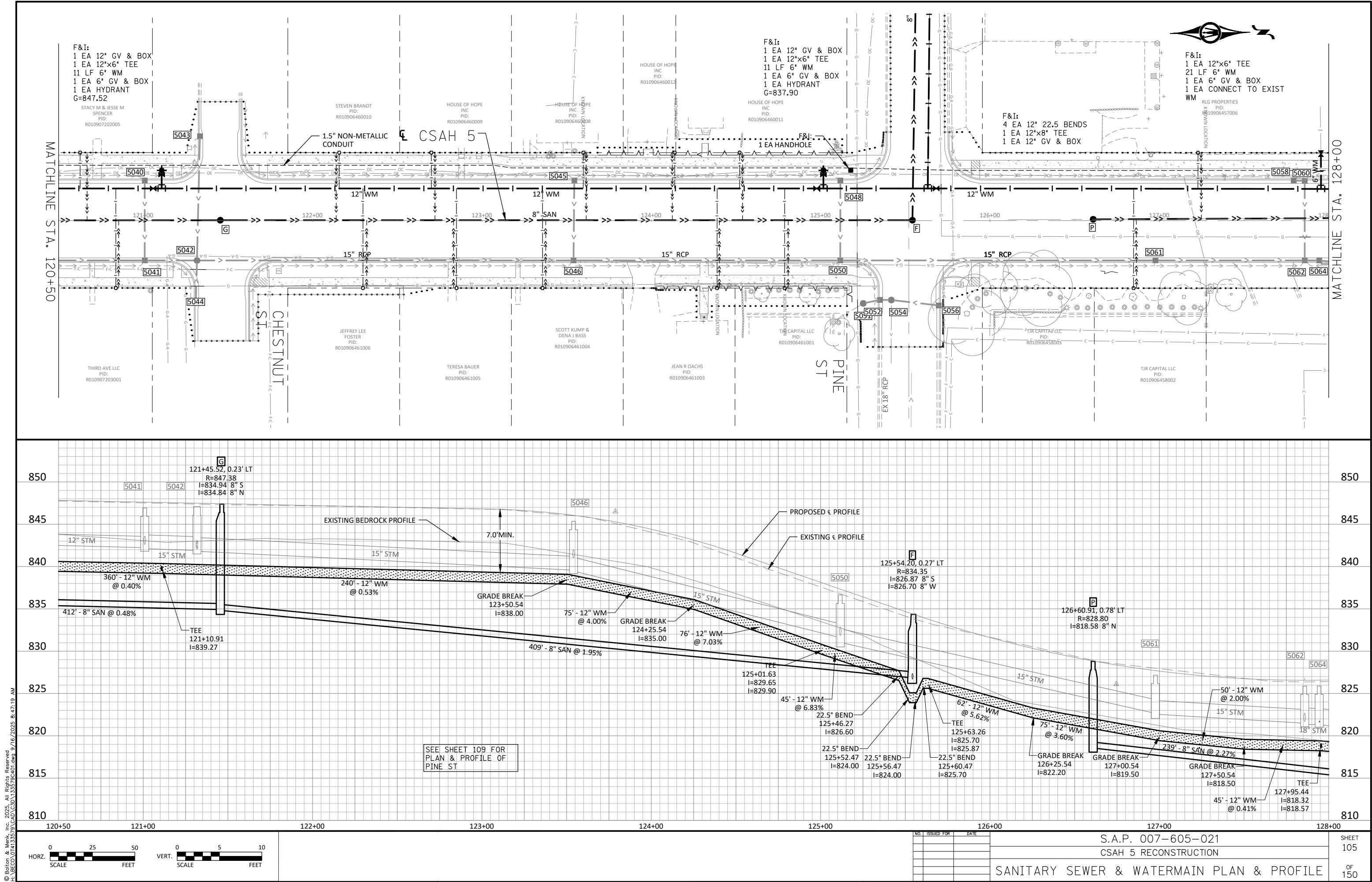
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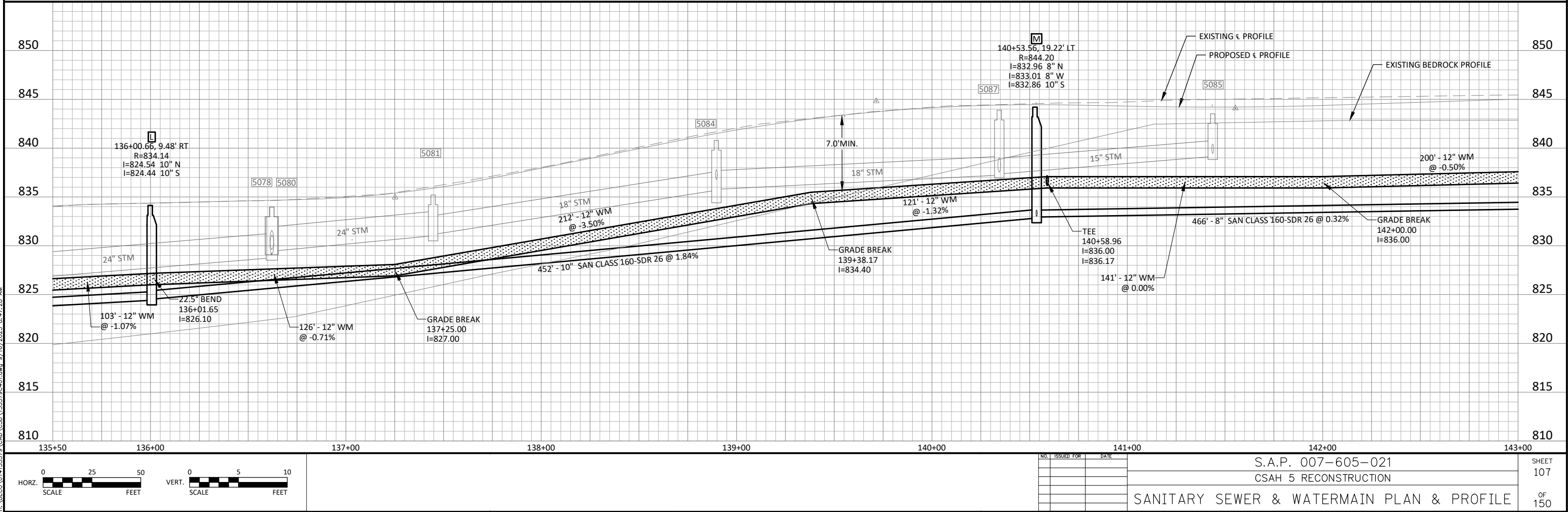
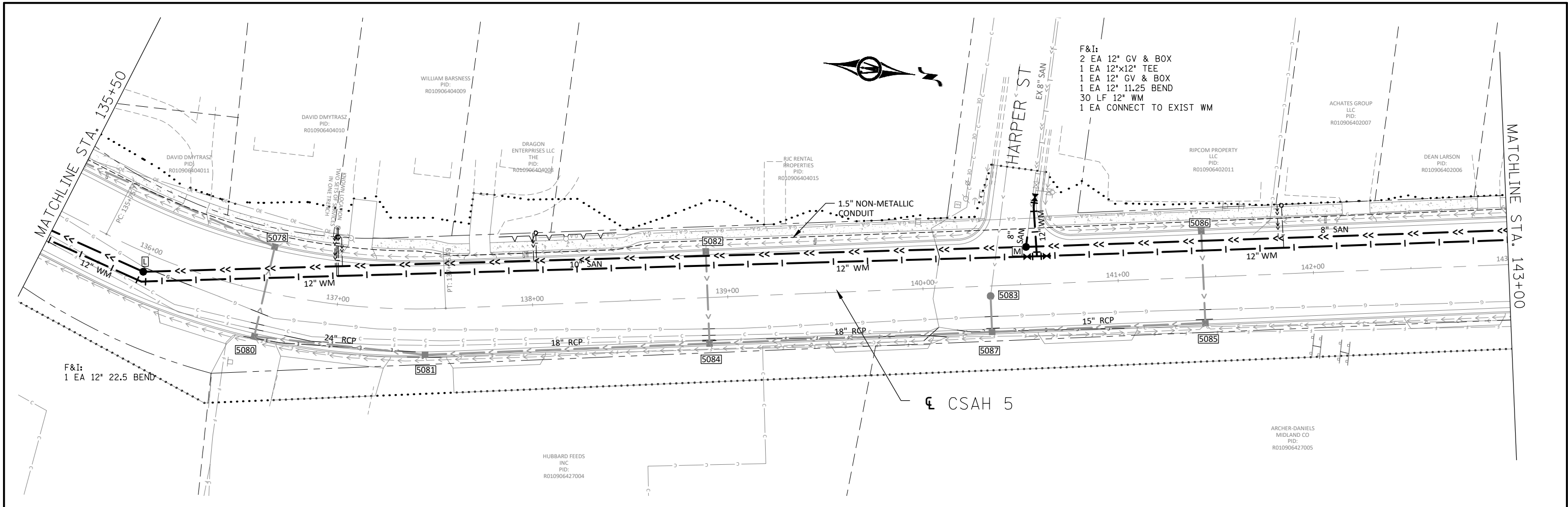


NO.	ISSUED FOR	DATE

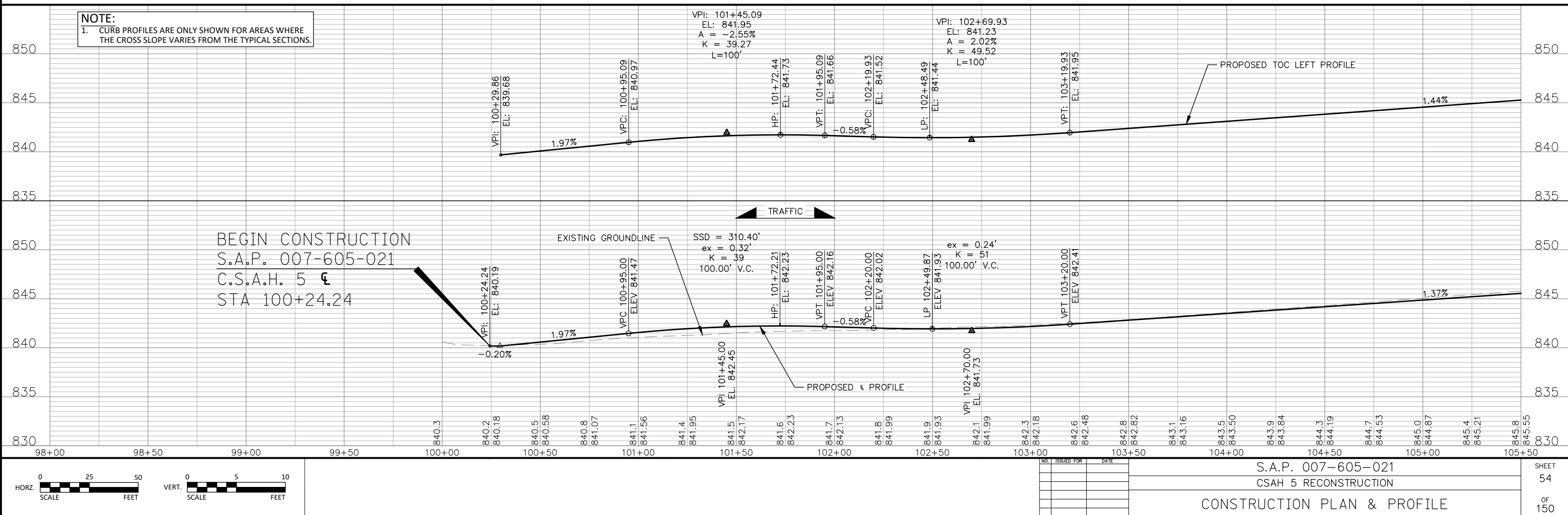
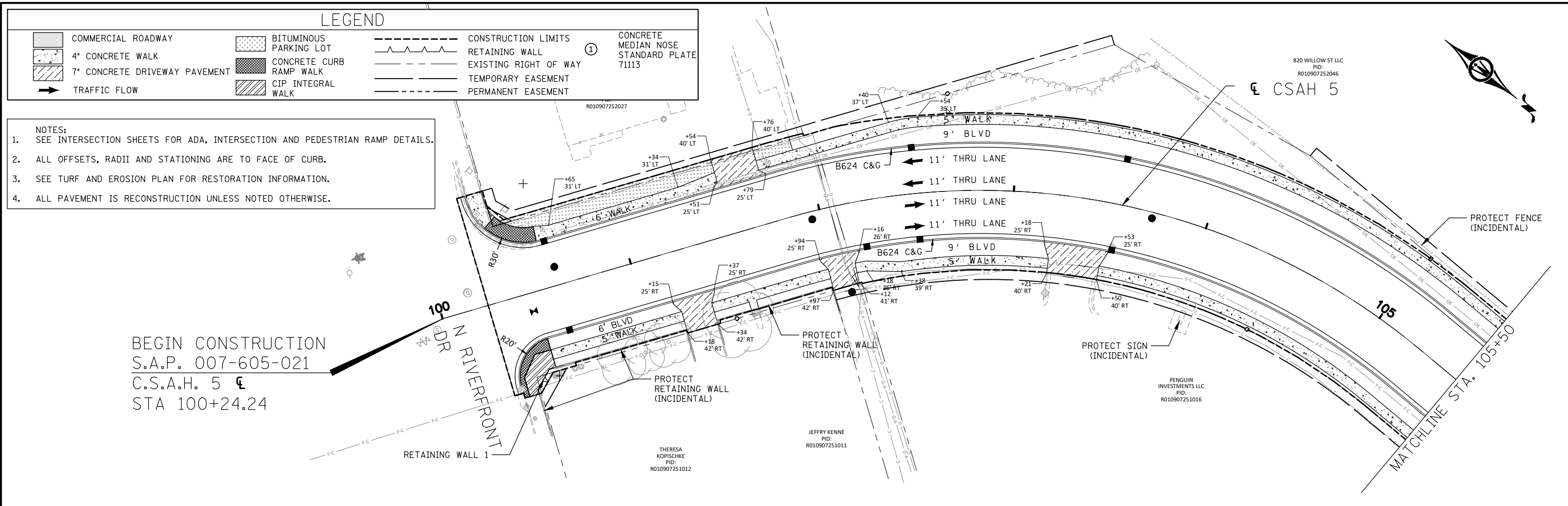
S.A.P. 007-605-021
CSAH 5 RECONSTRUCTION
SANITARY SEWER & WATERMAIN PLAN & PROFILE

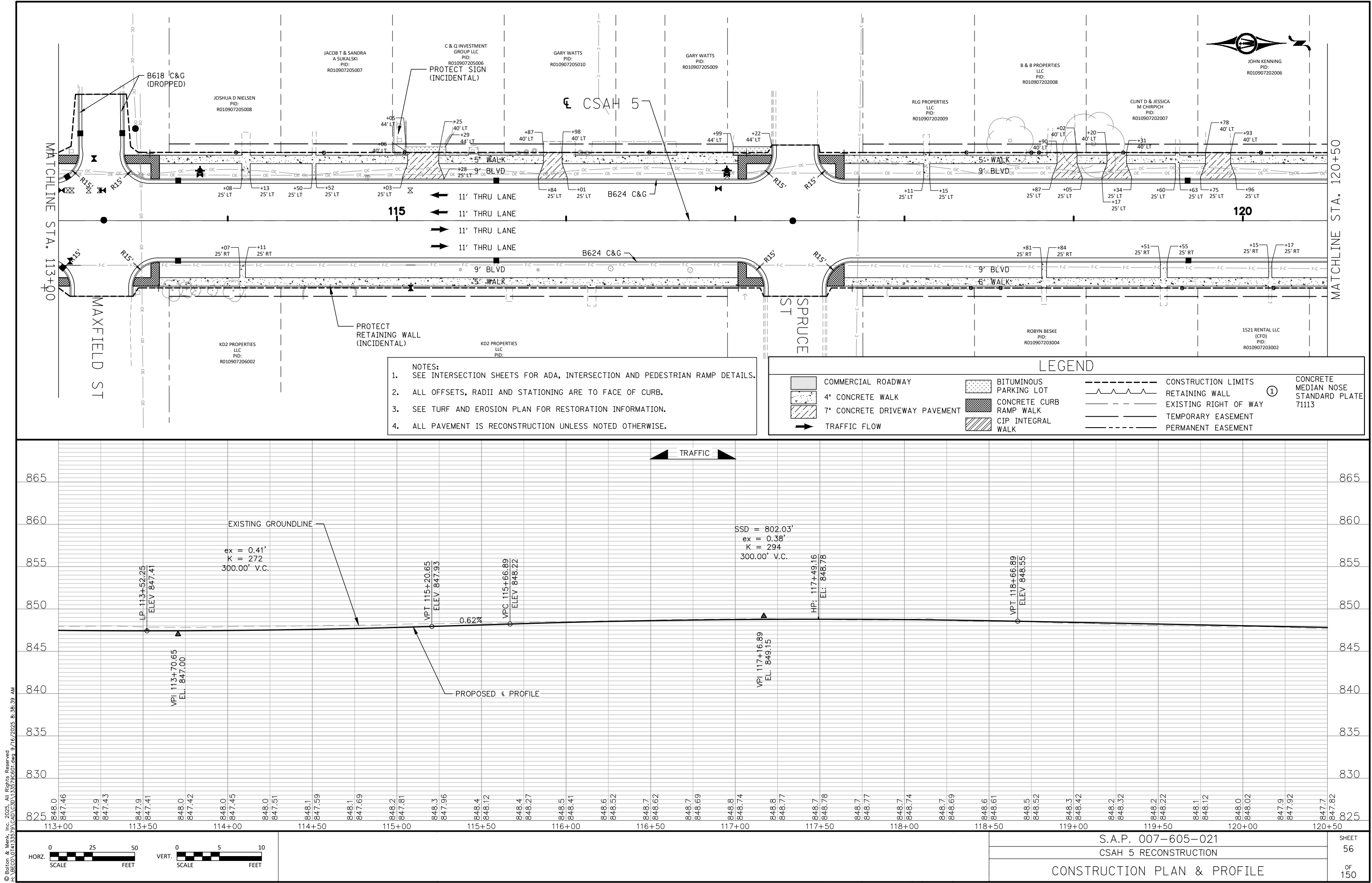
SHEET
104
OF
150





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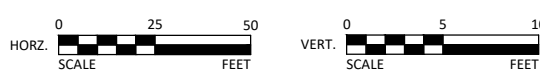
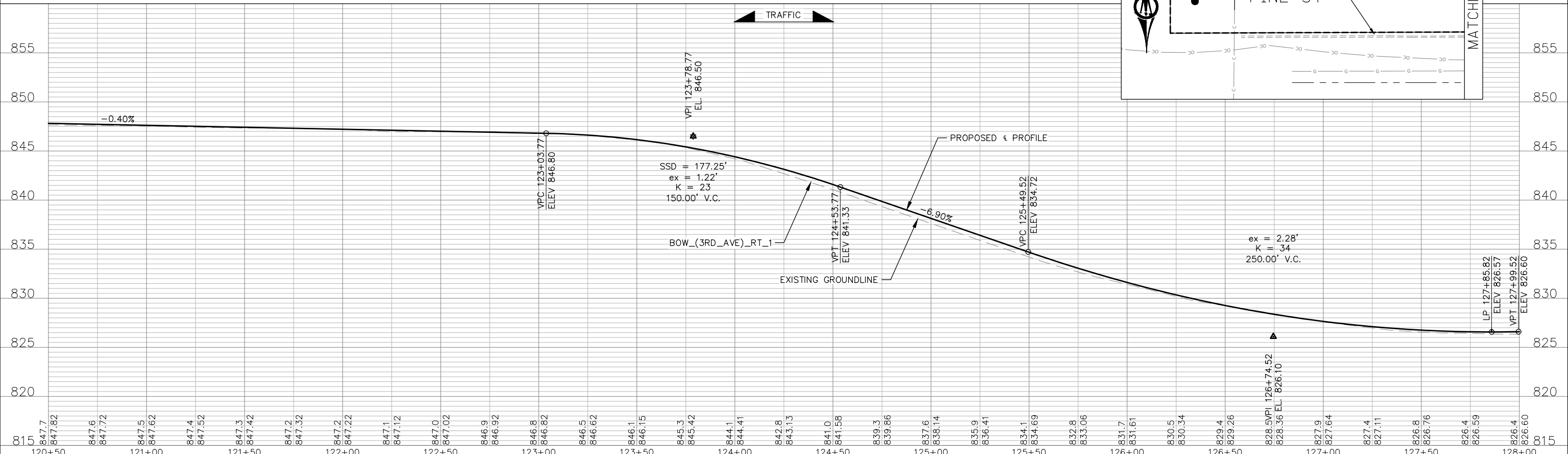
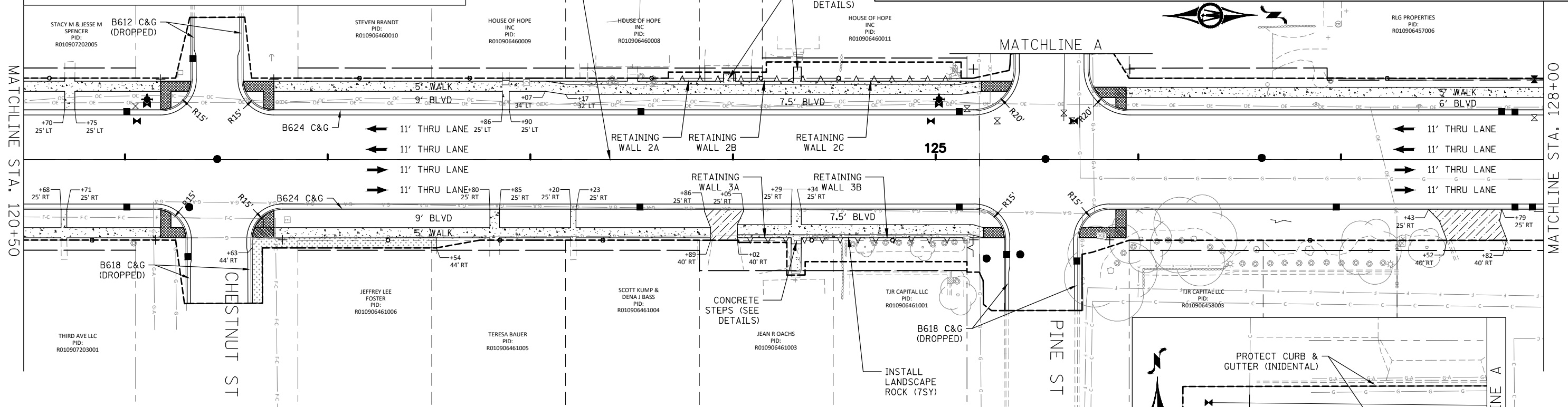


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PL\BEO\01413559\CD\CD\13559601.dwg 9/16/2025 8:38:58 AM

- NOTES:
- SEE INTERSECTION SHEETS FOR ADA, INTERSECTION AND PEDESTRIAN RAMP DETAILS.
 - ALL OFFSETS, RADII AND STATIONING ARE TO FACE OF CURB.
 - SEE TURF AND EROSION PLAN FOR RESTORATION INFORMATION.
 - ALL PAVEMENT IS RECONSTRUCTION UNLESS NOTED OTHERWISE.

LEGEND

	COMMERCIAL ROADWAY		BITUMINOUS PARKING LOT		CONSTRUCTION LIMITS		



NO.		ISSUED FOR	DATE
S.A.P. 007-605-021			
CSAH 5 RECONSTRUCTION			
CONSTRUCTION PLAN & PROFILE			
SHEET			57
OF			150

- NOTES:
1. SEE INTERSECTION SHEETS FOR ADA, INTERSECTION AND PEDESTRIAN RAMP DETAILS.
 2. ALL OFFSETS, RADII AND STATIONING ARE TO FACE OF CURB.
 3. SEE TURF AND EROSION PLAN FOR RESTORATION INFORMATION.
 4. ALL PAVEMENT IS RECONSTRUCTION UNLESS NOTED OTHERWISE.

CENTRAL FARM
SERVICE
PID:
R010906255005

END CONSTRUCTION
S.A.P. 007-605-021
C.S.A.H. 5
STA 150+55.86

B618 C&G
(DROPPED)

PROTECT FENCE
(INCIDENTAL)

CENTRAL FARM
SERVICE
PID:
R010906255006

JOSE & SANDRA
GOMEZ
PID:
R010906402004

MATCHLINE STA. 143+00

CSAH 5

ARCHER-DANIELS
MIDLAND CO
PID:
R010906426001

LIND ST

CSAH 5

LEGEND

☐ COMMERCIAL ROADWAY

4" CONCRETE WALK

7" CONCRETE DRIVEWAY PAVEMENT

CONCRETE

TRAFFIC FLOW

 BITUMINOUS PARKING LOT

CONCRETE CL
RAMP WALK

 RAMM WATER
 CIP INTEGRAL

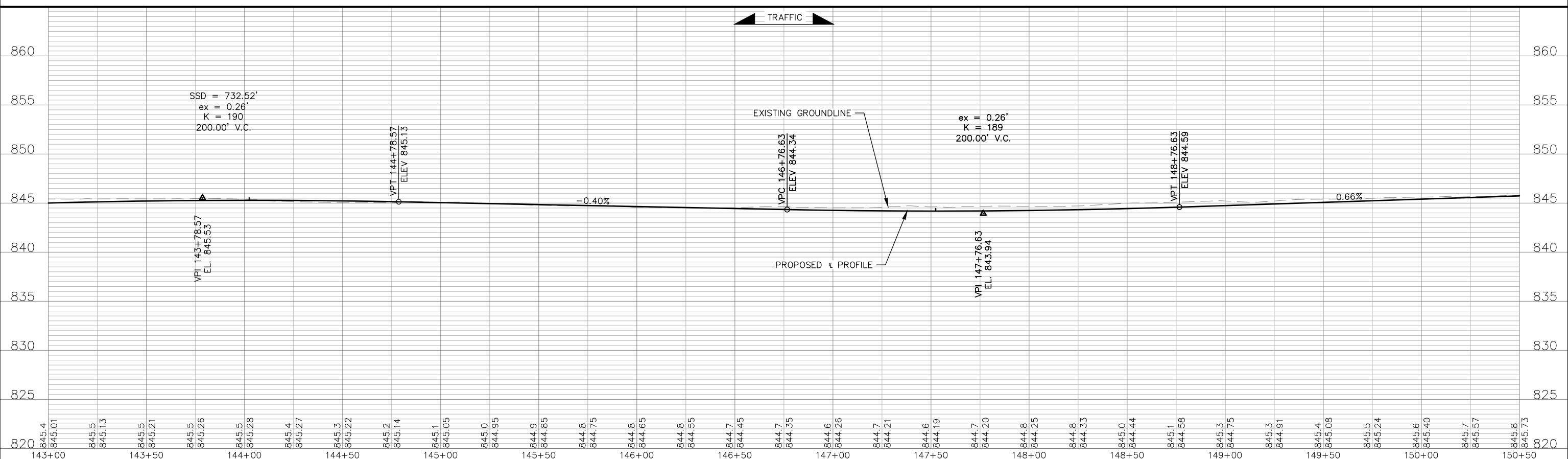
CONSTRUCTION LIMITS

— RETAINING WALL

- EXISTING RIGHT OF WAY

- TEMPORARY EASEMENT

①	CONCRETE MEDIAN NOSE STANDARD PLATE 71113
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0 25 50
HORIZ. SCALE FEET

S.A.P. 007-605-021
CSAH 5 RECONSTRUCTION

CONSTRUCTION PLAN & PROFILE

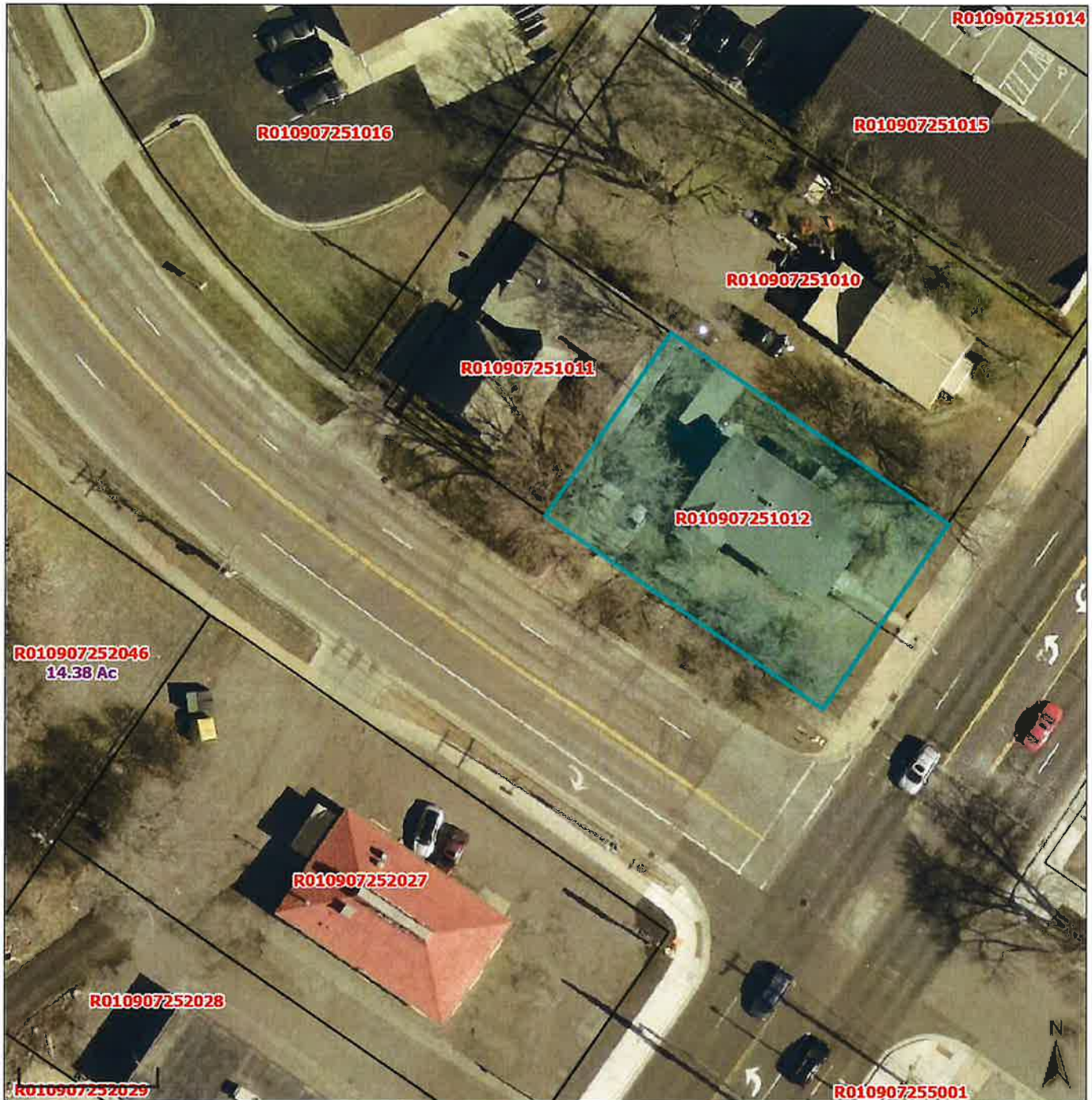
HEET
60
OF
150

APPENDIX D

Easements

City Project Number 11141





Parcel ID	R010907251012	Class	203- 1A/1B/4B1 RESIDENTIAL 1-3	Owner	KOPISCHKE THERESA M
Sec/Twp/Rng	7-108-26		UNITS	Address	502 RANGE ST STE C
Property	1000 N RIVERFRONT	Acreage	0.15		NORTH MANKATO, MN
Address	DR				56003
	MANKATO				
District	01077				
Brief Tax Description	AUDITORS PLAT 28 E100' OF 006 000 00				
	(Note: Not to be used on legal documents)				

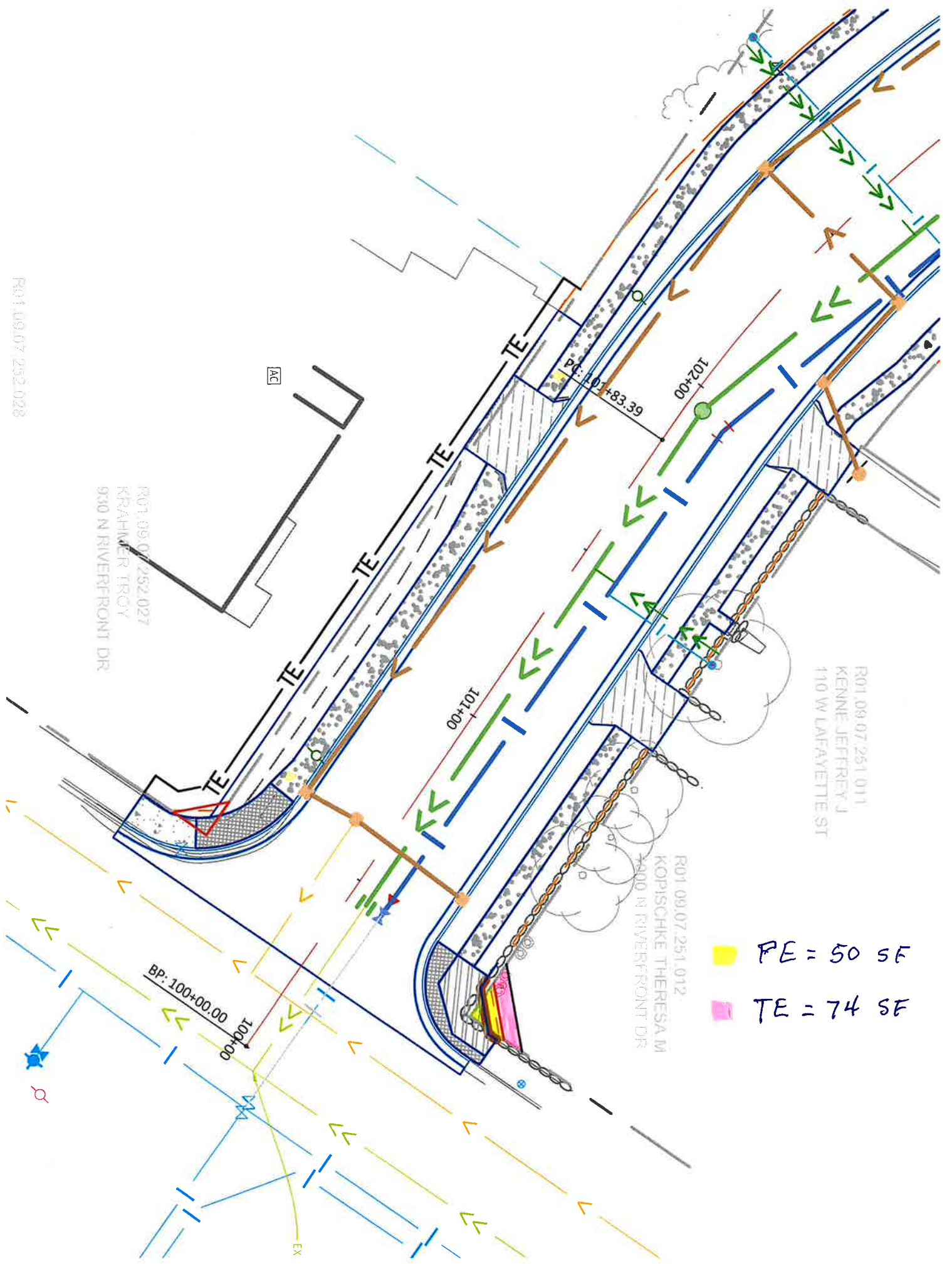
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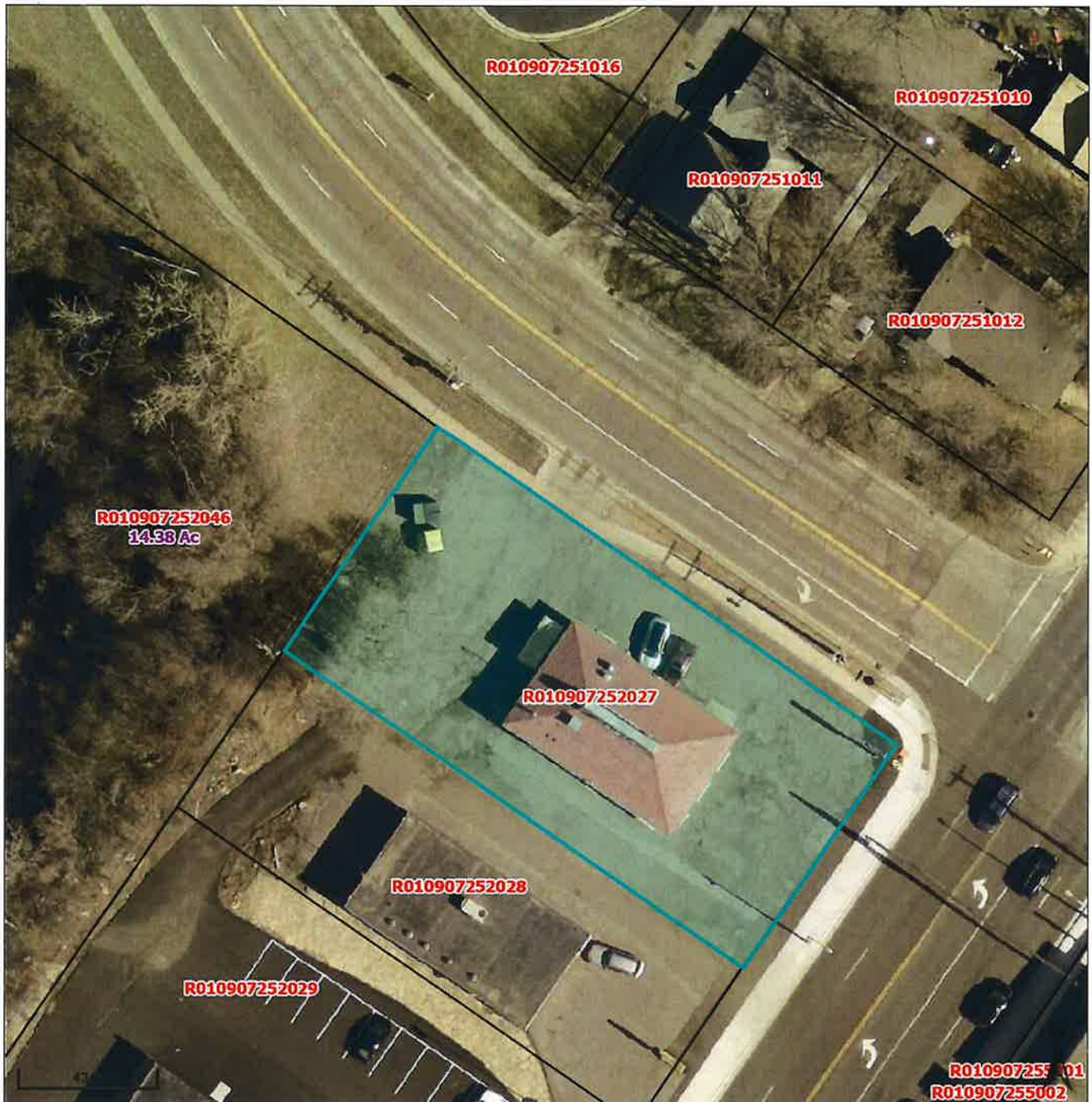
R01.09.07.252.027
KRAHMER TROY
930 N RIVERFRONT DR

R01.09.07.251.011
KENNIE JEFFREY J
110 W LAFAYETTE ST

R01.09.07.251.012
KOPISCHKE THERESA M
400 N RIVERFRONT DR

PE = 50 SF
TE = 74 SF





Parcel ID	R010907252027	Class	233- 3A COMMERCIAL LAND AND BUILDING	Owner Address	KRAHMER TROY
Sec/Twp/Rng	7-108-26	Acreage	0.30		930 N RIVERFRONT DR
Property Address	930 N RIVERFRONT DR				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	CITY OF MANKATO E2 OF VAC ALLEY ADJ & N14' OF 9 & ALL 010				
	132 00				
	(Note: Not to be used on legal documents)				

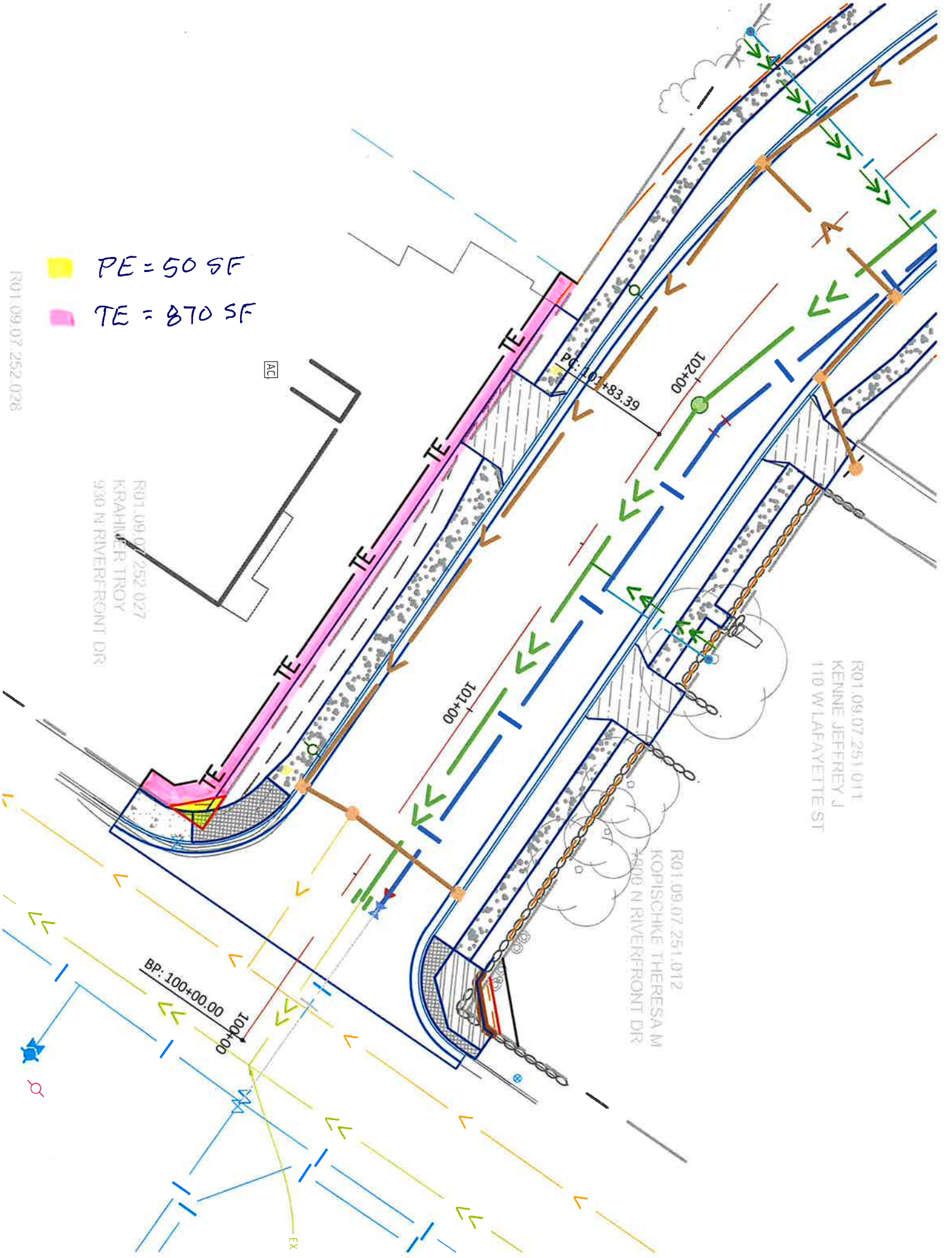
R01.09.07.252.028

PE = 50 SF
TE = 870 SF

R01.09.07.252.027
KRAHLER TROY
930 N RIVERFRONT DR

R01.09.07.251.011
KENNE JEFFREY J
110 W LAFAYETTE ST

R01.09.07.251.012
KOPISCHKE THERESA M
400 N RIVERFRONT DR





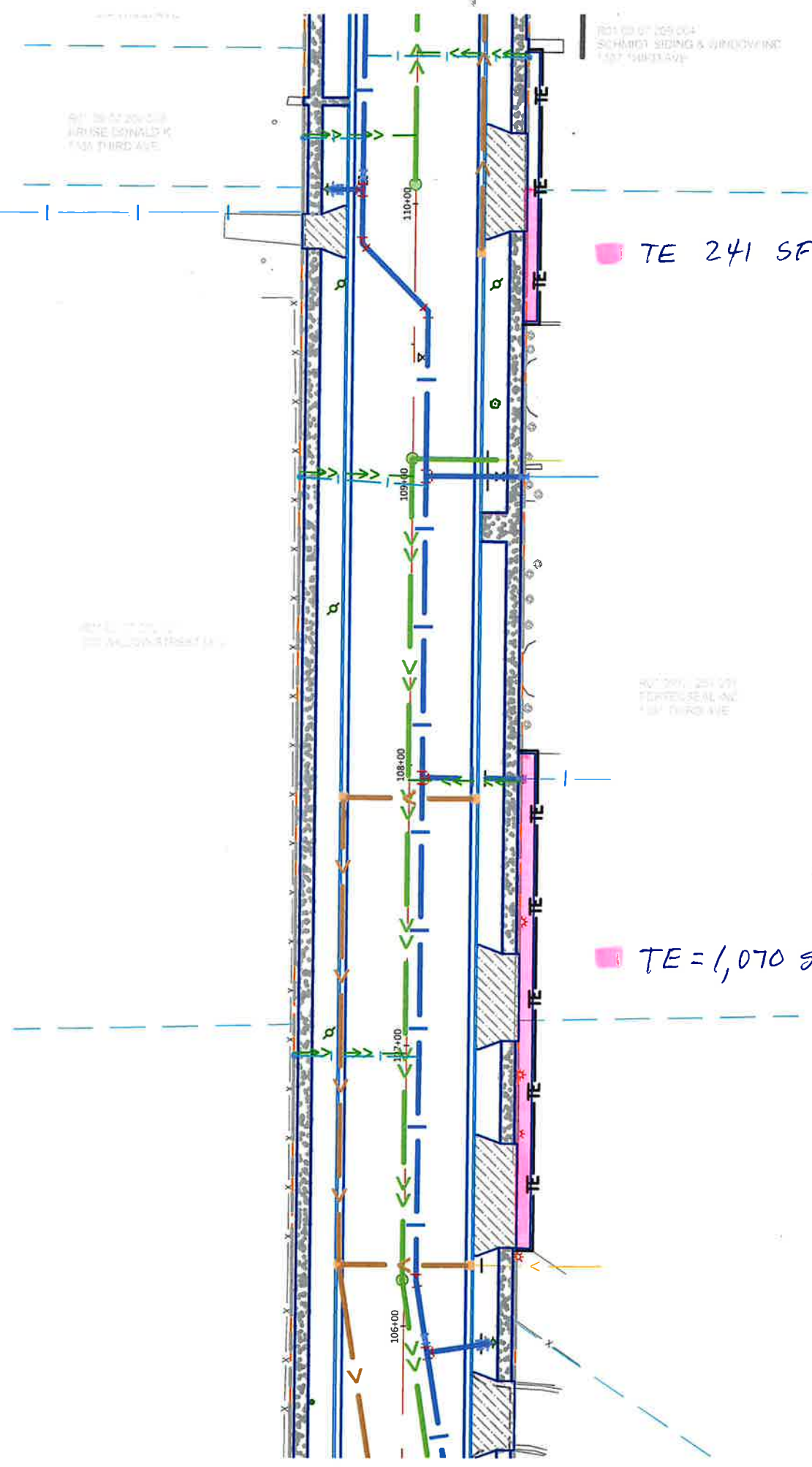
Parcel ID	R010907251001	Class	234- 3A INDUSTRIAL LAND AND BUILDING	Owner Address	PERFECSEAL INC
Sec/Twp/Rng	7-108-26	Acreage	4.86		2200 BADGER AVE
Property Address	1301 3RD AVE				OSHKOSH, WI 54904
	MANKATO				
District	01077				
Brief Tax Description	FOSTER SUB DIV 001 001 00				
	(Note: Not to be used on legal documents)				

8'1" 25' 25' 25' 25' 25'
ARISE DONALD K
FMA THIRD AVE

701 00 07 255 004
SCHULTZ SIDING & SHROVING INC
1527 140433 2025

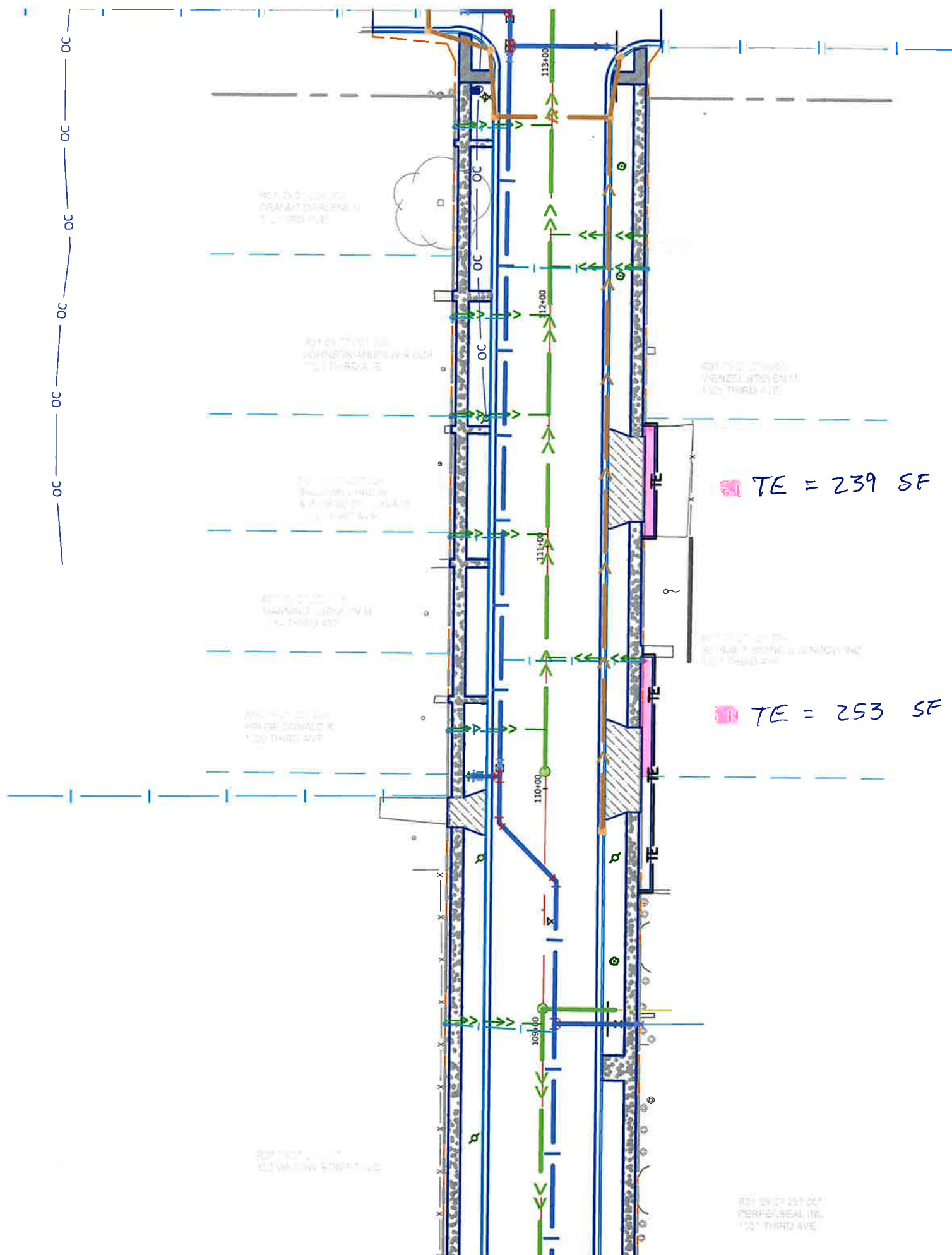
TE 241 SF

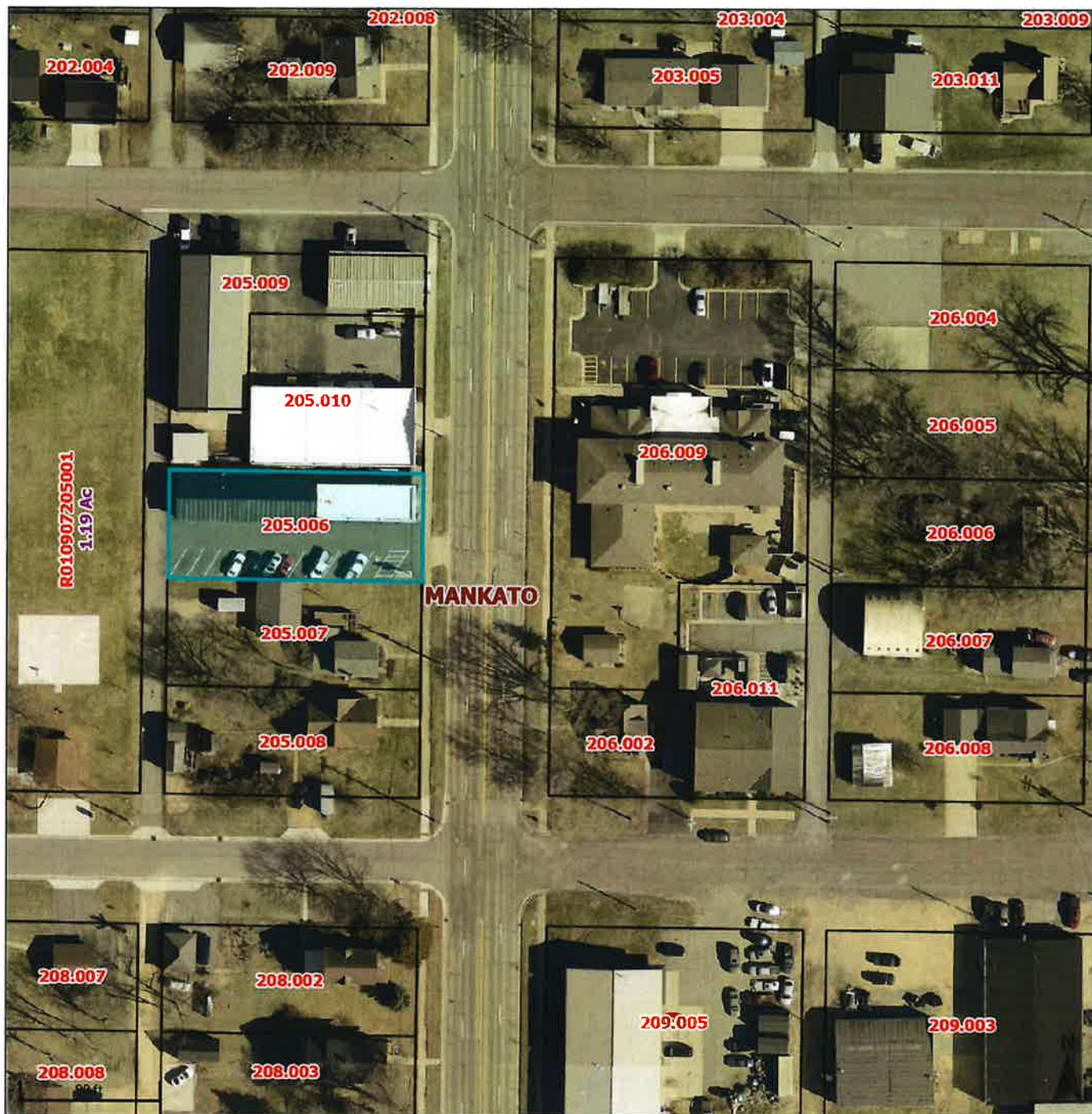
TE = 1,070 SF





Parcel ID	R010907209004	Class	233- 3A COMMERCIAL LAND AND	Owner	SCHMIDT SIDING & WINDOW
Sec/Twp/Rng	7-108-26		BUILDING	Address	INC
Property	1307 3RD AVE	Acreage	1.22		901 N 5TH ST
Address	MANKATO				MANKATO, MN 56001
District	01077				
Brief Tax Description	MANKATO CITY VAC ALLEY & VAC 2ND AVE ADJ & LT 1-2 & 7 THRU 008 015 00				
	(Note: Not to be used on legal documents)				





Parcel ID	R010907205006	Class	233- 3A COMMERCIAL LAND AND
Sec/Twp/Rng	7-108-26		BUILDING
Property	1410 3RD AVE	Acreage	0.24
Address	MANKATO		
District	01077		
Brief Tax Description	MANKATO CITY 003 027 00		

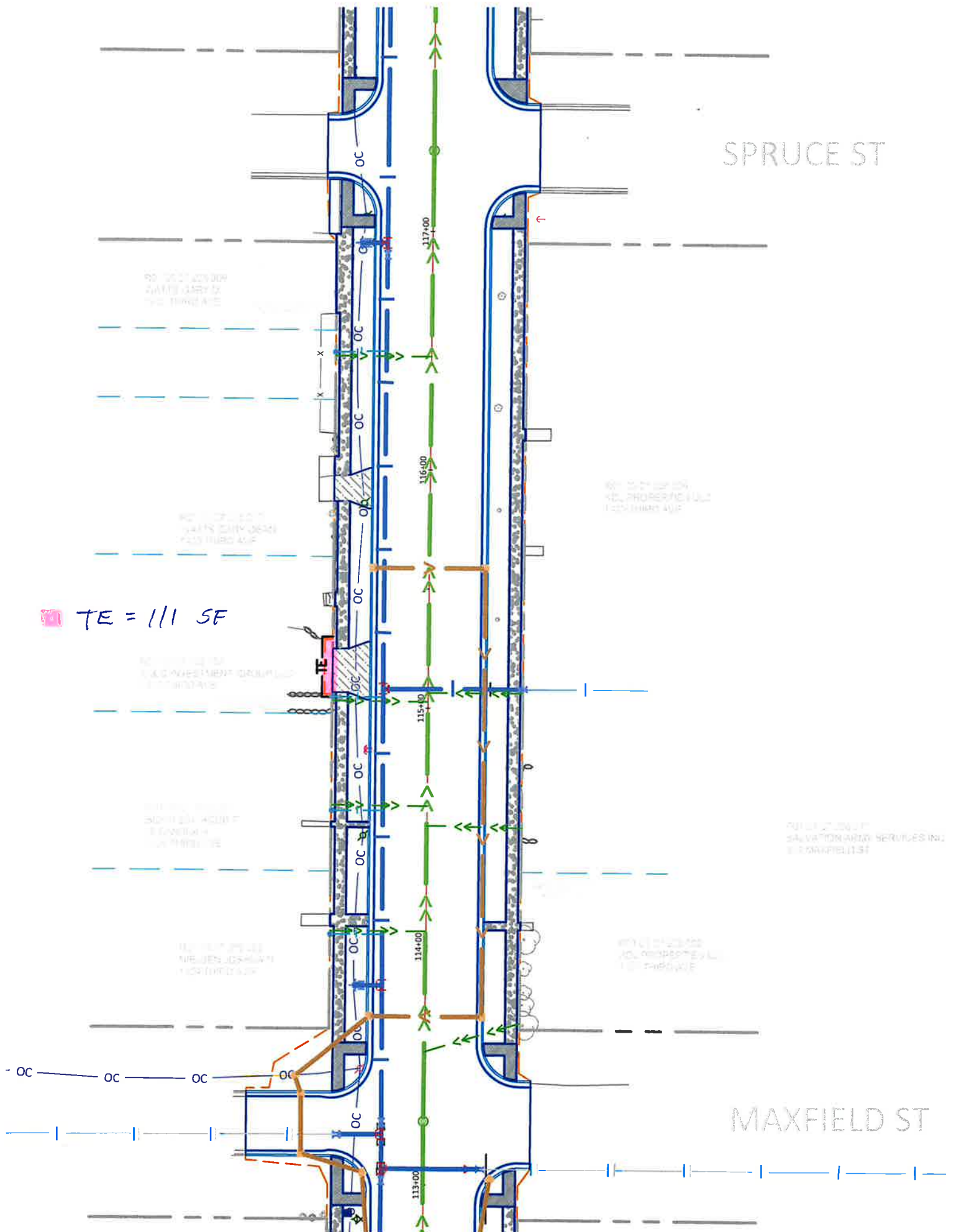
(Note: Not to be used on legal documents)

Owner	C & Q INVESTMENT GROUP LLC
Address	157 S SKYLINE DR MANKATO, MN 56001

SPRUCE ST

TE = 111 SF

MAXFIELD ST



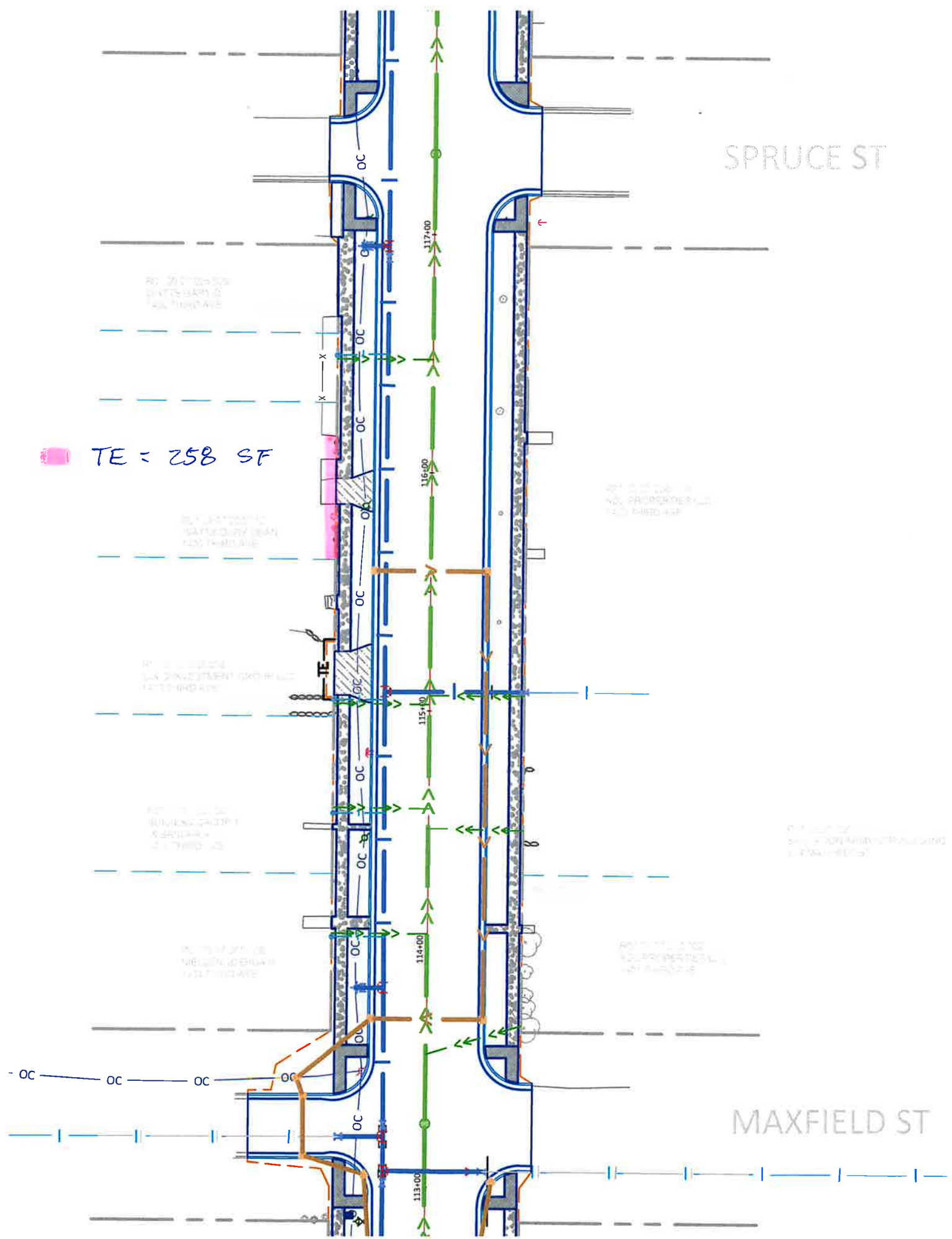


Parcel ID	R010907205010	Class	233- 3A COMMERCIAL LAND AND BUILDING	Owner Address	WATTS GARY DEAN
Sec/Twp/Rng	7-108-26	Acreage	0.28		3 WOODVIEW DR
Property Address	1420 3RD AVE				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	MANKATO CITY S29' OF E108.7' OF LT 5 & LT 4 EX N29.5' OF W48.8' 004 027 00				
	(Note: Not to be used on legal documents)				

SPRUCE ST

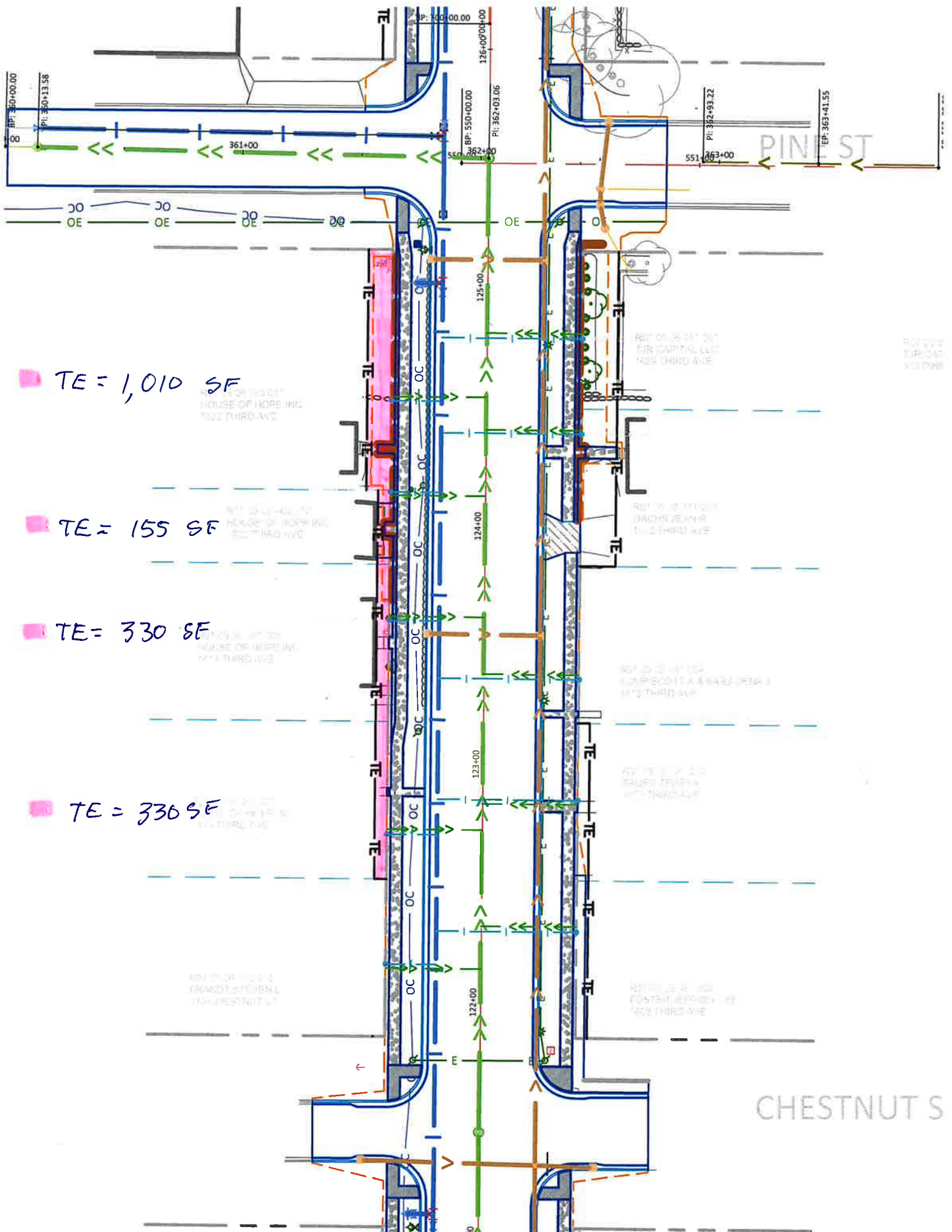
TE = 258 SF

MAXFIELD ST





Parcel ID	R010906460009	Class	932- 5E CHARITABLE INSTITUTION-RESIDENTIAL	Owner Address	HOUSE OF HOPE INC
Sec/Twp/Rng	6-108-26	Acreage	0.24		PO BOX 291
Property Address	1614 3RD AVE				MANKATO, MN 56002
	MANKATO				
District	01077				
Brief Tax Description	MANKATO CITY 002 025 00				
	(Note: Not to be used on legal documents)				



TE = 1,010 SF

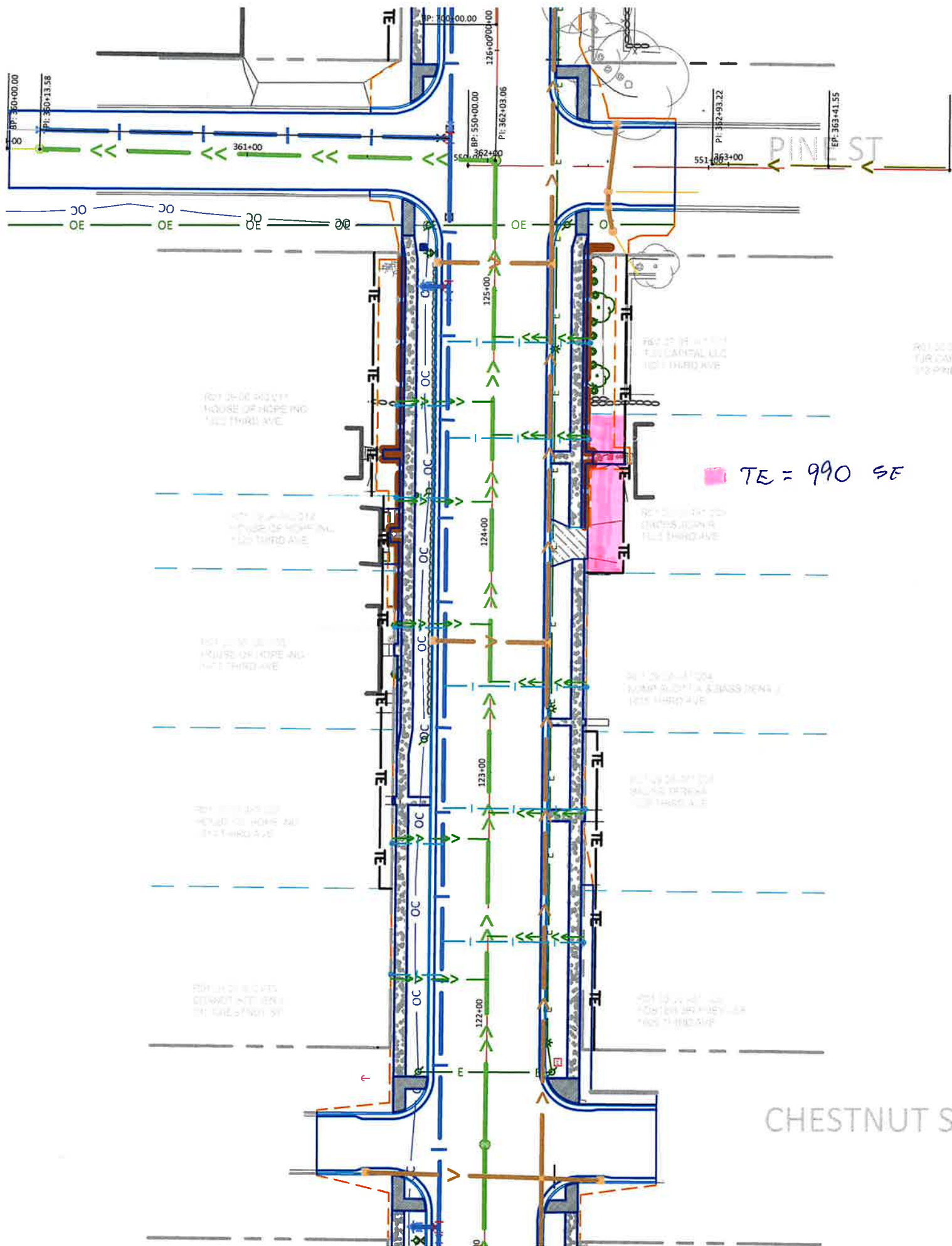
TE = 155 SF

TE = 330 SF

TE = 330 SF

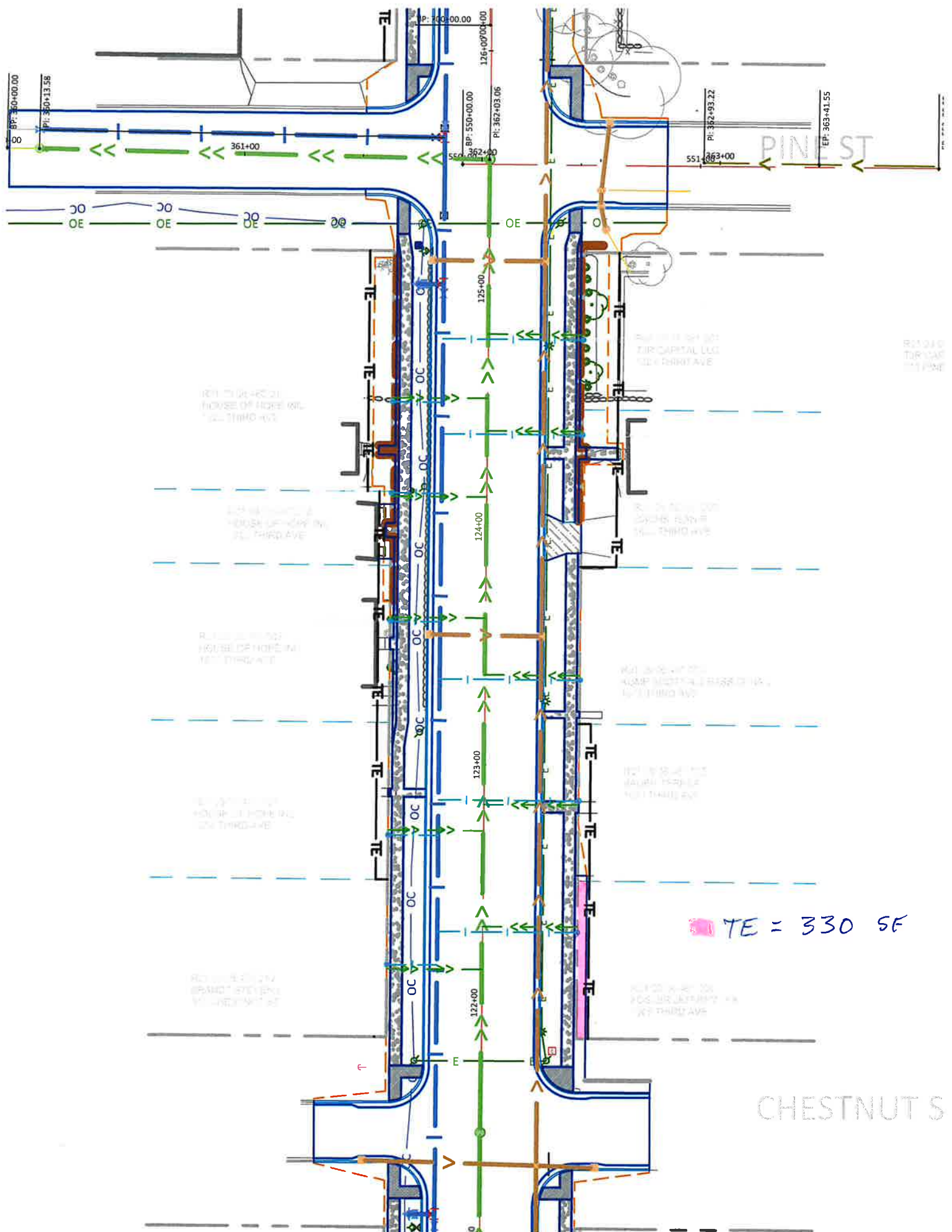


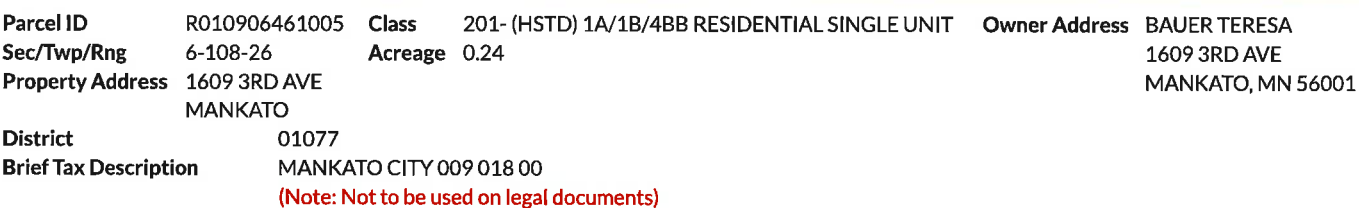
Parcel ID	R010906461003	Class	201- (HSTD) 1A/1B/4BB RESIDENTIAL SINGLE UNIT	Owner Address	OACHS JEAN R
Sec/Twp/Rng	6-108-26	Acreage	0.24		1623 THIRD AVE
Property Address	1623 3RD AVE				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	MANKATO CITY 007 018 00				
	(Note: Not to be used on legal documents)				

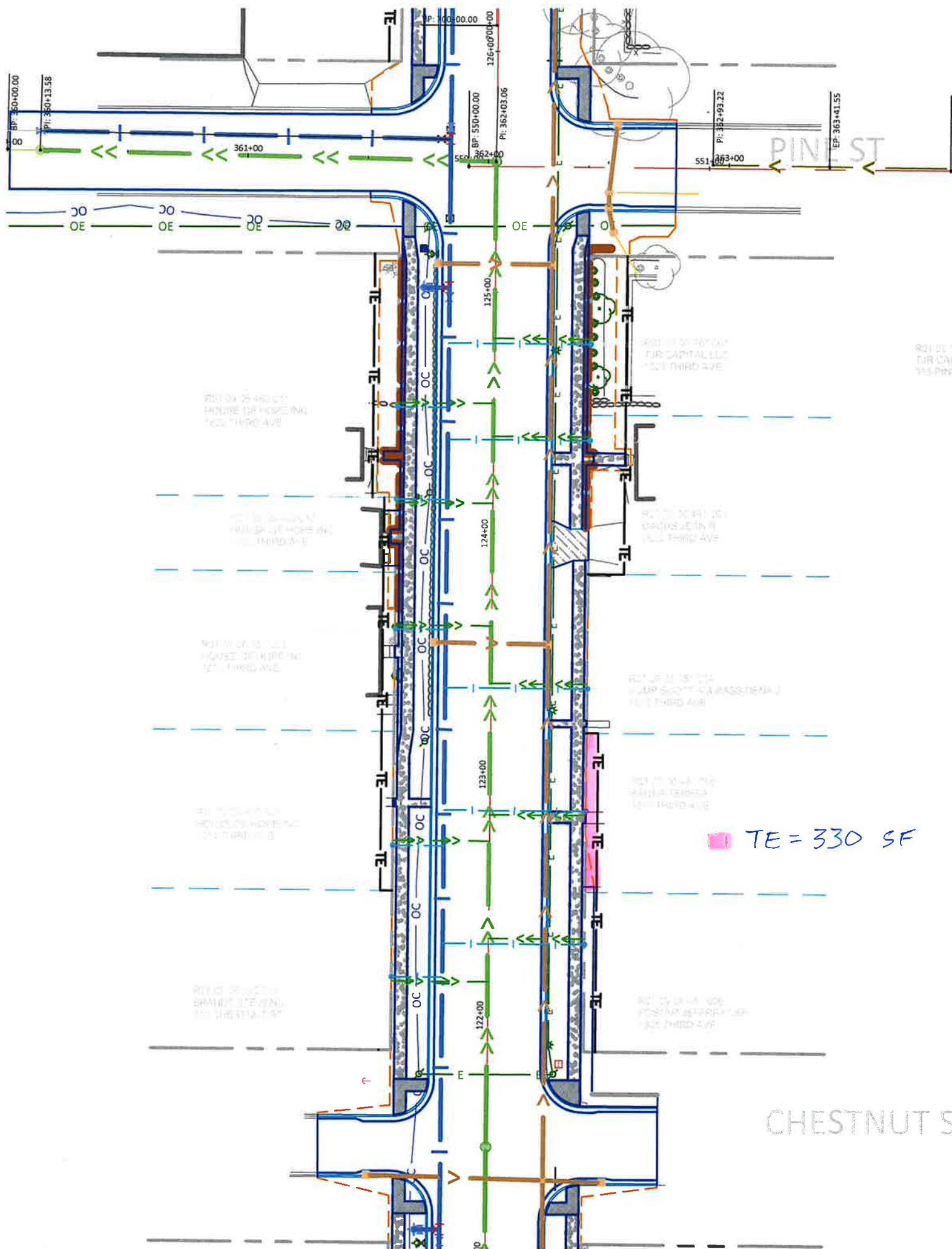




Parcel ID	R010906461006	Class	234- 3A INDUSTRIAL LAND AND BUILDING	Owner Address	ST PETER PROPERTIES LLC
Sec/Twp/Rng	6-108-26	Acreage	0.24		23588 599TH AVE
Property Address	1605 3RD AVE				MADISON LAKE, MN 56063
	MANKATO				
District	01077				
Brief Tax Description	MANKATO CITY 010 018 00				
	(Note: Not to be used on legal documents)				





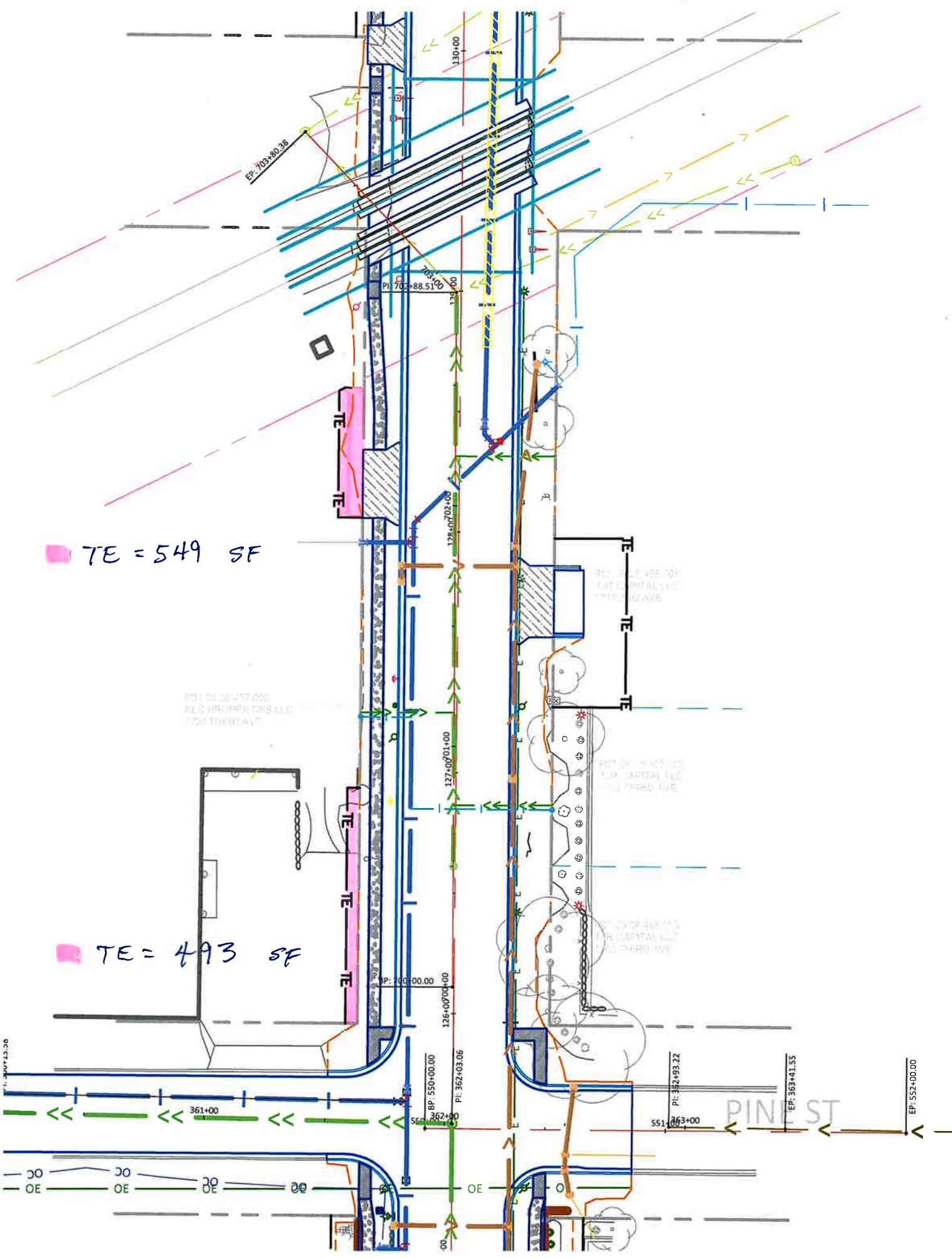




Parcel ID R010906457006 Class 233- 3A COMMERCIAL LAND AND BUILDING
 Sec/Twp/Rng 6-108-26 Acreage 0.93
 Property Address 1700 3RD AVE
 MANKATO
 District 01077
 Brief Tax Description MANKATO CITY EXC RR LOTS 1-4 & E2 OF VAC ALLEY ADJ 000 024
 00

(Note: Not to be used on legal documents)

Owner Address RLG PROPERTIES LLC
 1700 3RD AVE
 MANKATO, MN 56001



TE = 549 SF

TE = 493 SF

PINE ST

361+00

BP 550+00.00

PI 362+03.05

PI 362+493.22

EP 363+41.55

EP 552+00.00

361+00

362+00

363+00

364+00

361+00

362+00

363+00

364+00

361+00

362+00

363+00

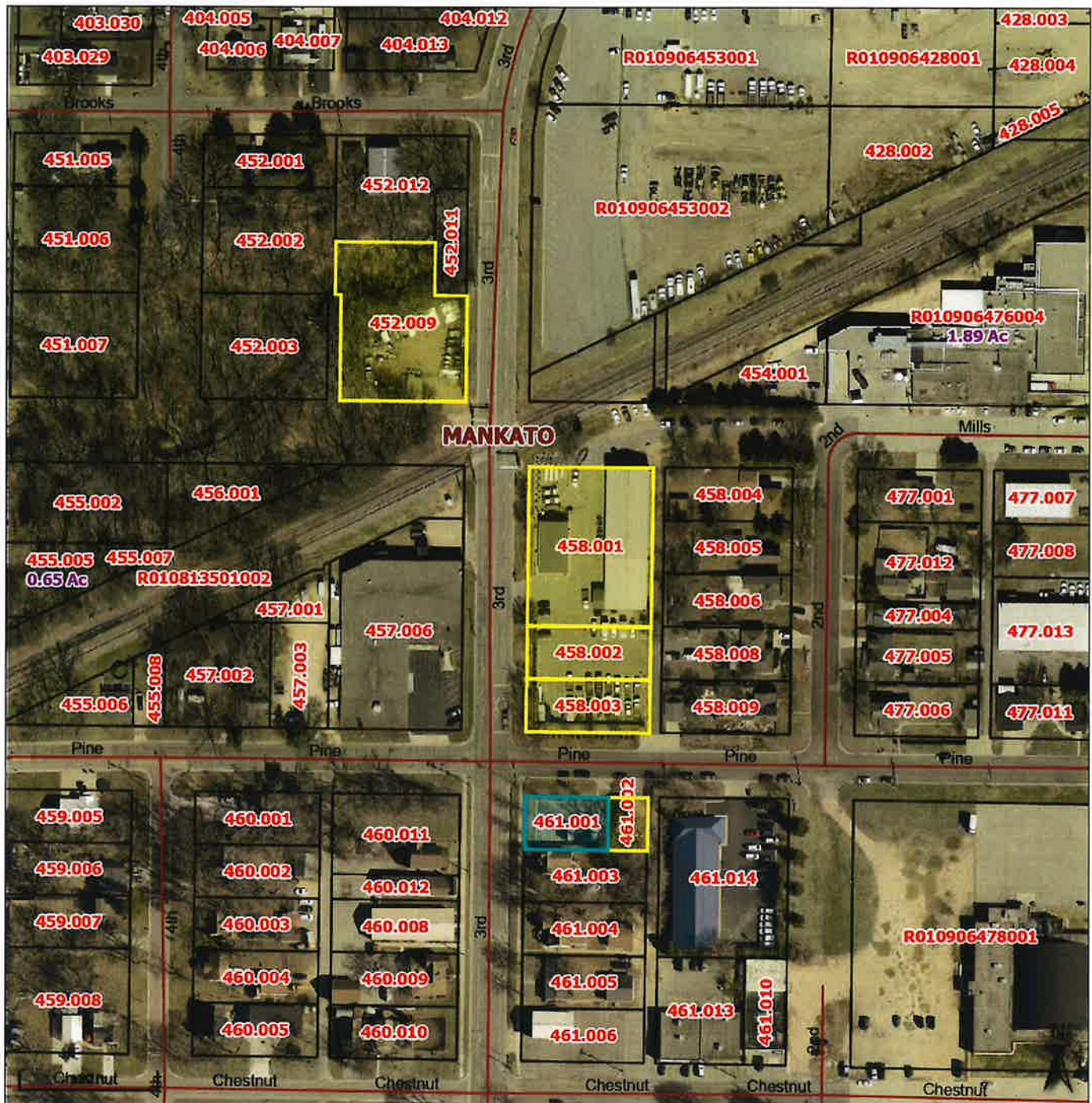
364+00

361+00

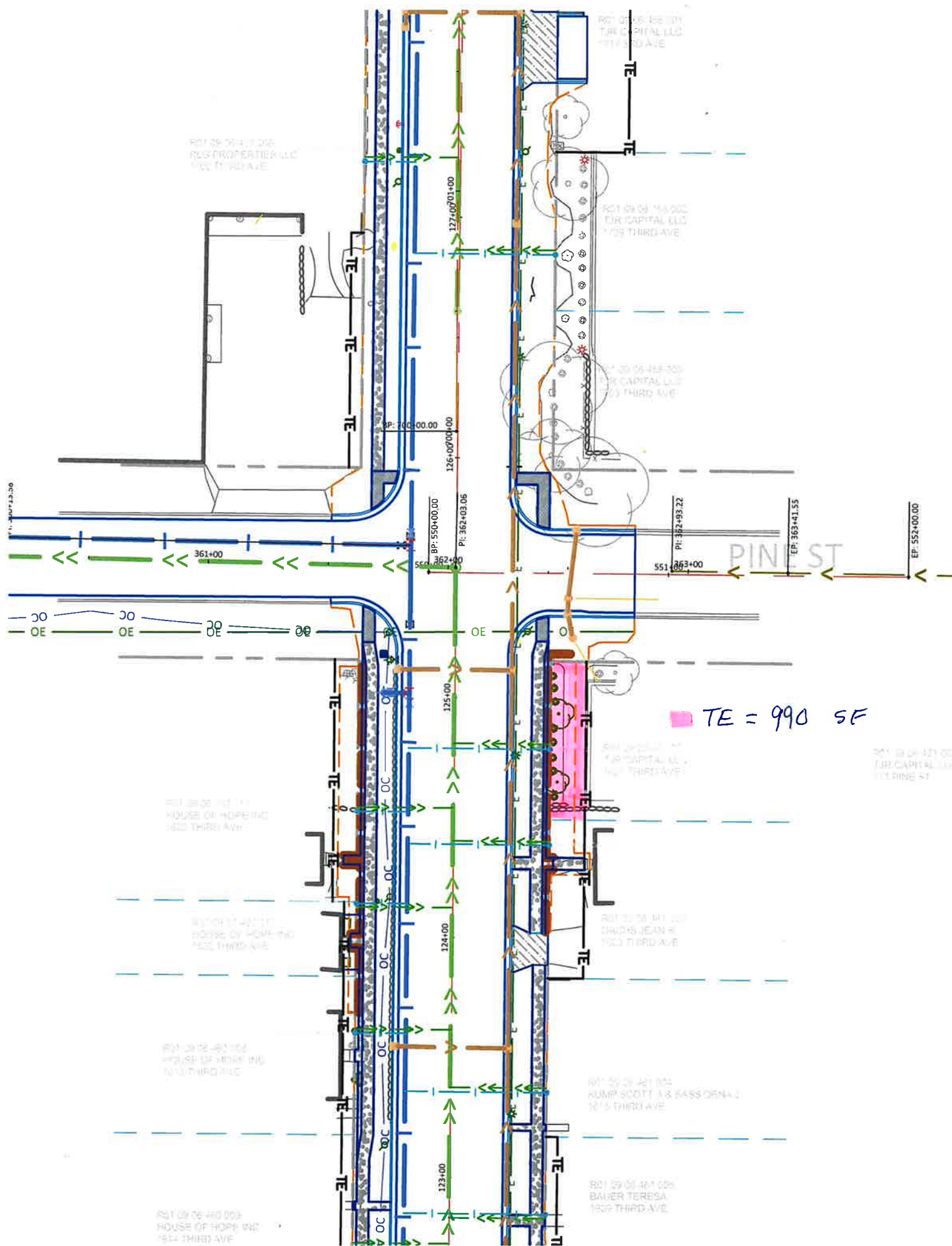
362+00

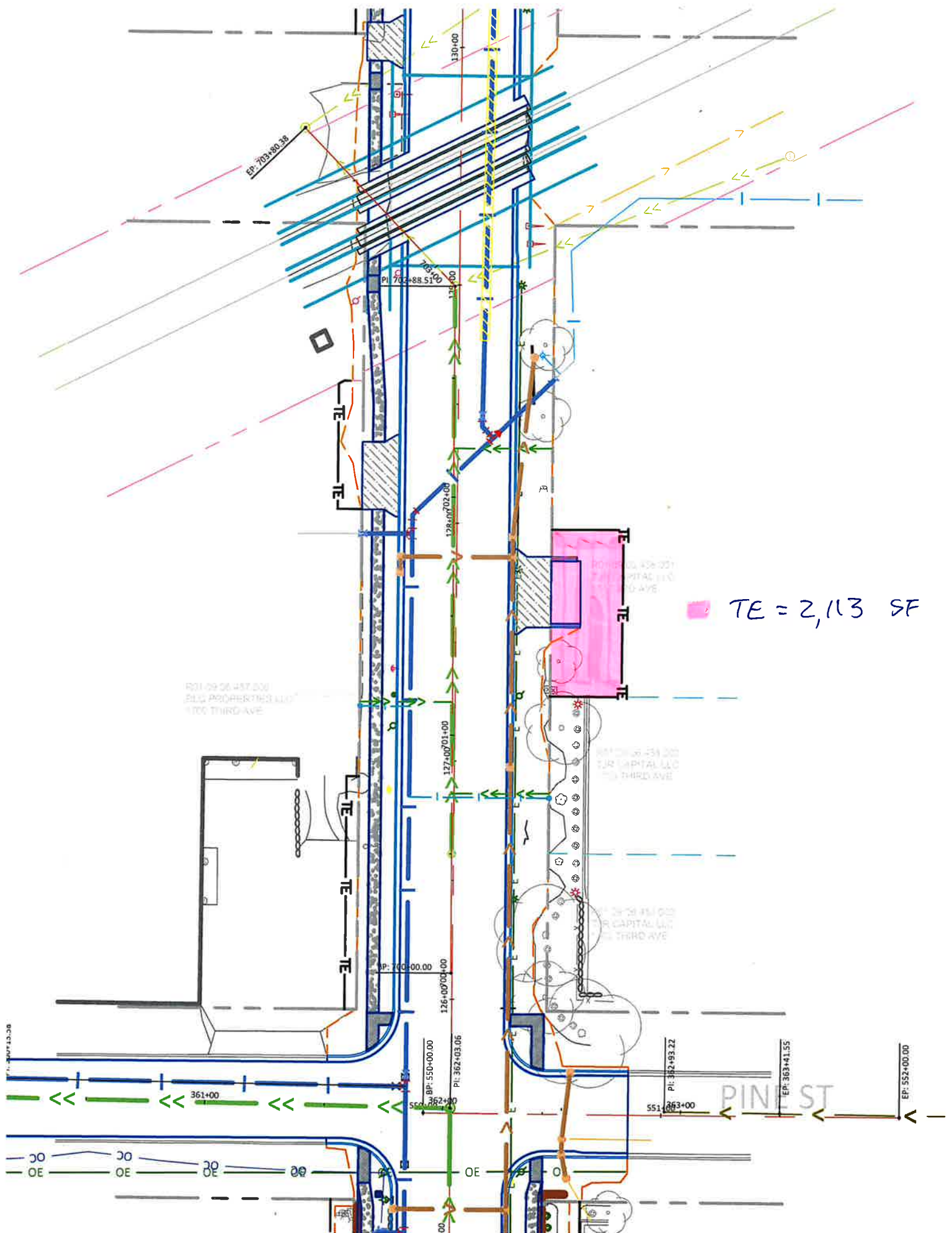
363+00

364+00



Parcel ID	R010906461001	Class	233- 3A COMMERCIAL LAND AND BUILDING	Owner Address	TJR CAPITAL LLC
Sec/Twp/Rng	6-108-26	Acreage	0.16		1717 3RD AVE
Property Address	1629 3RD AVE				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	MANKATO CITY EXC E50' 006 018 00				
	(Note: Not to be used on legal documents)				





TE = 2,113 SF

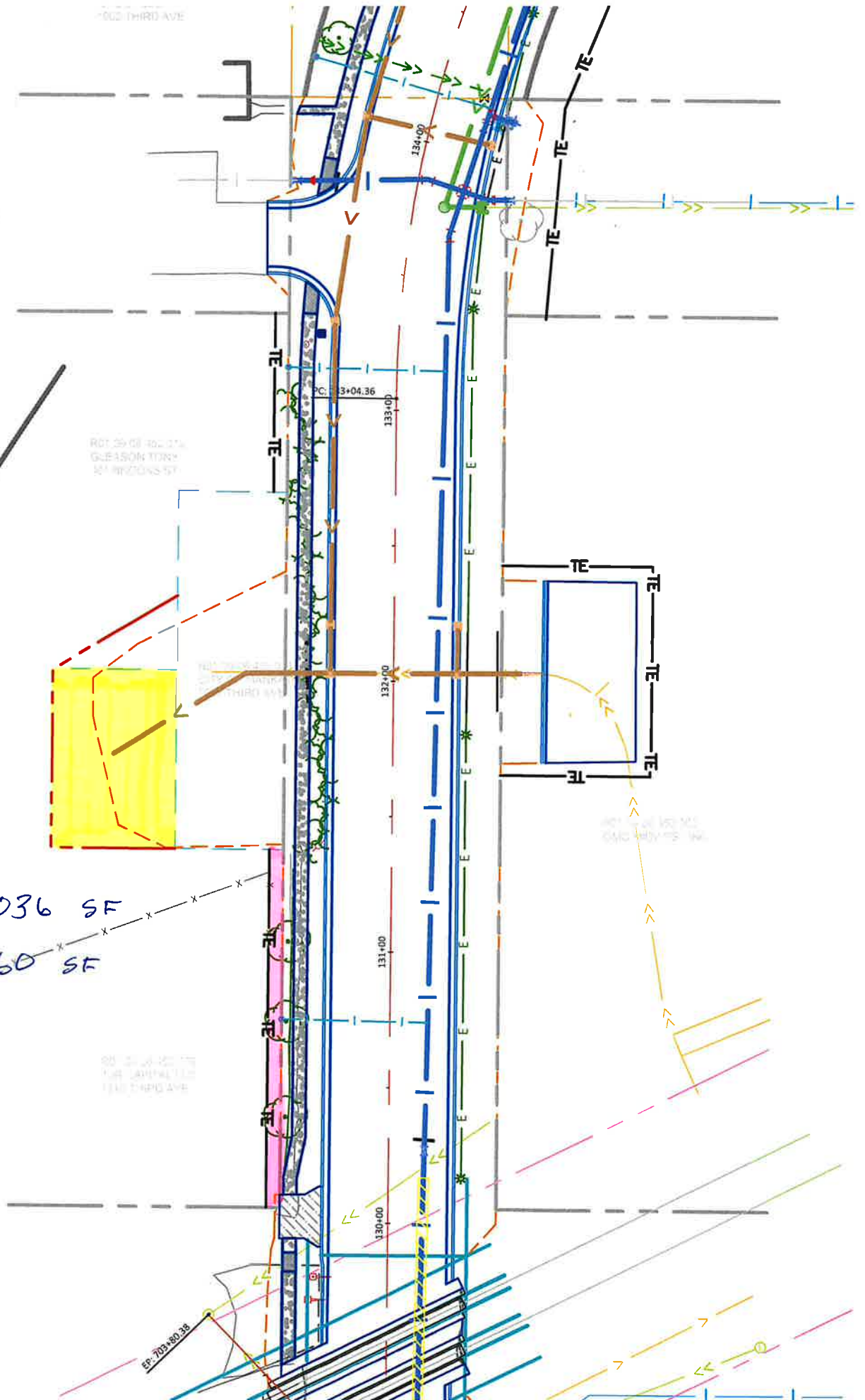
BROOKS ST

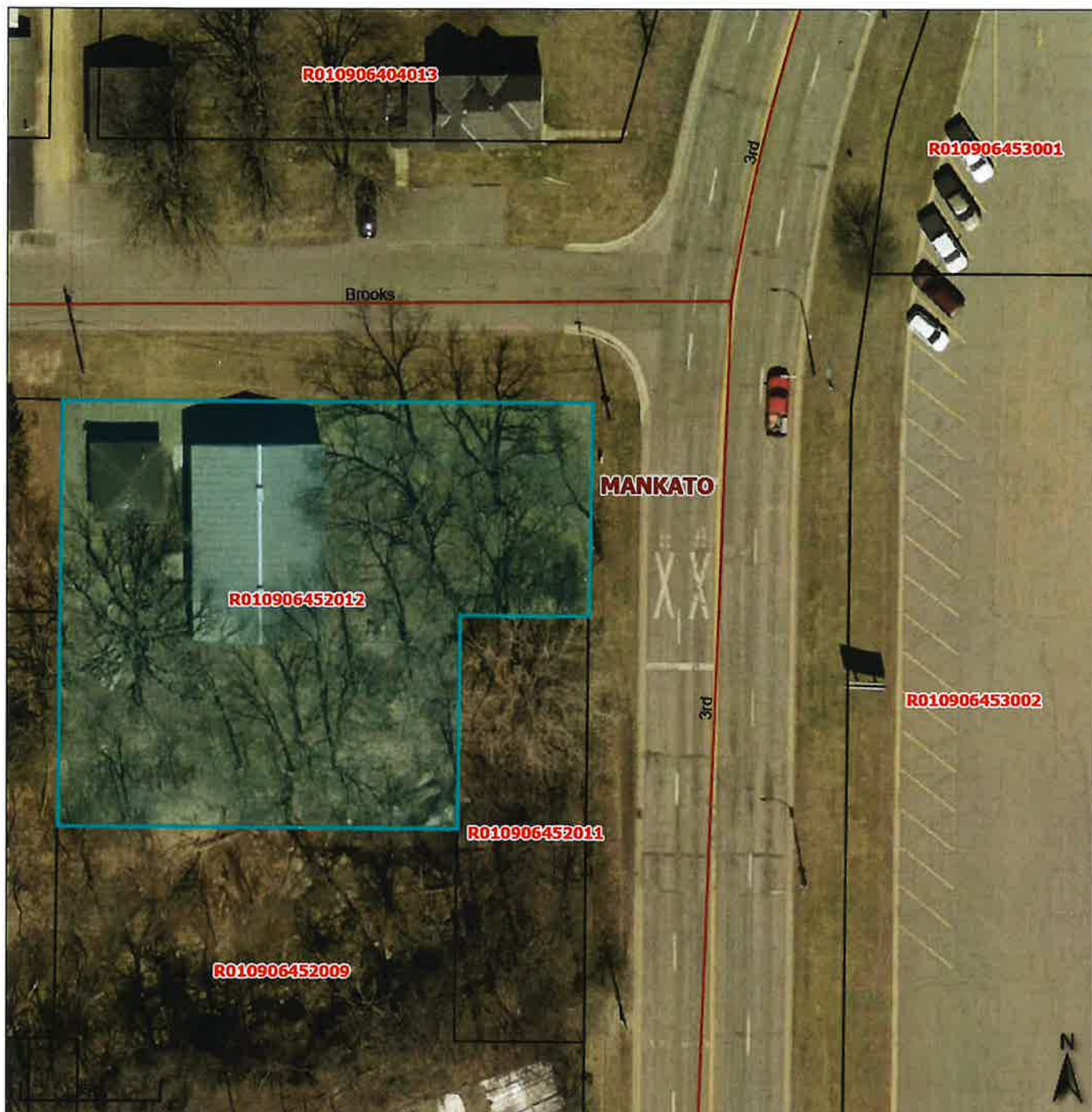
RD 1.59 OF 10.00%
GLEASON TONN
81 BROOKS ST

5 RICH FLOOR

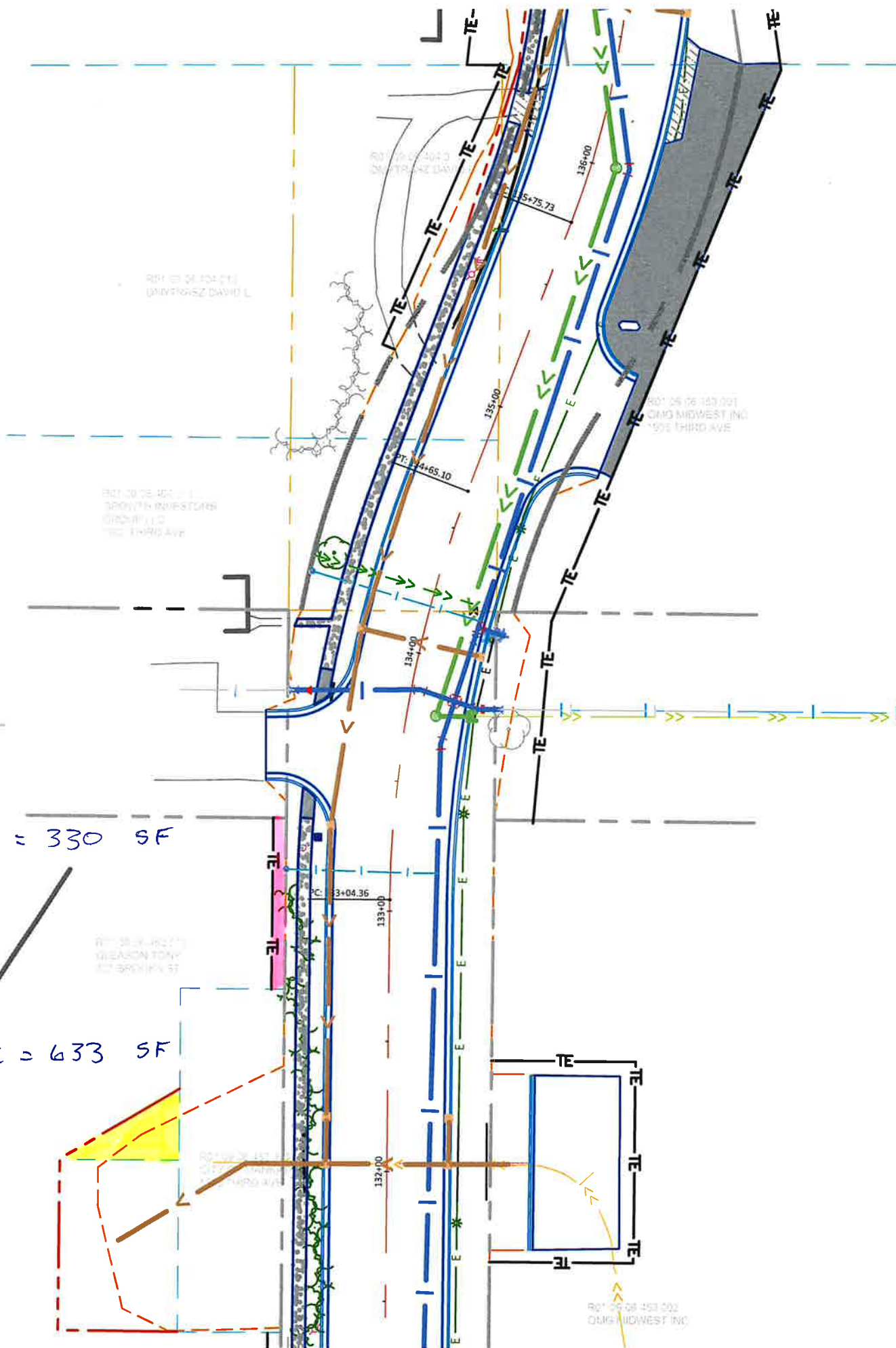
PE = 3,036 SF

TE = 660 SF





Parcel ID	R010906452012	Class	201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT	Owner Address	GLEASON TONY
Sec/Twp/Rng	6-108-26	Acreage	0.44		101 WHISPERING PINES CT
Property Address	401 BROOKS ST				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	MANKATO CITY E2 VAC ALLEY ADJ & LOT 4 EXC E40' & ALL OF LOT 005 023 00				
	(Note: Not to be used on legal documents)				



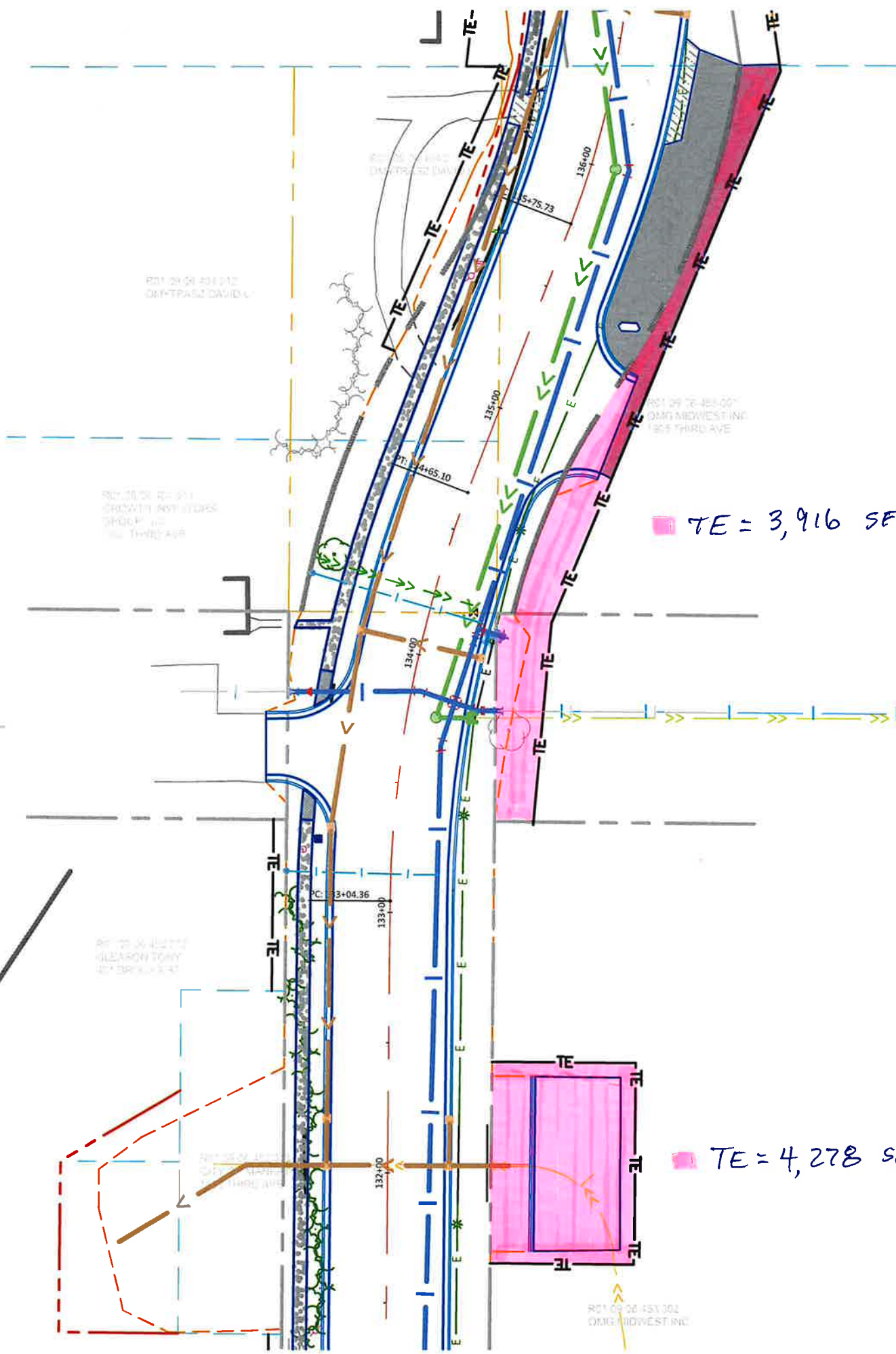
DOKS ST

TE = 330 SF

PE = 633 SF



Parcel ID	R010906453002	Class	233- 3A COMMERCIAL LAND AND BUILDING	Owner Address	OMG MIDWEST INC
Sec/Twp/Rng	6-108-26	Acreage	2.08		PO BOX 55038
Property Address					LEXINGTON, KY 40555
District	01077				
Brief Tax Description	MANKATO CITY ALL N OF RR TO BROOKS ST & VAC STREETS ADJ OF				
	000 020 00				
	(Note: Not to be used on legal documents)				



DOKS ST

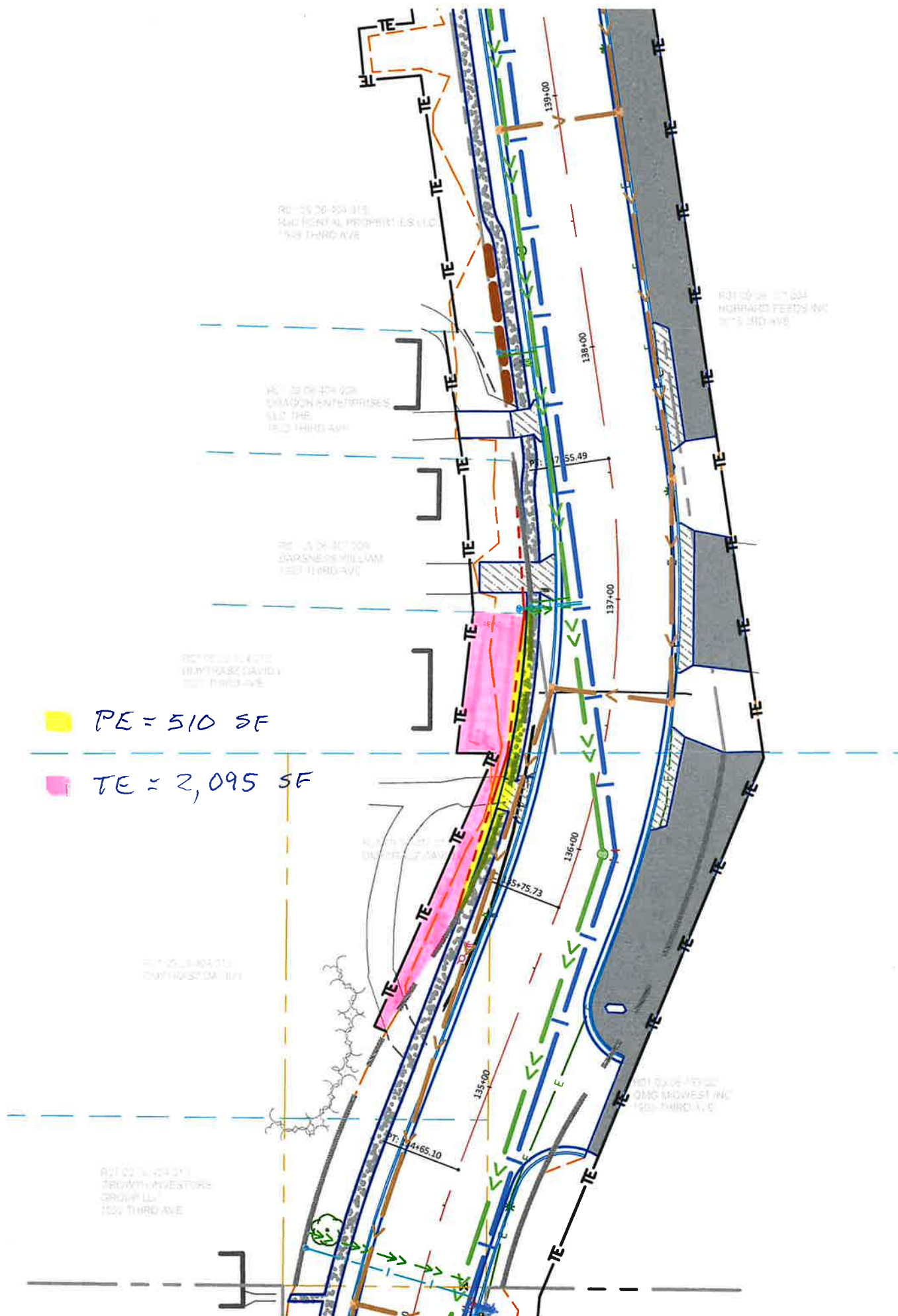
TE = 3,916 SF

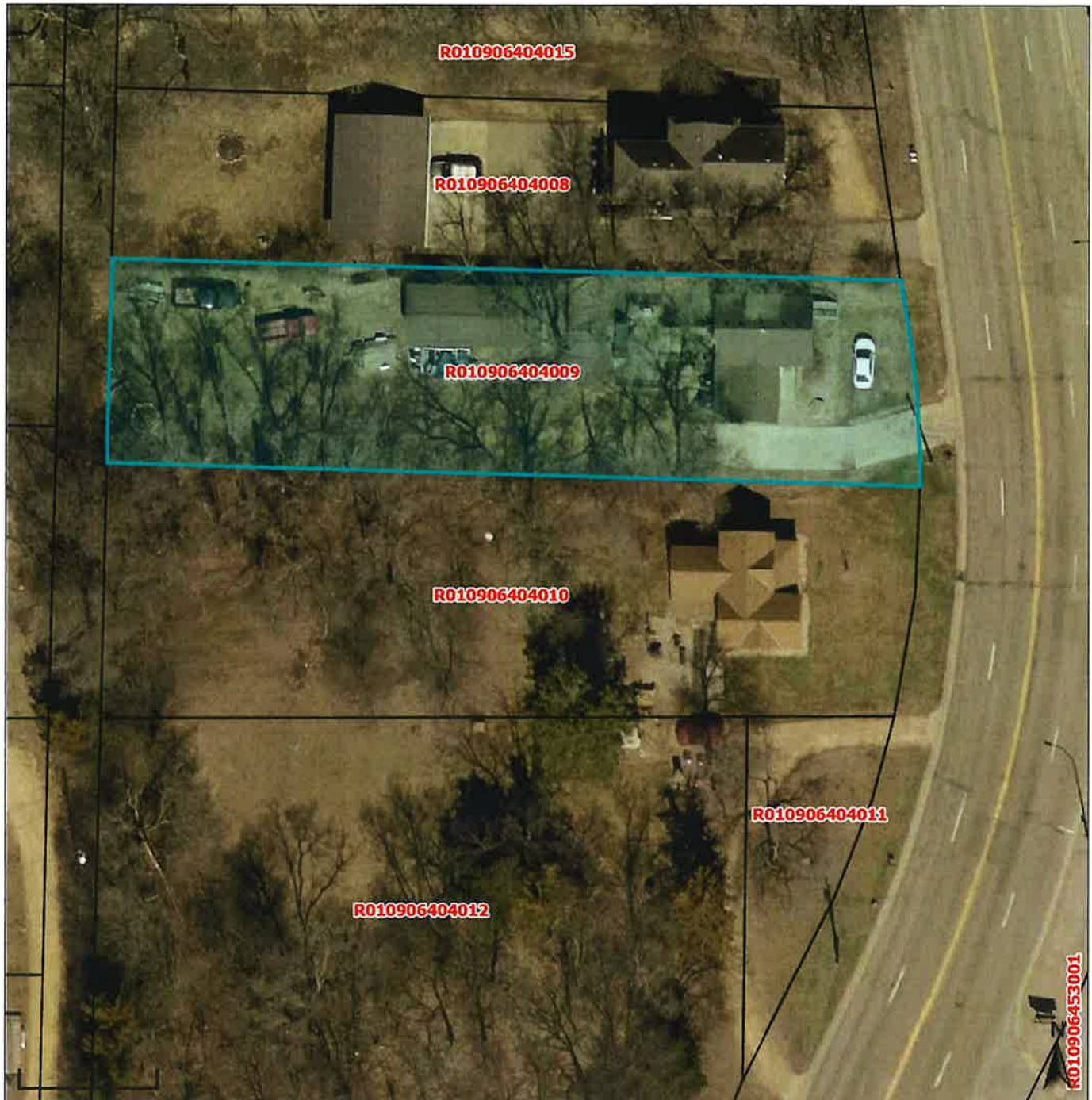
TE = 4,278 SF



Parcel ID	R010906404010	Class	201- (HSTD) 1A/1B/4BB RESIDENTIAL SINGLE UNIT	Owner Address	DMYTRASZ DAVID L
Sec/Twp/Rng	6-108-26	Acreage	0.35		1922 3RD AVE
Property Address	1922 3RD AVE				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	GERMANIA PARK ADD S61' OF 001 003 00				
	(Note: Not to be used on legal documents)				

PE = 510 SF
 TE = 2,095 SF



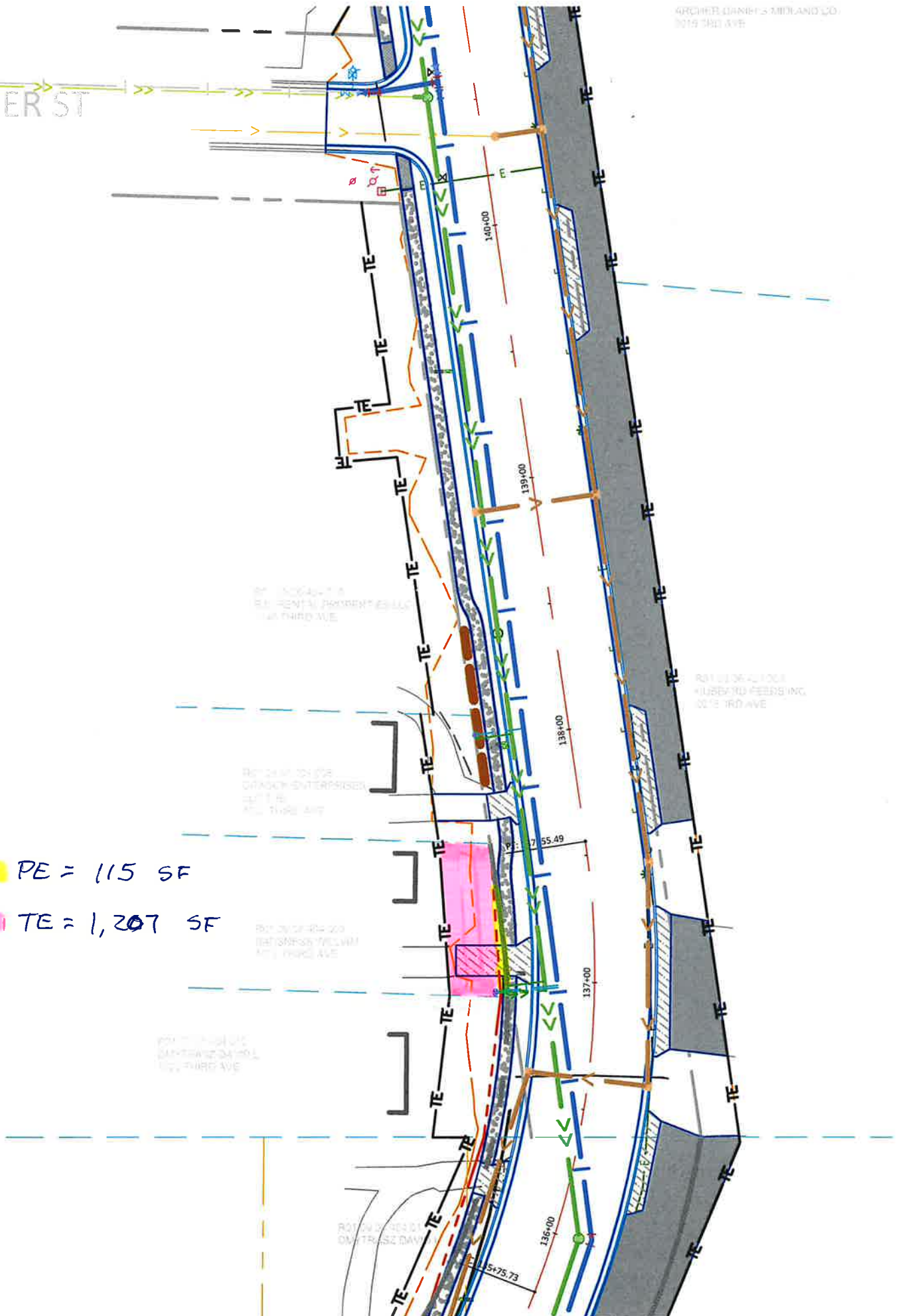


Parcel ID	R010906404009	Class	201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT	Owner Address	BARSNESS WILLIAM
Sec/Twp/Rng	6-108-26	Acreage	0.34		529 HARRISON AVE
Property Address	1926 3RD AVE				NORTH MANKATO, MN 56003
	MANKATO				
District	01077				
Brief Tax Description	GERMANIA PARK ADD N10' OF LOT 1 & ALL OF 002 003 00				
	(Note: Not to be used on legal documents)				

HARPER ST

PE = 115 SF

TE = 1,207 SF

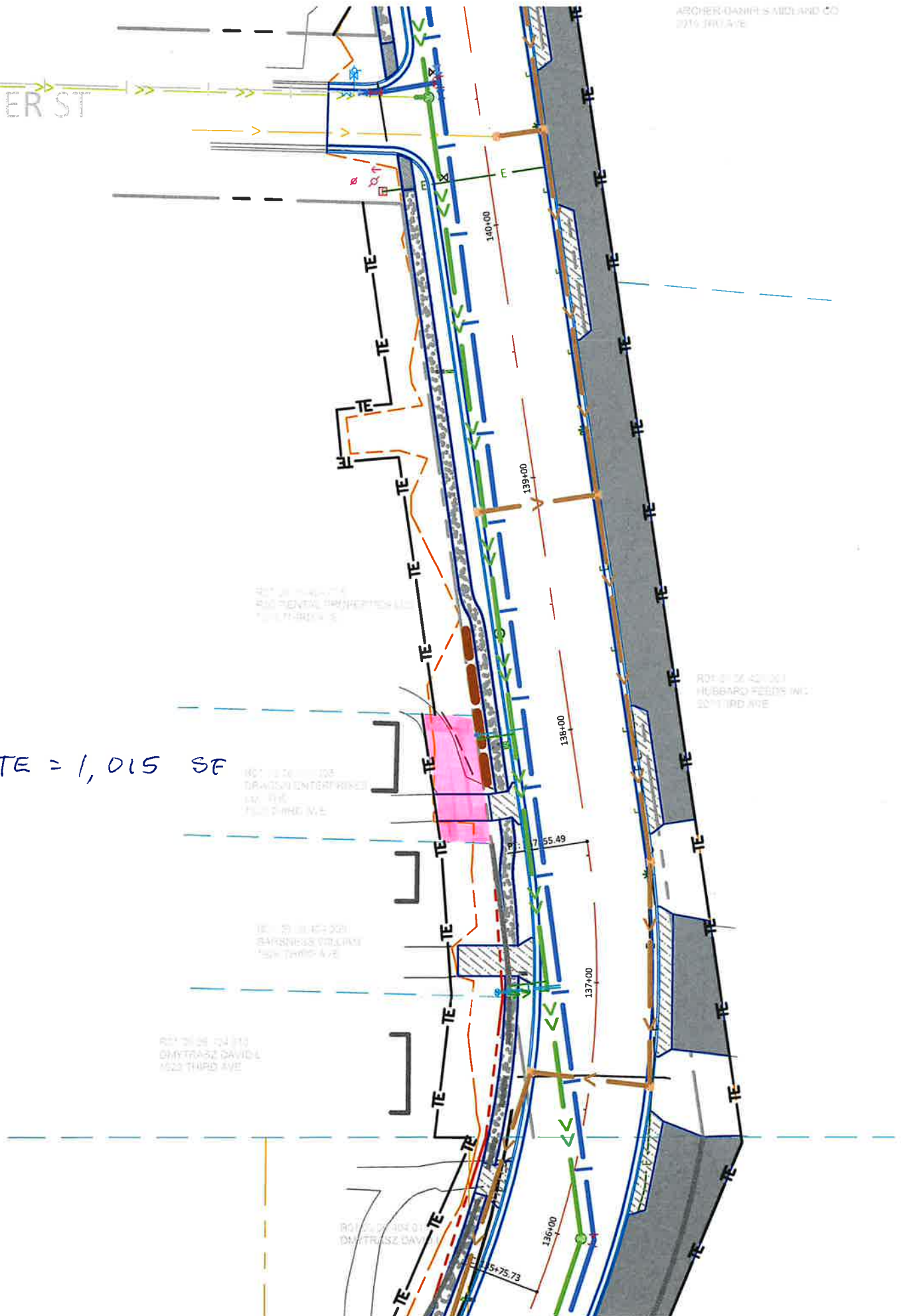




Parcel ID	R010906404008	Class	203- 1A/1B/4B1 RESIDENTIAL 1-3 UNITS	Owner Address	DRAGON ENTERPRISES LLC THE
Sec/Twp/Rng	6-108-26	Acreage	0.28		116 TYLER AVE
Property Address	1930 3RD AVE				MANKATO, MN 56003
	MANKATO				
District	01077				
Brief Tax Description	GERMANIA PARK ADD 003 003 00				
	(Note: Not to be used on legal documents)				

HARPER ST

TE = 1,015 SF

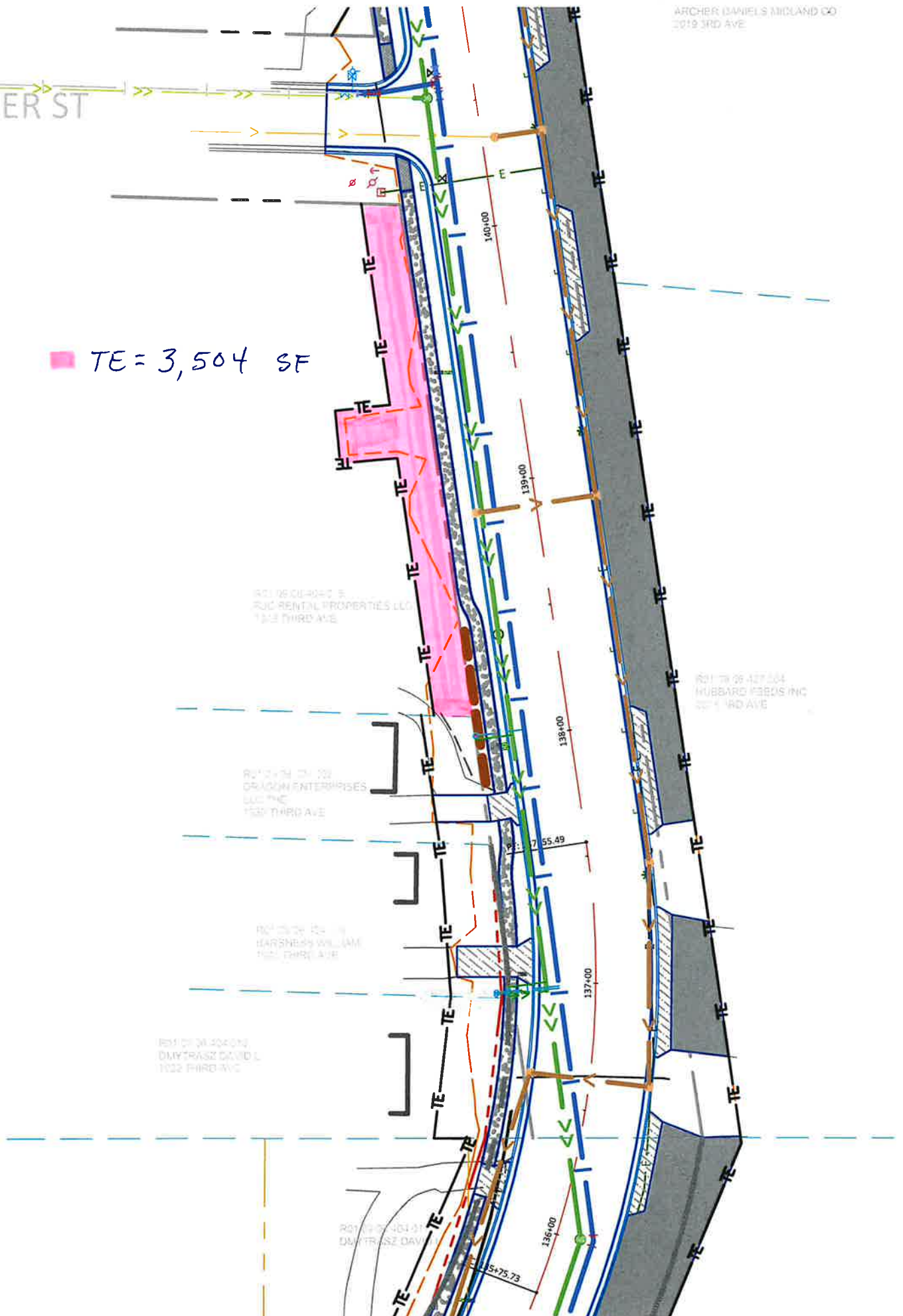




Parcel ID	R010906404015	Class	201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT	Owner Address	RJC RENTAL PROPERTIES LLC
Sec/Twp/Rng	6-108-26	Acreage	0.99		1117 LORI LN
Property Address	1946 3RD AVE				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	GERMANIA PARK ADDITION LOTS 4 THRU 006 003 00				
	(Note: Not to be used on legal documents)				

HARPER ST

TE = 3,504 SF

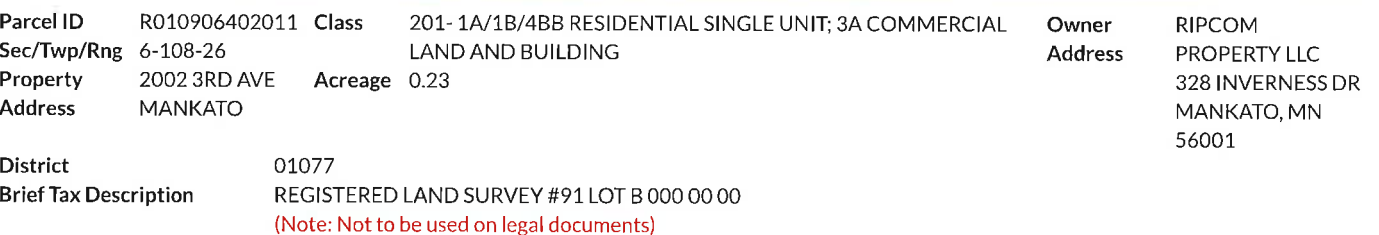




Parcel ID	R010906427004	Class	234- 3A INDUSTRIAL LAND AND BUILDING	Owner Address	HUBBARD FEEDS INC
Sec/Twp/Rng	6-108-26	Acreage	7.06		111 W CHERRY ST STE 500
Property Address	2015 3RD AVE				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	HUBBARD NORTH ADDITION OUTLOT A & 001 001 00				
	(Note: Not to be used on legal documents)				

HARPER ST

TE = 5,097 SF



R01 09 06 402 003
REICHEL DOUGLAS
2030 THIRD AVE

R01 09 06 426 001
ARCHER DANIELS-MIDLAND COMPANY
2021 THIRD AVE

R01 09 06 402 004
GOMEZ JOSE H & SANDRA
2022 THIRD AVE

R01 09 06 402 005
LARSON DEAN L
2020 THIRD AVE

R01 09 06 402 006
LARSON DEAN L
2018 THIRD AVE

R01 09 06 402 007
ACHATES GROUP LLC
2006 THIRD AVE

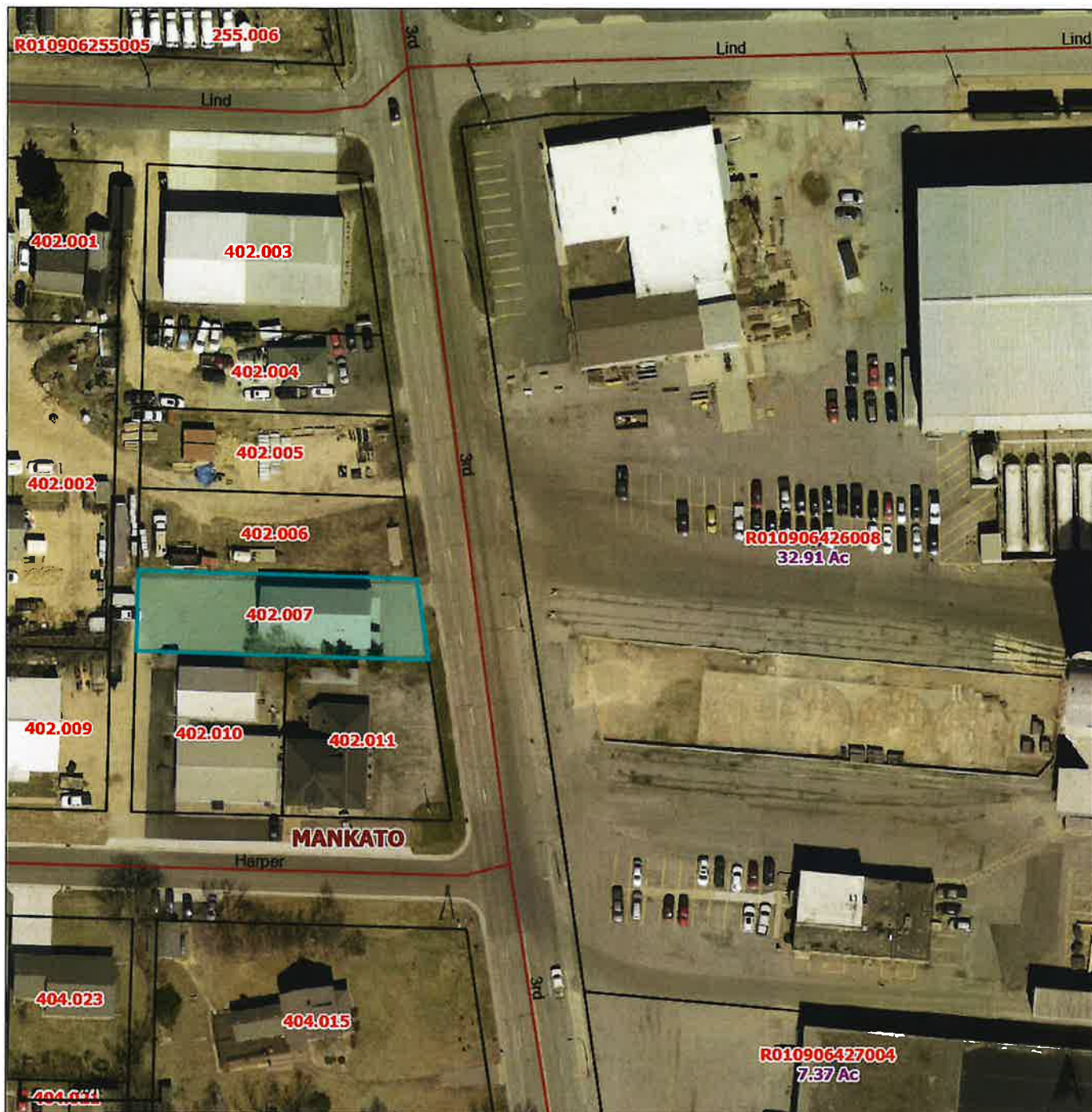
TE = 605 SF

R01 09 06 402 010
SCHAUER CHRIS M
102 HARPER ST

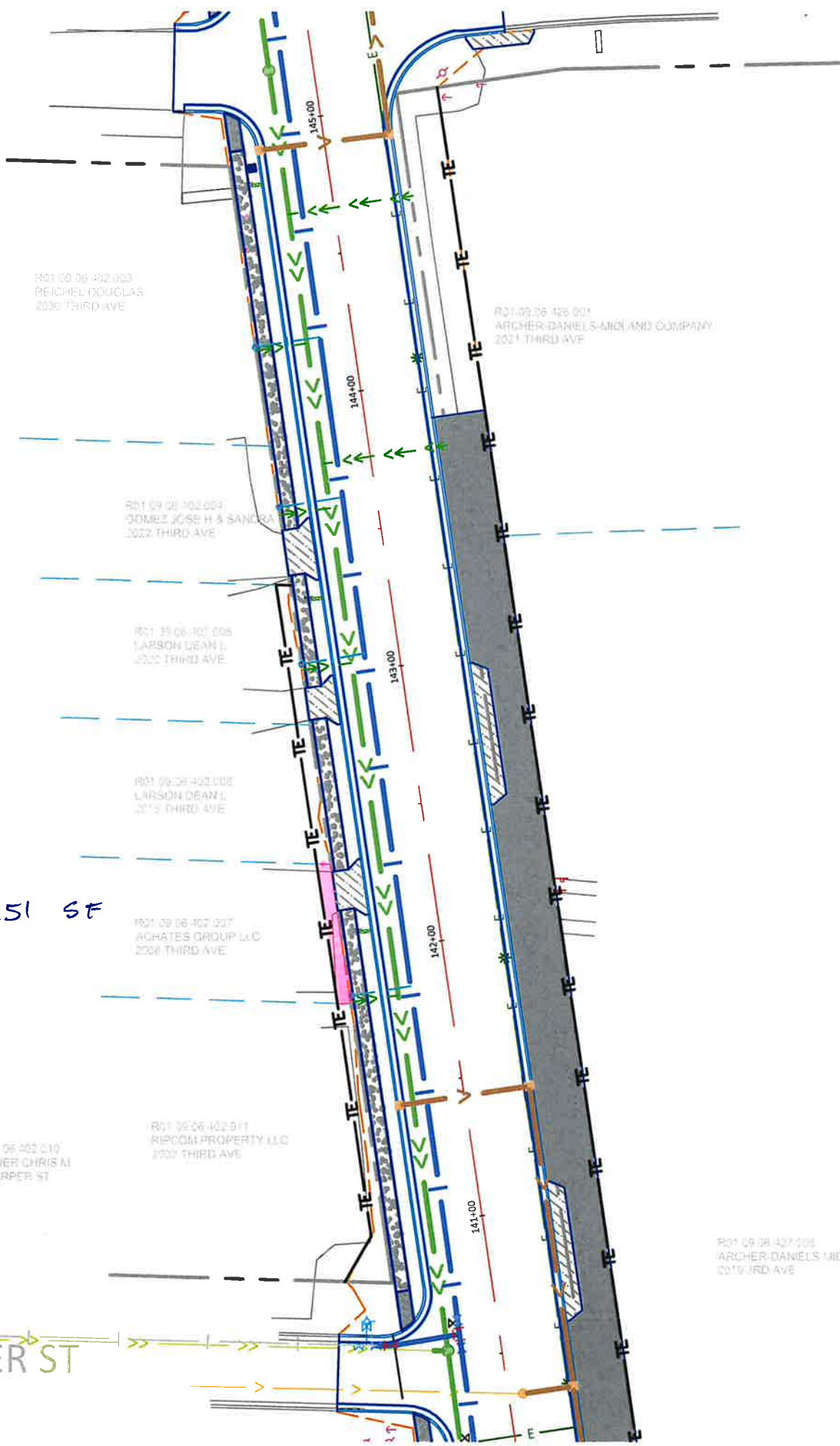
R01 09 06 402 011
RIPCOM PROPERTY LLC
1001 THIRD AVE

R01 09 06 427 006
ARCHER DANIELS-MIDLAND
2019 3RD AVE

HARPER ST



Parcel ID	R010906402007	Class	233- 3A COMMERCIAL LAND AND BUILDING	Owner Address	ACHATES GROUP LLC
Sec/Twp/Rng	6-108-26	Acreage	0.21		6112 SHAMROCK DR
Property Address	2006 3RD AVE				MADISON LAKE, MN 56063
	MANKATO				
District	01077				
Brief Tax Description	GERMANIA PARK ADDITION 003 004 00				
	(Note: Not to be used on legal documents)				



R010906402003
REICHEL DOUGLAS
2030 THIRD AVE

R010906426001
ARCHER-DANIELS-MIDLAND COMPANY
2021 THIRD AVE

R010906402004
GOMBZ JOSE H & SANDRA
2022 THIRD AVE

R010906402005
LARSON DEAN L
2020 THIRD AVE

R010906402006
LARSON DEAN L
2018 THIRD AVE

R010906402007
AGHATES GROUP LLC
2036 THIRD AVE

R010906402010
SCHAUER CHRIS M
302 HARPER ST

R010906402011
RIPCOM PROPERTY LLC
2002 THIRD AVE

R010906402008
ARCHER-DANIELS-MIDLAND
2019 THIRD AVE

HARPER ST

TE = 251 SF



Parcel ID	R010906402006	Class	233- 3A COMMERCIAL LAND AND BUILDING	Owner Address	LARSON DEAN L
Sec/Twp/Rng	6-108-26	Acreage	0.20		2017 4TH AVE
Property Address	2016 3RD AVE				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	GERMANIA PARK ADD 004 004 00				
	(Note: Not to be used on legal documents)				

R01 09 06 402 003
REICHEL DOUGLAS
2030 THIRD AVE

R01 09 06 402 001
ARCHER-DANIELS-MIDLAND COMPANY
2021 THIRD AVE

R01 09 06 402 004
GOMEZ JOSE H & SANDRA
2022 THIRD AVE

R01 09 06 402 005
LARSON DEAN L
2022 THIRD AVE

R01 09 06 402 006
LARSON DEAN L
2022 THIRD AVE

R01 09 06 402 007
ACHATES GROUP LLC
2006 THIRD AVE

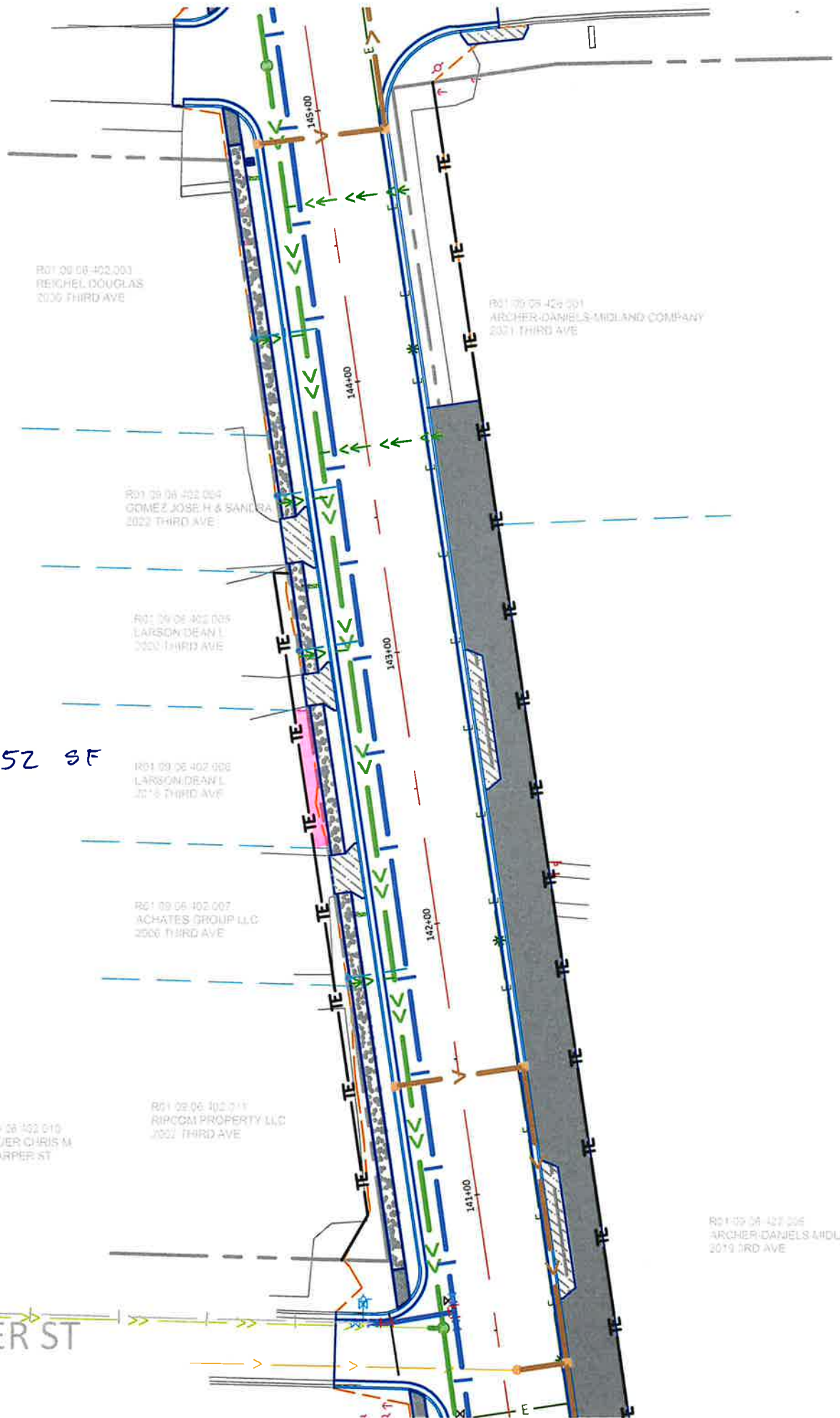
R01 09 06 402 010
SCHAUER CHRIS M
3712 HARPER ST

R01 09 06 402 011
RIPCOM PROPERTY LLC
2022 THIRD AVE

R01 09 06 402 006
ARCHER-DANIELS-MIDLAND
2019 3RD AVE

TE: 252 SF

HARPER ST





Parcel ID	R010906402005	Class	233- 3A COMMERCIAL LAND AND BUILDING	Owner Address	LARSON DEAN L
Sec/Twp/Rng	6-108-26	Acreage	0.19		2017 4TH AVE
Property Address	2020 3RD AVE				MANKATO, MN 56001
	MANKATO				
District	01077				
Brief Tax Description	GERMANIA PARK ADD 005 004 00				
	(Note: Not to be used on legal documents)				

RD1 09 06 402 003
REICHEL DOUGLAS
2032 THIRD AVE

RD1 09 06 406 001
ARCHER-DANIEL-ANDLAND COMPANY
2021 THIRD AVE

RD1 09 06 402 004
GOMEZ JOSE H & SANDRA
2022 THIRD AVE

RD1 09 06 402 005
LARSON DEAN L
2032 THIRD AVE

RD1 09 06 402 006
LARSON DEAN L
2016 THIRD AVE

RD1 09 06 402 007
ACHATES GROUP LLC
2006 THIRD AVE

RD1 09 06 402 010
SCHAUER CHRIS M
702 HARPER ST

RD1 09 06 402 011
RIPCOM PROPERTY LLC
2002 THIRD AVE

RD1 09 06 437 006
ARCHER-DANIEL-ANDLAND
2019 3RD AVE

TE = 254 SF

HARPER ST



Parcel ID	R010906426008	Class	234-	Owner Address	ARCHER-DANIELS MIDLAND CO
Sec/Twp/Rng	6-108-26	Acreage	32.91		PO BOX 1470
Property Address	100 LIND ST				DECATUR, IL 62525
	MANKATO				
District	01077				
Brief Tax Description	ADM MANKATO FIRST ADD PT LOT 1 LYING IN SEC 6 TWP 108 RG 26 32.91AC				
	(Note: Not to be used on legal documents)				

R01 09 06 400 004
GOMEZ JOSE H & SANDRA
2022 THIRD AVE

R01 09 06 402 005
LARSON DEAN L
2020 THIRD AVE

R01 09 06 400 006
LARSON DEAN L
2018 THIRD AVE

R01 09 06 402 007
ACHATES GROUP LLC
2006 THIRD AVE

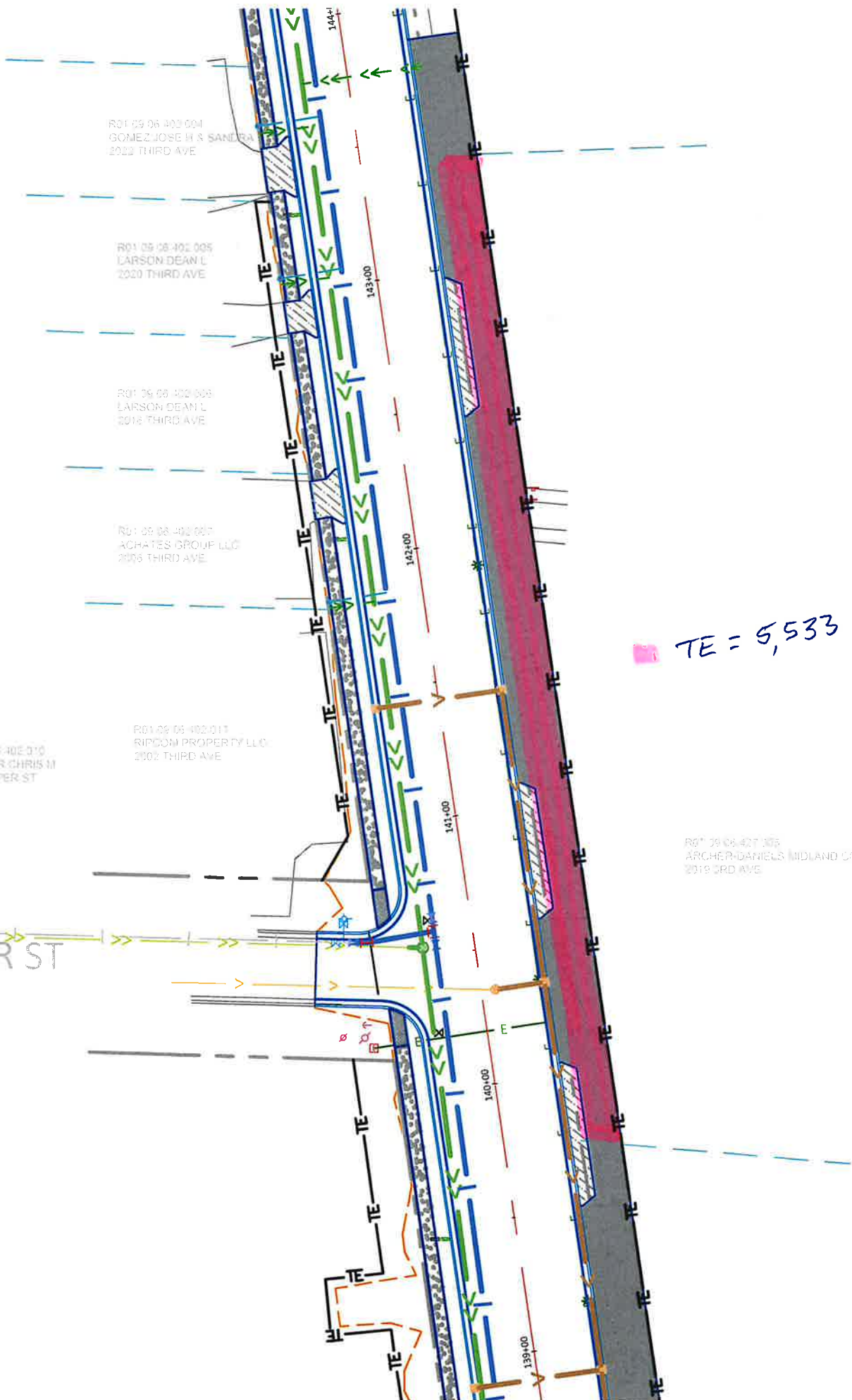
R01 09 06 402 010
SCHAUER CHRIS M
300 HARPER ST

R01 09 06 402 011
RIPCON PROPERTY LLC
2002 THIRD AVE

R01 09 06 402 005
ARCHER-DANIELS-MIDLAND CO
2019 3RD AVE

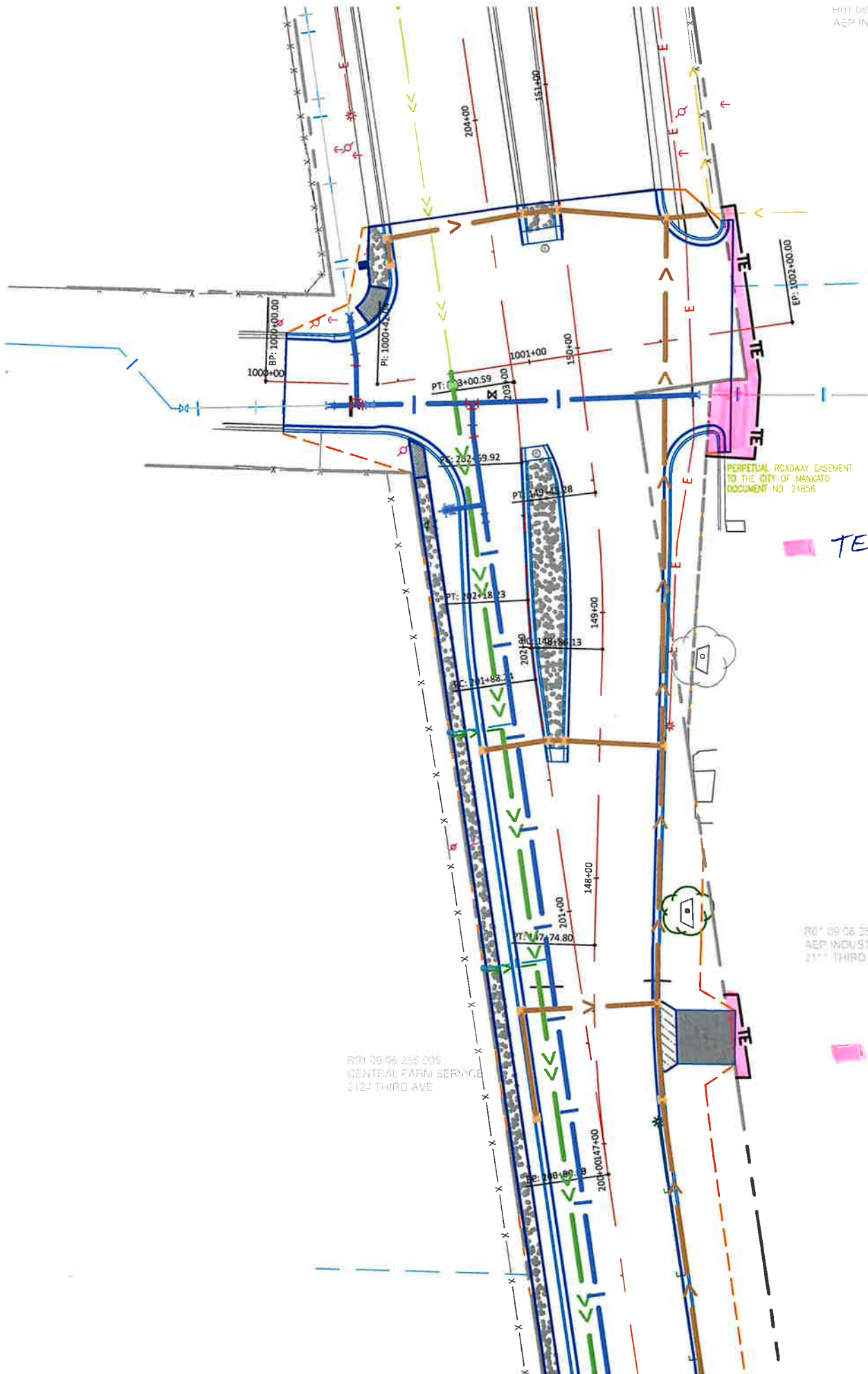
TE = 5,533 SF

HARPER ST





Parcel ID	R010906253013	Class	234- 3A INDUSTRIAL LAND AND BUILDING	Owner Address	AEP INDUSTRIES INC
Sec/Twp/Rng	6-108-26	Acreage	7.92		PO BOX 959
Property Address	2111 3RD AVE				EVANSVILLE, IN 47706
	MANKATO				
District	01077				
Brief Tax Description	MANKATO INDUSTRIAL ACRES 1 EX W42'; ALL OF 2 THRU 7 & S2 OF VAC CLEVELAND ST ADJ TO 1, 5 & 007 003				
	(Note: Not to be used on legal documents)				



PERPETUAL ROADWAY EASEMENT
TO THE CITY OF MANKATO
DOCUMENT NO 24656

TE = 864 SF

R01 09 06 250 013
AEP INDUSTRIES INC
2111 THIRD AVE

TE = 158 SF

R01 09 06 255 005
CENTRAL FARM SERVICE
3124 THIRD AVE

APPENDIX E

Preliminary Assessment Roll

City Project Number 11141



3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll

City Project 11141

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 @ \$7,233.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
R010906253013 AEP Industries Inc PO Box 959 Evansville, IN 47706	Mankato Industrial Acres Lot 1 Ex W42', All of Lots 2-7 & S2 of Vac Cleveland St Adj to.... (2111 3rd Ave)	NH	403.37	\$78,455.47	\$5,316.60	\$10,947.00	\$94,719.07
					16.00		
			\$194.50		\$152.60		
R010906255005 Central Farm Service 2120 Third Ave Mankato, MN 56001	Germania Park Addition Vac Alley Adj & East Half of Vac 4th Ave & Lots 3-13 Block 9 (2124 3rd Ave)	NH	224.80 CC= 304.80	\$43,723.60	\$0.00	\$14,466.00	\$58,189.60
			\$194.50		0.00		
					\$152.60		
R010906255006 Central Farm Service 2120 Third Ave Mankato, MN 56001	Germania Park Addition Lots 1 and 2 Block 9 (2106 3rd Ave)	NH	101.61	\$19,763.15	\$0.00	\$7,233.00	\$26,996.15
					0.00		
			\$194.50		\$152.60		
R010906402003 Douglas Reichel 98 Copper Mountain Dr Mankato, MN 56001	Germania Park Addition Lots 7 and 8 Block 4 (2030 3rd Ave)	NH	101.51	\$19,743.70	\$0.00	\$7,233.00	\$26,976.70
					0.00		
			\$194.50		\$152.60		
R010906402004 Jose H & Sandra Gomez 2022 3rd Ave Mankato, MN 56001	Germania Park Addition Lot 6 Blcok 4 0.00	NH	50.75	\$9,870.88	\$3,357.20	\$7,233.00	\$20,461.08
					22.00		
			\$194.50		\$152.60		
R010906402005 Dean L Larson 2017 4th Ave Mankato, MN 56001	Germania Park Addition Lot 5 Block 4 (2020 3rd Ave)	NH	50.75	\$9,870.88	\$2,441.60	\$7,233.00	\$19,545.48
					16.00		
			\$194.50		\$152.60		
R010906402006 Dean L Larson 2017 4th Ave Mankato, MN 56001	Germania Park Addition Lot 4 Block 4 (2016 3rd Ave)	NH	50.75	\$9,870.88	\$0.00	\$7,233.00	\$17,103.88
					0.00		
			\$194.50		\$152.60		
R010906402007 Achates Group LLC 6112 Shamrock Dr Madison Lake, MN 56063	Germania Park Addition Lot 3 Block 4 (2006 3rd Ave)	NH	50.75	\$9,870.88	\$3,052.00	\$7,233.00	\$20,155.88
					20.00		
			\$194.50		\$152.60		

3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll

City Project 11141

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 @ \$7,233.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
R010906402011 Ripcom Property LLC 328 Inverness Dr Mankato, MN 56001	Registered Land Survey 91 Lot B 0.00 (2002 3rd Ave)	NH	101.53	\$19,747.59	\$0.00	\$7,233.00	\$26,980.59
					0.00		
			\$194.50		\$152.60		
R010906404008 The Dragon Enterprises LLC 116 Tyler Ave North Mankato, MN 56003	Germania Park Addition Lot 3 Block 3 (1930 3rd Ave)	NH	50.73	\$9,866.99	\$3,784.00	\$7,233.00	\$20,883.99
					15.00		
			\$194.50		\$152.60		
R010906404009 William Barsness 529 Harrison Ave North Mankato, MN 56003	Germania Park Addition Noth 10 Feet of Lot 1 and All of Lot 2 Block 3 (1926 3rd Ave)	NH	60.65	\$11,796.43	\$4,300.00	\$7,233.00	\$23,329.43
					43.00		
			\$194.50		\$100.00		
R010906404010 David L Dmytrasz 1922 3rd Ave Mankato, MN 56001	Germania Park Addition South 61 Feet of Lot 1 Block 3 0.00	H	55.33	\$7,372.72	\$0.00	\$7,233.00	\$14,605.72
					0.00		
			\$133.25		\$100.00		
R010906404011 David L Dmytrasz 1922 3rd Ave Mankato, MN 56001	Mankato City Lot 4 Lying West of Third Ave & Adj to Vac Third Ave Block 21 (No Address)	H	121.15	\$592.00	\$1,800.00	\$0.00	\$2,392.00
					18.00		
			\$133.25		\$100.00		
R010906404012 David L Dmytrasz 1922 3rd Ave Mankato, MN 56001	Mankato City Lots 2 & 3 & West Half of Vac Third Ave Adj Lots 2 & 3 Block 22 (No Address)	H	38.90	\$3,848.00	\$0.00	\$7,233.00	\$11,081.00
					0.00		
			\$133.25		\$100.00		
R010906404013 Growth Investors Group LLC 530 S Front St Ste 100 Mankato, MN 56001	Mankato City Vacated Third Avenue Adjacent and Lot 1 Block 22 (1902 3rd Ave)	NH	68.71	\$13,364.10	\$0.00	\$7,233.00	\$20,597.10
					0.00		
			\$194.50		\$152.60		
R010906404015 RJC Rental Properties LLC 1117 Lori Ln Mankato, MN 56001	Germania Park Addition Lots 4 Thru 6 Block 3 (1946 3rd Ave)	NH	122.92 CC= 202.92	\$23,907.94	\$0.00	\$7,233.00	\$31,140.94
					0.00		
			\$194.50		\$152.60		

3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll

City Project 11141

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 @ \$7,233.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
R010906426008 Archer-Daniels-Midland Company PO Box 1470 Decatur, IL 62525	ADM Mankato First Addition PT Lot 1 Lying in Section 6 Township 108 Range 26 (100 Lind St)	NH	529.51	\$102,989.70	\$56,978.40	\$10,752.00	\$170,720.10
					84.00		
			\$194.50		\$152.60		
R010906427004 Hubbard Feeds Inc 111 W Cherry St Ste 500 Mankato, MN 56001	Hubbard North Addition Outlot A and Lot 1 Block 1 (2015 3rd Ave)	NH	340.48	\$66,223.36	\$41,723.20	\$7,233.00	\$115,179.56
					82.00		
			\$194.50		\$152.60		
R010906452009 TJR Capital LLC 1717 3rd Ave Mankato, MN 56001	Mankato City Lots 1 Thru 3 Exc E40' of Lot 3 & East Half of Vac Alley...(1810 3rd Ave)	NH	132.00	\$25,674.00	\$4,730.60	\$3,714.00	\$34,118.60
					31.00		
			\$194.50		\$152.60		
R010906452011 City of Mankato PO Box 3368 Mankato, MN 56002	Mankato City East 40 Feet of Lots 3 and 4 Block 23 (1803 3rd Ave)	NH	132.00	\$25,674.00	\$0.00	\$0.00	\$25,674.00
					0.00		
			\$194.50		\$152.60		
R010906452012 Tony Gleason 101 Whispering Pines Ct Mankato, MN 56001	Mankato City East Half Vac Alley Adj & Lot 4 Exc E40' & all of Lot 5 Block 23 (401 Brooks St)	NH	65.93	\$12,823.39	\$0.00	\$3,714.00	\$16,537.39
					0.00		
			\$194.50		\$152.60		
R010906453001 OMG Midwest Inc PO Box 55038 Lexington, KY 40555	Mankato City Lots 1 to 3, Lot 4 Lying E of 3rd Ave & all of Lots 5 & Vac STS &....(1905 3rd Ave)	NH	270.06	\$52,526.67	\$48,064.00	\$7,233.00	\$107,823.67
					165.00		
			\$194.50		\$152.60		
R010906453002 OMG Midwest Inc PO Box 55038 Lexington, KY 40555	Mankato City All North of RR to Brooks Street & Vac Streets Adj of Block 20 (No Address)	NH	359.97	\$70,014.17	\$0.00	\$0.00	\$70,014.17
					0.00		
			\$194.50		\$152.60		
R010906457006 RLG Properties LLC 1700 3rd Ave Mankato, MN 56001	Mankato City Excluding RR Lots 1-4 & East Half of Vac Alley Adj Block 24 (1700 3rd Ave)	NH	349.01 CC= 429.01	\$67,882.45	\$4,730.60	\$13,467.22	\$86,080.27
					31.00		
			\$194.50		\$152.60		

3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll

City Project 11141

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 @ \$7,233.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
R010906458001 TJR Capital LLC 1717 3rd Ave Mankato, MN 56001	Mankato City Lots 6 Thru 8 Block 19 0.00	NH	197.82	\$38,475.99	\$10,445.30	\$8,459.00	\$57,380.29
					53.00		
			\$194.50		\$152.60		
R010906458002 TJR Capital LLC 1717 3rd Ave Mankato, MN 56001	Mankato City Lot 9 Block 19 (1709 3rd Ave)	NH	66.09	\$12,854.51	\$0.00	\$7,233.00	\$20,087.51
					0.00		
			\$194.50		\$152.60		
R010906458003 TJR Capital LLC 1717 3rd Ave Mankato, MN 56001	Mankato City Lot 10 Block 19 (1703 3rd Ave)	NH	66.09	\$12,854.51	\$0.00	\$7,233.00	\$20,087.51
					0.00		
			\$194.50		\$152.60		
R010906460008 House of Hope Inc PO Box 291 Mankato, MN 56002	Mankato City Lot 3 Block 25 (1618 3rd Ave)	NH	66.02	\$12,840.89	\$0.00	\$7,233.00	\$20,073.89
					0.00		
			\$194.50		\$152.60		
R010906460009 House of Hope Inc PO Box 291 Mankato, MN 56002	Mankato City Lot 2 Block 25 (1614 3rd Ave)	NH	66.02	\$12,840.89	\$0.00	\$7,233.00	\$20,073.89
					0.00		
			\$194.50		\$152.60		
R010906460010 Steven L Brandt 310 Chestnut St Mankato, MN 56001	Mankato City Lot 1 Block 25 0.00	H	66.02	\$8,797.17	\$0.00	\$7,233.00	\$16,030.17
					0.00		
			\$133.25		\$100.00		
R010906460011 House of Hope Inc 1618 3rd Ave Mankato, MN 56001	Mankato City North 35 Feet of Lot 4 and all of Lot 5 Block 25 (1622 3rd Ave)	NH	178.52 CC= 258.52	\$34,722.14	\$0.00	\$7,233.00	\$41,955.14
			\$194.50		0.00		
					\$152.60		
R010906460012 House of Hope Inc 1618 3rd Ave Mankato, MN 56001	Mankato City South 31 Feet of Lot 4 Block 25 (1620 3rd Ave)	NH	31.02	\$6,033.39	\$0.00	\$7,233.00	\$13,266.39
					0.00		
			\$194.50		\$152.60		

3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll

City Project 11141

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 @ \$7,233.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
R010906461001 TJR Capital LLC 1717 3rd Ave Mankato, MN 56001	Mankato City Excluding East 50 Feet of Lot 6 Block 18 (1629 3rd Ave)	NH	66.02	\$12,840.89	\$0.00	\$7,233.00	\$20,073.89
					0.00		
			\$194.50		\$152.60		
R010906461003 Jean R Oachs 1623 Third Ave Mankato, MN 56001	Mankato City Lot 7 Block 18 0.00	H	66.02	\$8,797.17	\$2,600.00	\$7,233.00	\$18,630.17
					26.00		
			\$133.25		\$100.00		
R010906461004 Scott A Kump & Dena J Bass 1615 3rd Ave Mankato, MN 56001	Mankato City Lot 8 Block 18 0.00	H	66.02	\$8,797.17	\$0.00	\$7,233.00	\$16,030.17
					0.00		
			\$133.25		\$100.00		
R010906461005 Teresa Bauer 1609 3rd Ave Mankato, MN 56001	Mankato City Lot 9 Block 18 0.00	H	66.02	\$8,797.17	\$0.00	\$7,233.00	\$16,030.17
					0.00		
			\$133.25		\$100.00		
R010906461006 St Peter Properties LLC 23588 599th Ave Madison Lake, MN 56063	Mankato City Lot 10 Block 18 (1605 3rd Ave)	NH	66.02	\$12,840.89	\$12,951.00	\$7,233.00	\$33,024.89
					60.00		
			\$194.50		\$152.60		
R010907202005 Stacy J & Jesse M Spencer 1528 3rd Ave Mankato, MN 56001	Mankato City Lot 5 Block 26 0.00	H	66.00	\$8,794.50	\$0.00	\$7,233.00	\$16,027.50
					0.00		
			\$133.25		\$100.00		
R010907202006 John E Kenning 1522 3rd Ave Mankato, MN 56001	Mankato City Lot 4 Block 26 0.00	H	66.00	\$8,794.50	\$2,900.00	\$7,233.00	\$18,927.50
					29.00		
			\$133.25		\$100.00		
R010907202007 Scott Shaw & Anduril White 1518 3rd Ave Mankato, MN 56001	Mankato City Lot 3 Block 26 0.00	H	66.00	\$8,794.50	\$2,400.00	\$7,233.00	\$18,427.50
					24.00		
			\$133.25		\$100.00		

3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll

City Project 11141

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 @ \$7,233.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
R010907202008 Lucas & Kayla Beck 1506 3rd Ave Mankato, MN 56001	Mankato City Lot 2 Block 26 0.00	NH	66.00	\$12,837.00	\$2,400.00	\$14,466.00	\$29,703.00
					24.00		
			\$194.50		\$100.00		
R010907202009 RLG Properties LLC 1700 3rd Ave Mankato, MN 56001	Mankato City Lot 1 Block 26 (1504 3rd Ave)	NH	66.00	\$12,837.00	\$0.00	\$7,233.00	\$20,070.00
					0.00		
			\$194.50		\$152.60		
R010907203001 Third Ave LLC 412 Doran Dr Madison Lake, MN 56063	Mankato City Lot 6 Block 17 (1529 3rd Ave)	NH	65.99	\$12,835.06	\$0.00	\$7,233.00	\$20,068.06
					0.00		
			\$194.50		\$152.60		
R010907203002 1521 Rental LLC 5566 Meadow Ln Elko, MN 55020	Mankato City Lot 7 Block 17 (1521 3rd Ave)	NH	65.99	\$12,835.06	\$0.00	\$7,233.00	\$20,068.06
					0.00		
			\$194.50		\$152.60		
R010907203003 R4 Properties LLC 19452 584th Ave Mankato, MN 56001	Mankato City Lot 8 Block 17 (1519 3rd Ave)	NH	65.99	\$12,835.06	\$0.00	\$7,233.00	\$20,068.06
					0.00		
			\$194.50		\$152.60		
R010907203004 Robyn Beske 1507 3rd Ave Mankato, MN 56001	Mankato City Lot 9 Block 17 0.00	H	65.99	\$8,793.17	\$0.00	\$7,233.00	\$16,026.17
					0.00		
			\$133.25		\$100.00		
R010907203005 Kay M Daufenbach 1503 3rd Ave Mankato, MN 56001	Mankato City Lot 10 Block 17 0.00	H	65.99	\$8,793.17	\$0.00	\$7,233.00	\$16,026.17
					0.00		
			\$133.25		\$100.00		
R010907205006 C & Q Investment Group LLC 157 S Skyline Dr Mankato, MN 56001	Mankato City Lot 3 Block 27 (1410 3rd Ave)	NH	65.99	\$12,835.06	\$5,493.60	\$7,233.00	\$25,561.66
					36.00		
			\$194.50		\$152.60		

3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll

City Project 11141

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 @ \$7,233.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
R010907205007 Jacob T & Sandra A Sukalski 1406 3rd Ave Mankato, MN 56001	Mankato City Lot 2 Block 27 (1406 3rd Ave)	H	65.99	\$8,793.17	\$0.00	\$7,233.00	\$16,026.17
					0.00		
			\$133.25		\$100.00		
R010907205008 Joshua D Nielsen 1404 Third Ave Mankato, MN 56001	Mankato City Lot 1 Block 27 0.00	NH	65.99	\$12,835.06	\$0.00	\$7,233.00	\$20,068.06
					0.00		
			\$194.50		\$152.60		
R010907205009 Gary D Watts 3 Woodview Dr Mankato, MN 56001	Mankato City N29.5' of W48.8' of Lot 4 & Lot 5 Excluding S29' of E108.7' of...(1430 3rd Ave)	NH	36.99	\$7,194.56	\$0.00	\$7,233.00	\$14,427.56
					0.00		
			\$194.50		\$152.60		
R010907205010 Gary Dean Watts 3 Woodview Dr Mankato, MN 56001	Mankato City S29' of E108.7' of Lot 5 & Lot 4 Excluding N29.5' of W48.8' of...(1420 3rd Ave)	NH	94.99	\$18,475.56	\$3,509.80	\$7,233.00	\$29,218.36
					23.00		
			\$194.50		\$152.60		
R010907206002 Progress Homes LLC 817 S Front St Mankato, MN 56001	Mankato City West 87 Feet of Lot 10 Block 16 (1401 3rd Ave)	NH	65.99	\$12,835.06	\$0.00	\$7,233.00	\$20,068.06
					0.00		
			\$194.50		\$152.60		
R010907206009 KD2 Properties LLC PO Box 123 Elysian, MN 56028	Mankato City Lots 6 Thru 8 and West Half of Lot 9 Block 16 (1429 3rd Ave)	NH	183.96	\$35,780.22	\$0.00	\$22,958.33	\$58,738.55
			CC=		0.00		
			263.96		\$152.60		
			\$194.50				
R010907208002 Darlene C Brandt 1328 3rd Ave Mankato, MN 56001	Mankato City Lot 4 Block 28 0.00	H	66.00	\$8,794.50	\$0.00	\$7,233.00	\$16,027.50
					0.00		
			\$133.25		\$100.00		
R010907208003 Andrew & Liza Johnson PO Box 2045 Mankato, MN 56002	Mankato City Lot 3 Block 28 (1324 3rd Ave)	NH	66.00	\$12,837.00	\$0.00	\$7,233.00	\$20,070.00
					0.00		
			\$194.50		\$152.60		

3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll
City Project 11141

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 @ \$7,233.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
R010907208004 Chad W Baldwin & Kyla M Zuhlsdorf 18182 568th Ave Mankato, MN 56001	Mankato City North 48 Feet of Lot 2 Block 28 (1318 3rd Ave)	NH	48.00	\$9,336.00	\$0.00	\$7,233.00	\$16,569.00
					0.00		
			\$194.50		\$152.60		
R010907208005 Carolyn M Manning 1314 Third Ave Mankato, MN 56001	Mankato City North 31 Feet of Lot 1 & South 18' of Lot 2 Block 28	H	49.95	\$6,655.84	\$0.00	\$7,233.00	\$13,888.84
					0.00		
			\$133.25		\$100.00		
R010907208006 Donald K Kruse 1306 Third Ave Mankato, MN 56001	Mankato City South 49 Feet of Lot 1 Block 28 0.00	H	49.95	\$6,655.84	\$0.00	\$7,233.00	\$13,888.84
					0.00		
			\$133.25		\$100.00		
R010907209004 Schmidt Siding & Window Inc 901 N 5th St Mankato, MN 56001	Mankato City Vac Alley & Vac 2nd Ave Adj & Lots 1-2 & 7 Thru 8 Block 15 (1307 3rd Ave)	NH	147.92	\$28,770.44	\$18,002.30	\$7,233.00	\$54,005.74
					98.00		
			\$194.50		\$152.60		
R010907209005 Steven M Wenzel 47300 355th Ave Kasota, MN 56050	Mankato City Lots 5 and 6 Block 15 (1325 3rd Ave)	NH	132.00	\$25,674.00	\$0.00	\$10,752.00	\$36,426.00
					0.00		
			\$194.50		\$152.60		
R010907210001 820 Willow Street LLC 810 Willow St Mankato, MN 56001	Tract E of RR in S13.34 A of Government Lot 4 Block 7 108 26 007 0.00	NH	298.37	\$58,032.97	\$2,500.00	\$7,233.00	\$67,765.97
					25.00		
			\$194.50		\$100.00		
R010907251001 Perfecseal Inc 2200 Badger Ave Oshkosh, WI 54904	Foster Subdivision Lot 1 Block 1 (1301 3rd Ave)	NH	403.67	\$78,513.82	\$31,247.40	\$27,723.58	\$137,484.80
					149.00		
			\$194.50		\$152.60		
R010907251011 Jeffrey J Kenne 42462 Kerns Dr North Mankato, MN 56003	Auditors Plat 28 West 57.5 Feet of Lot 6 (110 W Lafayette St) 0.00	NH	57.50	\$11,183.75	\$0.00	\$7,233.00	\$18,416.75
					0.00		
			\$194.50		\$152.60		
R010907251012 Theresa M Kopischke 502 Range St Ste C North Mankato, MN 56003	Auditors Plat 28 East 100 Feet of Lot 6 (1000 N Riverfront Dr) 0.00	NH	33.33 CC= 100.00	\$6,483.33	\$3,400.00	\$7,233.00	\$17,116.33
					34.00		
			\$194.50		\$100.00		

3rd Avenue (CSAH 5) Reconstruction

PRELIMINARY Assessment Roll

City Project 11141

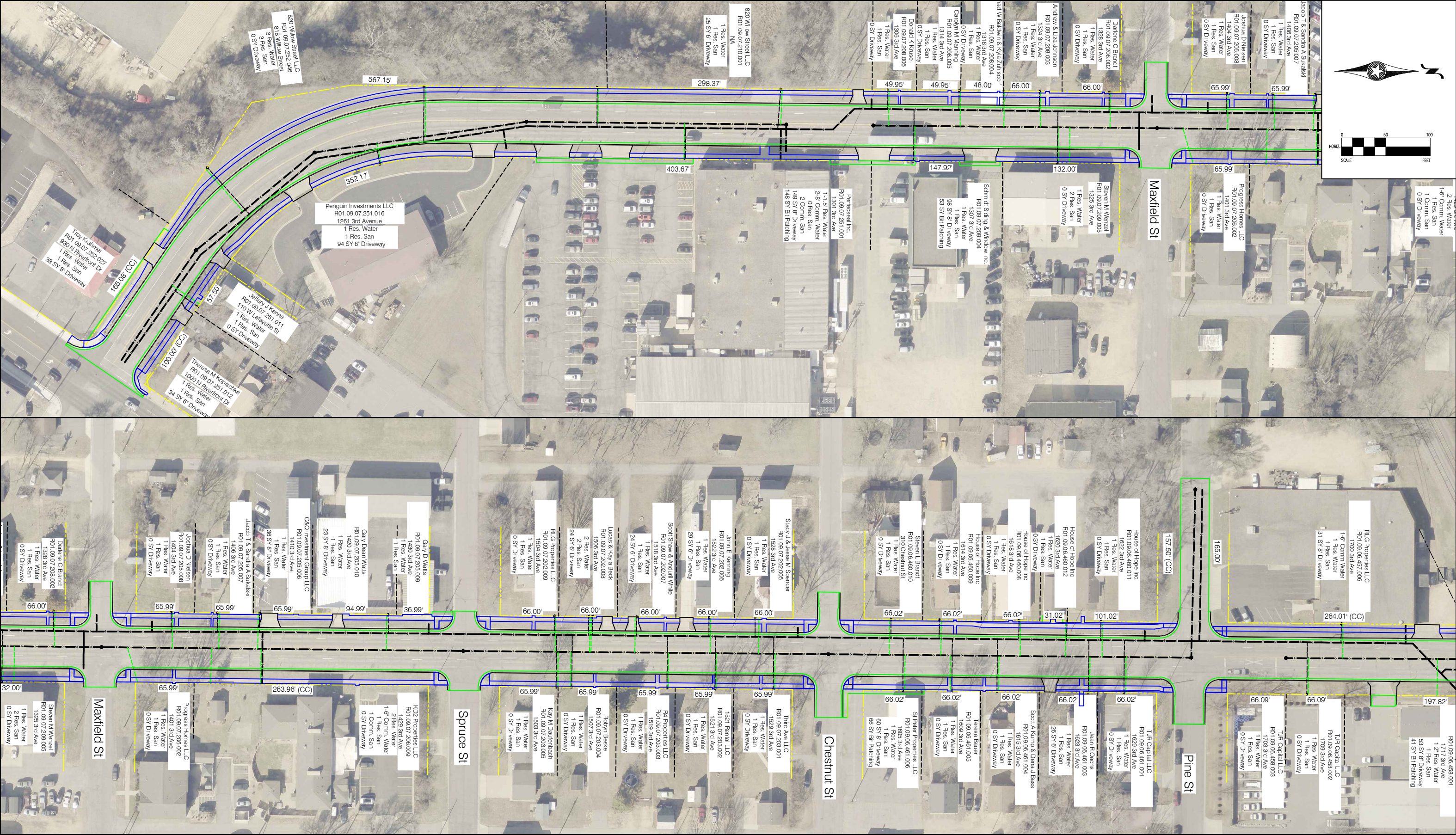
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$7,233.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
R010907251016 Penguin Investments LLC 1261 3rd Ave Mankato, MN 56001	Mankato Lots 3, 4 & 5 of Block 145 & Vac Willow St Adj & All E of 3rd Ave of Lot 8 ...	NH	352.17	\$68,497.07	\$14,344.40	\$7,233.00	\$90,074.47
					94.00		
			\$194.50		\$152.60		
R010907252027 Troy Krahmer 930 N Riverfront Dr Mankato, MN 56001	Mankato East Half of Vac Alley Adj & North 14' of Lot 9 & All of Lot 10 Block 132	NH	85.08 CC= 165.08	\$16,548.06	\$5,798.80	\$7,233.00	\$29,579.86
					38.00		
			\$194.50		\$152.60		
R010907252046 820 Willow Street LLC 810 Willow St Mankato, MN 56001	Mankato 14.38A in Vac Alley & STS Adj & In Blocks 131, 132, 133, 134...(818 Willow St)	NH	567.15	\$110,310.68	\$0.00	\$21,699.00	\$132,009.68
					0.00		
			\$194.50		\$152.60		

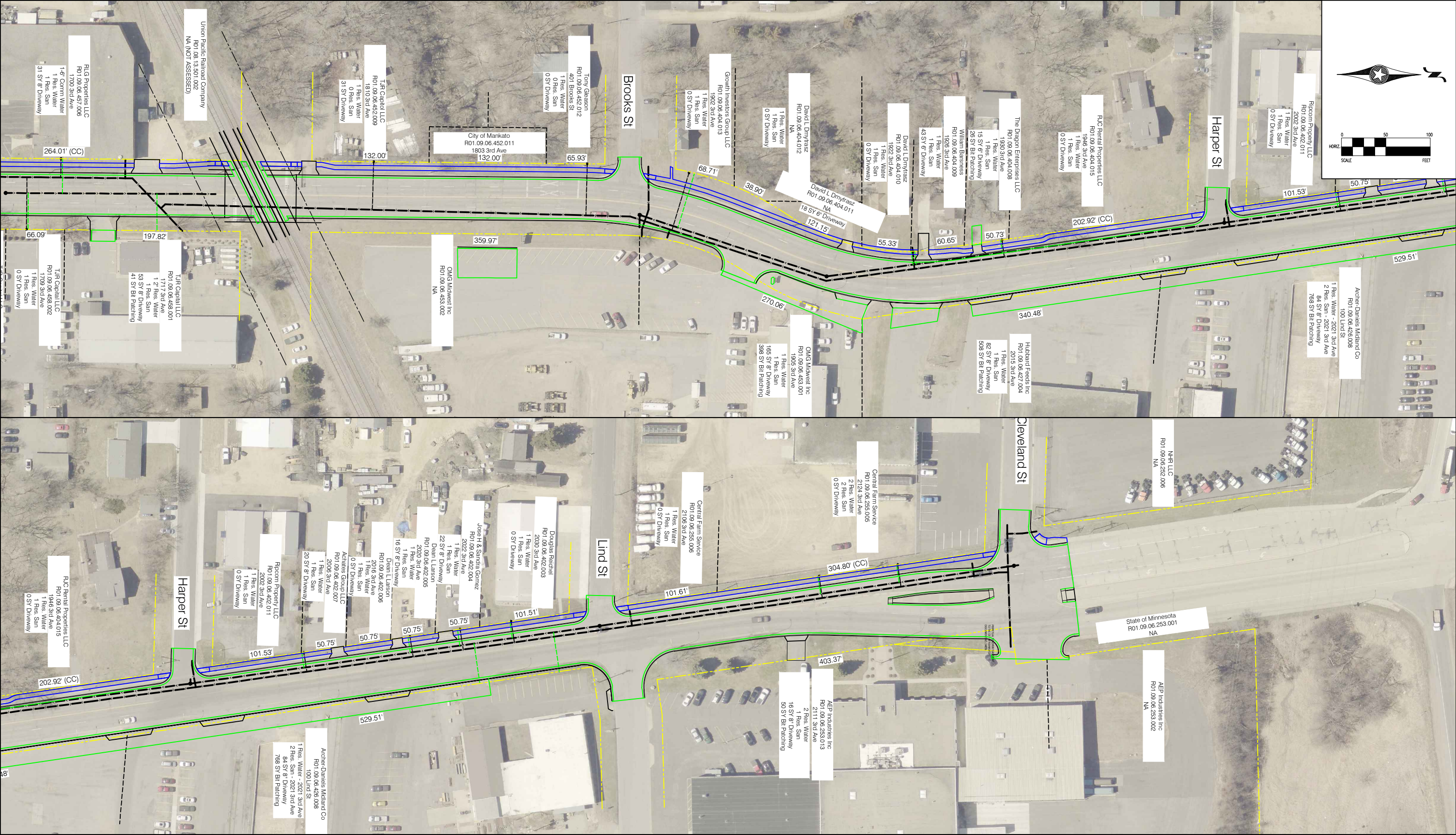
APPENDIX F

Assessment Map

City Project Number 11141







APPENDIX G

Schedule I Cost Participating

City Project Number 11141



REVISED SCHEDULE "I" BLUE EARTH COUNTY

CSAH 5 (Third Avenue) from Madison Avenue to 0.09 miles south of Summit Avenue
County Project Numbers - SAP 007-605-021 /// CP 7052
City Project Numbers - 11141
County Contractor: TBD

Preliminary: February 2, 2024
 Revised: December 29, 2025
 Bid:
 Final:

COUNTY COST PARTICIPATION					
	<u>PRELIMINARY</u>	<u>REVISED</u>	<u>BID</u>	<u>FINAL</u>	
Road & Storm Sewer Participating	\$ 4,700,000.00	\$ 5,528,193.13	\$ -	\$ -	
Sidewalk (50/50)	\$ 400,000.00	\$ 189,485.92	\$ -	\$ -	
City Utilities / Non-Participating	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ 5,100,000.00	\$ 5,717,679.04	\$ -	\$ -	
Contingency (10%)	\$ 510,000.00	\$ 571,767.90	\$ -	\$ -	
Subtotal	\$ 5,610,000.00	\$ 6,289,446.95	\$ -	\$ -	
Right of Way (Est.)	\$ 110,000.00	\$ 110,000.00	\$ -	\$ -	
Subtotal	\$ 5,720,000.00	\$ 6,399,446.95	\$ -	\$ -	
Engineering (10%)	\$ 572,000.00	\$ 639,944.69	\$ -	\$ -	
Subtotal	\$ 6,292,000.00	\$ 7,039,391.64	\$ -	\$ -	

CITY COST PARTICIPATION					
	<u>PRELIMINARY</u>	<u>REVISED</u>	<u>BID</u>	<u>FINAL</u>	
Road & Storm Sewer Participating	\$ -	\$ -	\$ -	\$ -	
Sidewalk (50/50)	\$ 400,000.00	\$ 189,485.92	\$ -	\$ -	
City Utilities / Non-Participating *	\$ 2,433,000.00	\$ 2,602,470.00	\$ -	\$ -	
Subtotal	\$ 2,833,000.00	\$ 2,791,955.92	\$ -	\$ -	
Contingency (10%)	\$ 283,300.00	\$ 279,195.59	\$ -	\$ -	
Subtotal	\$ 3,116,300.00	\$ 3,071,151.51	\$ -	\$ -	
Right of Way	\$ -	\$ -	\$ -	\$ -	
Engineering (10%)	\$ 311,630.00	\$ 307,115.15	\$ -	\$ -	
Subtotal	\$ 3,427,930.00	\$ 3,378,266.66	\$ -	\$ -	

* Includes sanitary sewer, water main, fiber conduit, lighting (50%), split for lump sum items (mobilization, traffic control, stabilized construction exit, erosion control supervisor)