

Item 7b.**Sunfish Lake Engineer's Report for March 2, 2021**

By: Jeff Sandberg, PE
City Engineer

Date: February 19, 2021

1. Engineering Activities Undertaken in the Month of February

The following Engineer's Report reflects the Engineering activities undertaken this past month.

- A. Sunnyside Lane Feasibility Study – SEE ATTACHMENT 1A.
- B. Zehnder Road Feasibility Study – SEE ATTACHMENT 1B.
- C. Angell Road Feasibility Study – SEE ATTACHMENT 1C.
- D. Grieve Glen Road Feasibility Study – SEE ATTACHMENT 1D.
- E. Review Development Process Outline – SEE ATTACHMENT 1E.
- F. Updated City Map – SEE ATTACHMENT 1F.
- G. Authorize "Turnback" of 55th Street West – See Resolution prepared by City Attorney.
- H. Met Council 2021 CAMP Program Participation. Staff is requesting the City Council's continued support and funding to participate in the water quality testing program for Hornbeam, Sunfish, and Horseshoe Lakes. Volunteers that take the samples for each lake have indicated a desire to continue their efforts in 2021. The cost for participating in the program is \$380 for each lake. We have included the costs of the program in the 2021 budget, and a motion is requested to continue participation in this water quality monitoring program.

2. Building and Site Reviews in the Month of February

- A. Staff conducted reviews for the following properties in February:
 - "Riley Property": Staff met on site prior to application for a major Site Plan Review/CUP request. Staff is reviewing the CUP submittal at this time.
 - 2150 Charlton Road: Staff continues to work with the homeowner on as-built issues.
 - 1 Sunfish Lane: Staff reviewed the as-built survey for the improvements to ensure they were constructed per the approved plans. Once approved, a final Certificate of Occupancy can be issued.
 - 100 Windy Hill Road: Staff has answered a number of questions as the property owner prepares to make application for proposed improvements.

3. Public Works Activities Undertaken in the Month of February

- A. Snow clearing/road salting and sanding occurred during at least two separate events in February. Staff worked with the contractor to maintain safe roads throughout the City.

4. Anticipated Engineering/Public Works Activities for the Month of March

- A. Staff will work with the City snowplow contractor to keep roads clear and safe. If residents find slippery areas on the City streets that need attention, please email your concerns to sunfishlakesnow@gmail.com and copy me at jsandberg@wsbeng.com.

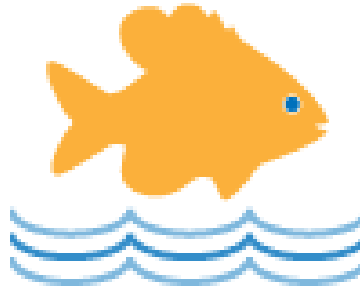
The above constitutes the Engineering Report for the City of Sunfish Lake for March 2, 2021.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jeffry S. Sandberg". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeffry S. Sandberg, PE
City Engineer

ITEM 7b. ATTACHMENT 1A.



FEASIBILITY REPORT

2021 SUNNYSIDE LANE IMPROVEMENT PROJECT
CITY OF SUNFISH LAKE | DAKOTA COUNTY, MINNESOTA

FEBRUARY 26, 2021

PREPARED FOR:
CITY OF SUNFISH LAKE

CITY PROJECT NO. 2021-01

WSB PROJECT NO. 014460-000

FEASIBILITY REPORT

2021 SUNNYSIDE LANE IMPROVEMENT PROJECT

**FOR THE
CITY OF SUNFISH LAKE, MINNESOTA**

February 26, 2021

Prepared By:





February 26, 2021

Honorable Mayor and City Council
City of Sunfish Lake, MN
c/o Cathy Iago, City Clerk
7378 Jordan Ave S
Cottage Grove, MN 55016

Re: Feasibility Report
2021 Sunnyside Lane Improvement Project
City of Sunfish Lake, MN
WSB Project No. 014460-000

Dear Honorable Mayor and City Council Members:

Attached for your review is a feasibility report which addresses improvements associated with the 2021 Sunnyside Lane Improvement Project.

We would be happy to discuss this report with you at your convenience. Please contact me at 651.286.8474 if you have any questions or concerns.

Sincerely,

WSB

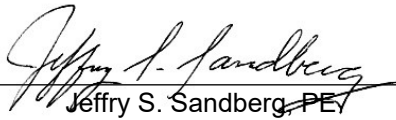

Jeffrey S. Sandberg, PE
City Engineer

Attachment

LME

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.


Jeffrey S. Sandberg, PE

Date: February 26, 2021

Lic. No. 25393

Quality Control Review Completed By:


Lydia M. Eher, PE

Date: February 26, 2021

Lic. No. 57221

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CERTIFICATION SHEET
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Figure 3 – Existing Culvert Conditions

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Opinion of Probable Cost

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Assessment Map

Preliminary Assessment Roll

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Pavement Condition Report

Appendix E

Pavement Coring Forensic Report

Appendix F

Culvert Condition Report

Appendix G

Sunfish Lake Assessment Policy

Appendix H

Benefit Analysis Report

1. EXECUTIVE SUMMARY

The 2021 Sunnyside Lane Improvement Project consists of roadway surface improvements on Sunnyside Lane from Angell Road to the end of the cul-de-sac. A map illustrating the project location is shown on **Figure 1** in **Appendix A**.

Roadway surface improvements consist of a full depth reclamation and paving. Additionally, existing storm culverts in the project area were reviewed and determined to need maintenance such as jetting out sediment and debris.

The cost of the 2021 Sunnyside Lane Improvement Project, based on the recommended scope of work, is estimated at **\$146,700**. This includes a 10% contingency and 35% indirect costs. Funding for the project will consist of special assessments to benefitting properties and City financing.

The proposed project schedule includes construction beginning May 2021, with final completion by the fall of 2021.

The project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

On October 6, 2020, the Sunfish Lake City Council authorized a feasibility report for the 2021 Sunnyside Lane Improvement Project.

2.2 Scope

This feasibility report includes roadway surface improvements and drainage improvements along Sunnyside Lane from Angell Road to the end of the cul-de-sac.

2.3 Data Available

Information and materials used in the preparation of this report include the following:

- City of Sunfish Lake Capital Improvement Plan
- City of Sunfish Lake Assessment Policy
- City of Sunfish Lake Property Index Records
- City of Sunfish Lake Pavement Condition Report (2018)
- City of Sunfish Lake Pavement Coring Forensic Report (2021)
- City of Sunfish Lake Culvert Condition Report (2018)
- Field Observations of the Area

2.4 Project History

Sunnyside Lane is identified in the City's Capital Improvement Plan to address the poor condition of the roadway.

The City had previously accepted a feasibility report for the 2020 Mill and Overlay Project (City Project 2020-01) on September 3, 2019, which included Sunnyside Lane for a two-inch mill and overlay. During final design of the project, it was determined the final design cost estimate would be too great for the City to move forward with in 2020. As a result, the project was tabled until 2021 and the City instructed the project be broken up into 3 individual Feasibility Reports for each roadway originally in the 2020 Mill and Overlay Project.

Core samples of the roadway were taken in December of 2020. The sampling showed that the road bituminous was degraded beyond the extent previously assumed. It was determined that a Full-depth reclamation project was the best solution for extending the life of the roadway in lieu of the 2" Mill and Overlay previously recommended. This report reflects the costs and proposed assessments for a Full-depth reclamation of Sunnyside Lane.

3. EXISTING CONDITIONS

3.1 Surface

Sunnyside Lane was constructed in 1989. Routine maintenance using seal coating and crack sealing was completed in 2013.

In May of 2018, WSB completed a Pavement Condition Report for the City, summarizing the results of pavement inspections on all City streets. The results are shown as a calculated Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a new roadway with no distresses present.

The existing 2018 and projected 2021 PCI values for Sunnyside Lane are shown below in **Table 1**.

Table 1 – Existing and Projected PCI Values		
Street	Existing PCI Value (2018)	Projected PCI Value (2021)
Sunnyside Lane	58	51

The full Pavement Condition Report can be found in **Appendix D**.

Two core samples were taken on Sunnyside Lane as part of the Pavement Coring Forensic Report, see **Appendix E**. The cores showed delamination between the existing pavement layers, deterioration of the lower pavement, and one core disintegrating upon removal. Due to these findings, it was determined that a full-depth reclamation is the appropriate scope of work to restore the roadway for long-term benefit.

3.1.1 Roadway Alignment

Sunnyside Lane has a typical vertical and horizontal alignment for a residential neighborhood.

3.1.2 Right-of-Way

The existing right-of-way width for Sunnyside Lane is 60 feet.

3.1.3 Street Section

The street width of Sunnyside Lane is 20 feet and consists of a rural section. The pavement is beginning to show signs of pavement failure, including alligator cracking, longitudinal cracks and edge cracking.

3.2 Drainage

Existing drainage infrastructure consists of roadway ditches on both sides on Sunnyside Lane, and four drainage culverts below driveways and the roadbed. Stormwater is conveyed through the ditches and culverts to neighboring lakes and wetlands.

In June of 2018, WSB completed a Culvert Condition Report, summarizing the results of culvert inspections on all culverts within the City right-of-way. The results are shown as a calculated rating based on the MnDOT HydInfra Inspection Manual. The ratings are based on a 1 to 4 scale, with 1 being 'excellent' and 4 being 'very poor'.

Three of the four culverts on Sunnyside Lane received a rating of 3, or 'very poor', and the other received a rating of 2, or 'fair'.

The full Culvert Condition Report can be found in **Appendix F**.

In August of 2019, WSB staff completed a field visit to verify the conditions of all the culverts in the project area. While most of the culverts were filled with sediment, the structural integrity of the culverts is sound. Images taken during the field visit can be found on **Figure 3** in **Appendix A**.

3.3 Private Utilities

Private utilities that have facilities in or near the project area will be notified during the final design phase of the project. They will be requested to coordinate any necessary repairs and replacements as needed at their cost. Private utility companies that have facilities within the project area include the following:

- Comcast (Telephone/Internet)
- CenturyLink (Telephone/Internet)
- Sprint (Telephone)
- Xcel Energy (Electric/Gas)

3.4 Criteria for Investigation

Local streets identified for improvements will be reviewed against current City standards and policy where applicable.

3.4.1 Surface

Bituminous seal coating is a street maintenance method that is recommended on streets with a PCI ranging from 60 to 100.

Milling and overlaying is a street rehabilitation method that is recommended on streets with a PCI ranging from 30 to 70.

Reclamations and reconstructions are street improvement methods that are recommended on streets with a PCI ranging from 0 to 40.

3.4.2 Drainage

Current City Standards will be utilized for stormwater management and water quality design.

4. PROPOSED IMPROVEMENTS

4.1 Surface

Sunnyside Lane is proposed to have a full depth reclamation. This improvement method consists of pulverizing the existing bituminous, blending it with the existing and new aggregate, then paving new bituminous over the compacted aggregate mix. The method utilizes onsite materials, reducing the costs, while still creating a new roadway section.

4.1.1 Roadway Alignment

The proposed improvements will maintain the existing vertical and horizontal alignments of the roadway.

4.1.2 Right-of-Way

All proposed improvements are located within the platted right-of-way, no permanent easements will be required. Temporary construction easements or waivers of trespass may be required for utility improvements, if applicable.

4.1.3 Street Section

The proposed typical section is shown on *Figure 2* in *Appendix A*.

4.2 Drainage

Based on the August 2019 site visit by WSB staff and the limited scope of work proposed for Sunnyside Lane, culvert jetting and maintenance is proposed for all four culverts in the project area.

4.3 Construction Access/Staging

The contractor will be responsible for providing access to properties throughout the project. Signed detours will be required to direct traffic around the construction zones and notify users of the increased truck and construction activity as needed.

5. FINANCING

5.1 Opinion of Probable Cost

A detailed opinion of probable cost is included in **Appendix B** of this report. The opinion of probable cost is based on projected construction costs for 2021 and includes a 10% contingency and 35% indirect costs. The indirect costs include engineering, legal and administrative costs associated with the project.

The total project cost is estimated at **\$146,700**.

5.2 Funding

Funding for the 2021 Sunnyside Lane Improvement Project will be through assessments to benefitting properties and City financing.

Assessments will be levied to the benefitting properties as outlined in Minnesota Statute 429 and the City's assessment policy, included in **Appendix G**. Detailed preliminary assessment rolls are included in **Appendix C**.

Financing the 2021 Sunnyside Lane Improvement Project will be based on the City's special assessment policy, which calls for 80% of the proposed improvements to be specially assessed for roads identified as Local Streets, which Sunnyside Lane is designated as. The remaining 20% of the improvements will be financed by the City.

As part of the feasibility phase of the project, a Benefit Analysis Report was ordered by the City Council for Sunnyside Lane. Metzen Realty and Associates Co. provided a report, which has been included as **Appendix H**. In this report, the value-added benefit for a street improvement was found to be up to \$16,000 per parcel for single family homes.

A summary of the assessment rates is:

- Single-Family Full Depth Reclamation\$12,980/unit

The project funding is summarized as follows:

2021 Sunnyside Lane Improvement Project Project Funding Summary	
Funding Source	Proposed Funding
Special Assessments	\$116,820
City Financing	\$29,880
TOTAL	\$146,700

6. NECESSITY AND EFFECTIVENESS

The improvements proposed in this report are necessary for several reasons.

The proposed roadway improvements provide the City with a high quality, aesthetically pleasing roadway while minimizing maintenance concerns, eliminating existing safety concerns, and extending the life expectancy of the roadway.

The proposed drainage improvements provide the City with a cost-effective solution while minimizing maintenance concerns and extending the life expectancy of the culverts.

Combining the roadway and drainage improvements into one project will provide a project large enough to ensure a competitive bidding environment and economy of scale, and therefore, are deemed to be cost-effective. Based on the information contained in this report, the proposed improvements as described can be considered to be necessary, cost-effective, and feasible from an engineering standpoint.

7. PROJECT SCHEDULE

The proposed schedule for the 2021 Sunnyside Lane Improvement Project is as follows:

City Council Authorizes Feasibility Report	October 6, 2020
City Council Authorizes Benefit Analysis Report.....	January 5, 2020
City Council Gives Final Consideration to Feasibility Report And Orders Public Hearing	February 2, 2021
Public Hearing	March 2, 2021
City Council Authorized Preparation of Plans and Specifications	March 2, 2021
Plans/Specifications Preparation	March - April 2021
City Council Approves Plans/Specifications & Authorizes Bidding	May 4, 2021
Project Bidding	May 2021
Award Contract	June 2021
Construction	June – September 2021
Assessment Hearing	September 7, 2021
First Payment Due with 2022 Taxes	May 2022

8. FEASIBILITY AND RECOMMENDATION

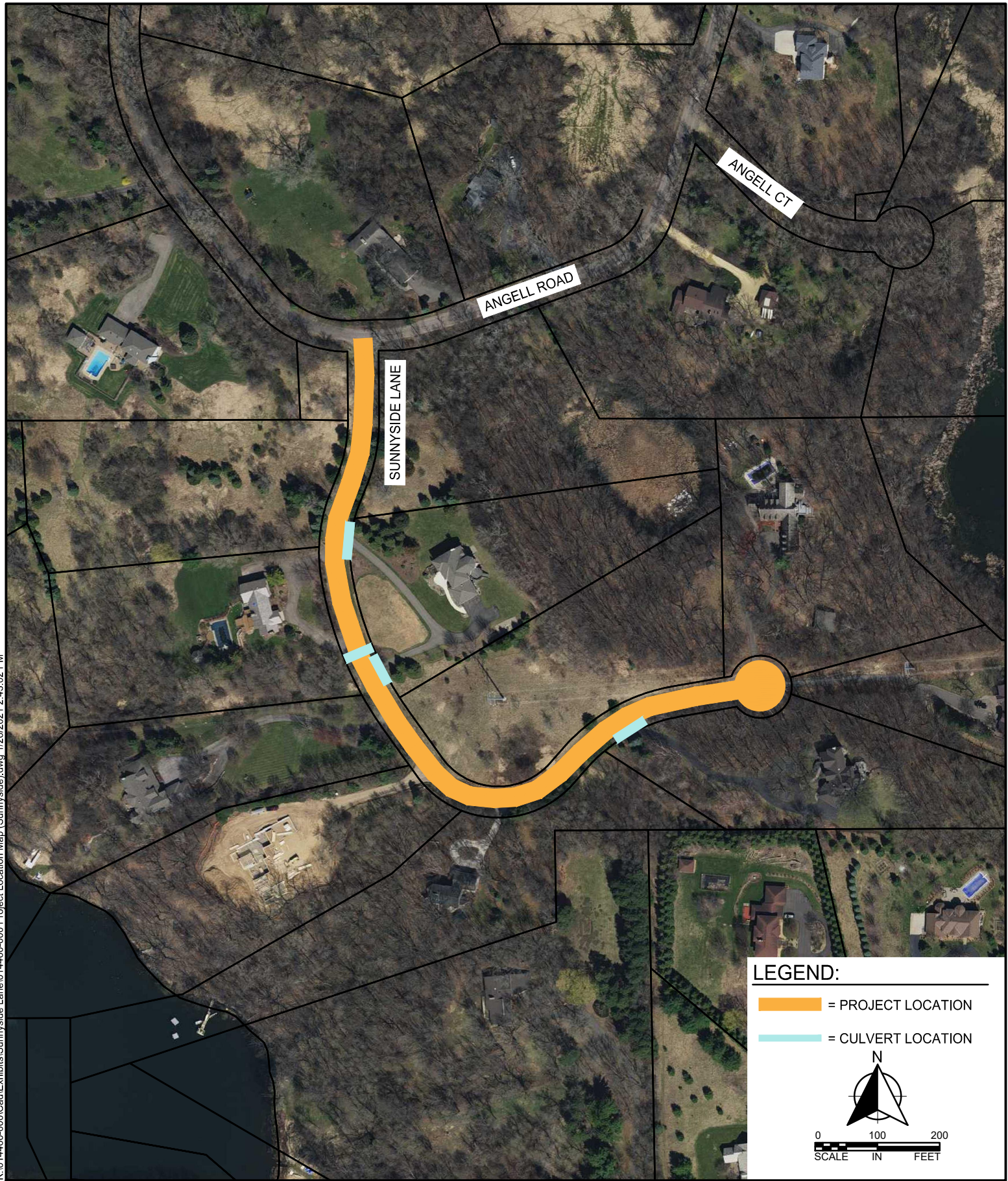
The 2021 Sunnyside Lane Improvement Project consists of full-depth reclamation of pavement and drainage improvements. The cost of the project is estimated at **\$146,700**.

Based on the information contained within this report, the proposed improvements as described are necessary, cost-effective, and feasible from an engineering standpoint. WSB recommends construction of the proposed improvements as detailed in this report.

APPENDIX A

Figure 1 – Project Location Map
Figure 2 – Typical Sections
Figure 3 – Existing Culvert Conditions

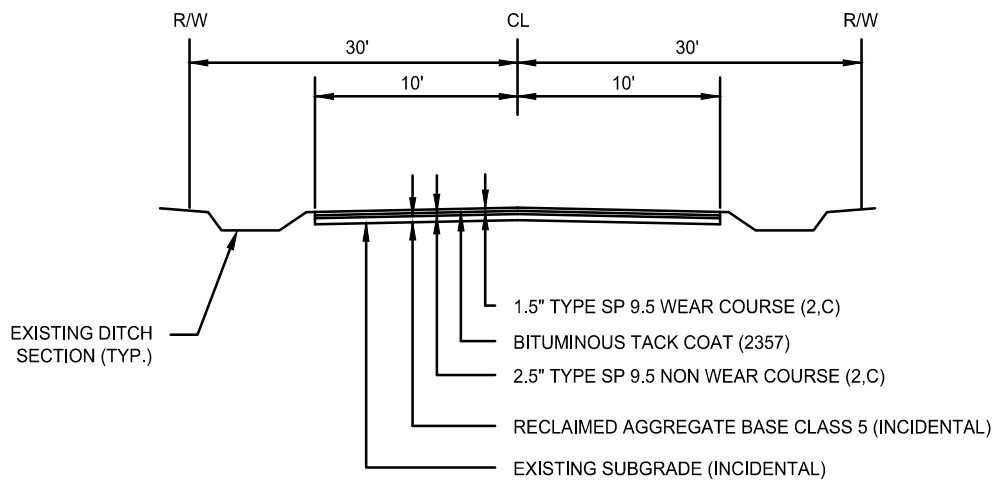
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WSB PROJECT NO.:
014460-000

2021 SUNNYSIDE LANE IMPROVEMENT PROJECT
FIGURE 1 - PROJECT LOCATION MAP
CITY OF SUNFISH LAKE, MN





FULL DEPTH RECLAMATION



WSB PROJECT NO.:
014460-000

2021 SUNNYSIDE LANE IMPROVEMENT PROJECT FIGURE 2 - TYPICAL SECTIONS CITY OF SUNFISH LAKE, MN





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WSB PROJECT NO.:
014460-000

2021 SUNNYSIDE LANE IMPROVEMENT PROJECT

FIGURE 3 - EXISTING CULVERT CONDITIONS

CITY OF SUNFISH LAKE, MN



APPENDIX B

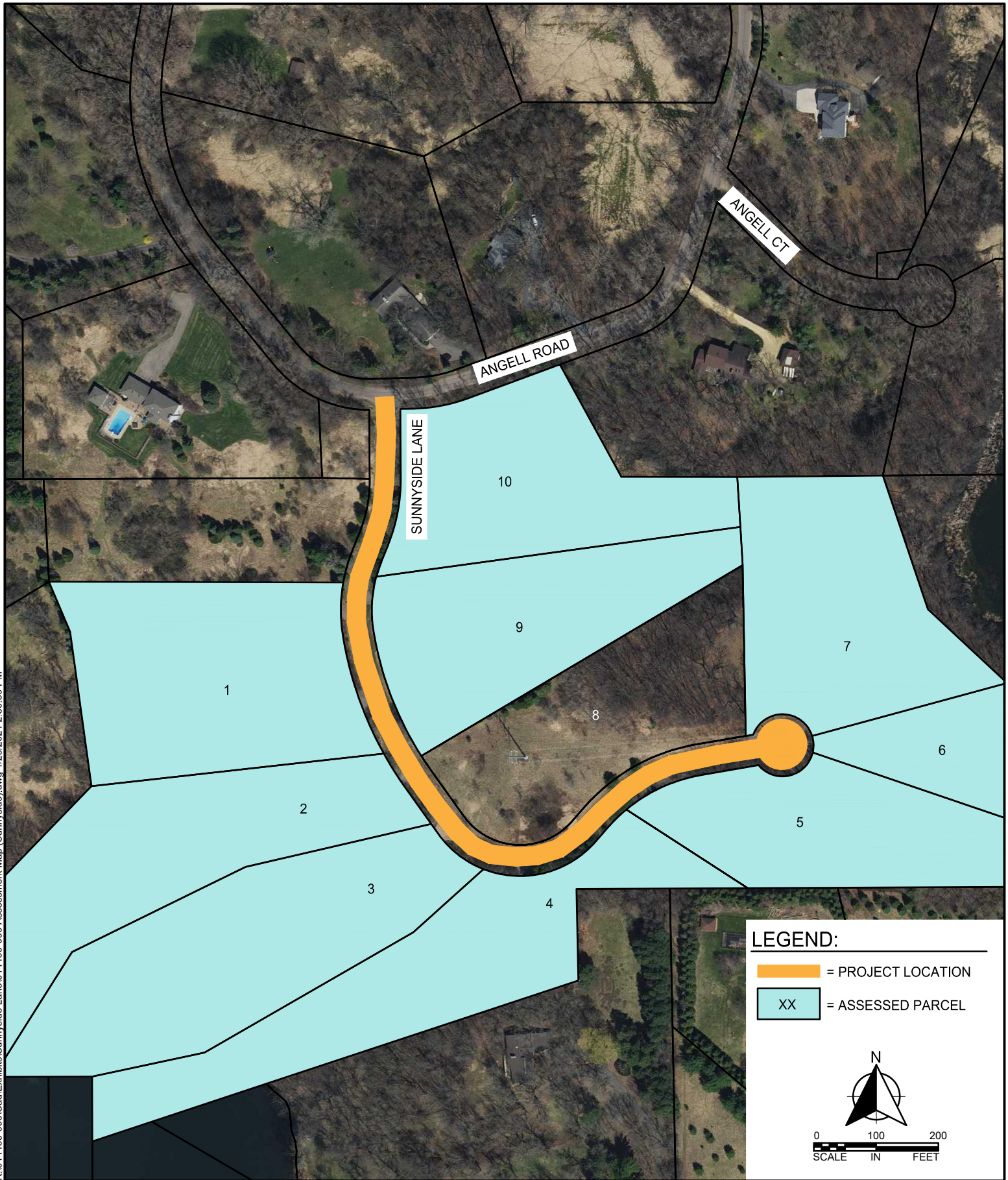
Opinion of Probable Cost

OPINION OF PROBABLE COST						
<i>WSB Project:</i> 2021 Sunnyside Lane FDR Option <i>Project Location:</i> Sunfish Lake <i>City Project No.:</i> 2021-01 <i>WSB Project No:</i> 014460-000					<i>Design By:</i> BPM <i>Checked By:</i> JSS <i>Date:</i> 1/4/2021	
Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. Sunnyside Lane Improvements						
1	2021.501	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00
2	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L F	30	\$ 5.00	\$ 150.00
3	2106.507	EXCAVATION - COMMON	C Y	10	\$ 20.00	\$ 200.00
4	2211.509	AGGREGATE BASE CLASS 5	TON	10	\$ 20.00	\$ 200.00
5	2232.504	FULL DEPTH RECLAMATION	S Y	3810	\$ 3.00	\$ 11,430.00
6	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	390	\$ 3.00	\$ 1,170.00
7	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	360	\$ 75.00	\$ 27,000.00
8	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	600	\$ 78.00	\$ 46,800.00
9	2501.602	CLEAN PIPE CULVERT	EACH	4	\$ 1,000.00	\$ 4,000.00
10	2563.601	TRAFFIC CONTROL	L S	1	\$ 2,000.00	\$ 2,000.00
11	2573.503	SEDIMENT CONTROL LOG WOOD FIBER	L F	200	\$ 2.00	\$ 400.00
12	2573.503	SILT FENCE TYPE MS	L F	200	\$ 2.00	\$ 400.00
					CONSTRUCTION TOTAL	\$ 98,750.00
					CONTINGENCY TOTAL (10%)	\$ 9,875.00
					SUBTOTAL	\$ 108,625.00
					INDIRECT COST TOTAL (35%)	\$ 38,020.00
					TOTAL	\$ 146,645.00
					GRAND TOTAL	\$ 146,645.00

APPENDIX C

Assessment Map
Preliminary Assessment Roll

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WSB PROJECT NO.:
014460-000

2021 SUNNYSIDE LANE IMPROVEMENT PROJECT
ASSESSMENT MAP
CITY OF SUNFISH LAKE, MN



CITY OF SUNFISH LAKE, MN
2021 SUNNYSIDE LANE IMPROVEMENT PROJECT
PRELIMINARY ASSESSMENT ROLL

Date: 1/4/2021
Rate

City Project No. 2021-01
WSB Project No. 014460-000

Date:	1/4/2021
	<u>Rate</u>
	Single Family Full Depth Reclamation Assessment:
	\$12,980.00

[illegible]

APPENDIX D

Pavement Condition Report



Memorandum

To: Jeff Sandberg, PE, City Engineer

From: Sheue Torng Lee

Date: May 7, 2018

Re: Pavement Condition Report
WSB Project No. 011527

WSB & Associates, Inc. is pleased to submit this pavement condition report summarizing the results of the pavement inspection performed on April 30, 2018 on all the City streets. The distresses observed on the surface of roadways evaluated were analyzed using our pavement management software, PAVER to calculate the Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a brand-new roadway with no distresses present.

Bituminous roadways were evaluated but gravel road and private roads were not rated. A map showing the condition rating can be found labeled in the **Appendix A** section of this report. The condition rating for each street is included in a table in **Appendix B**. Any type of road maintenance (i.e. patching or crack sealing) done prior to inspections is accounted for in each PCI value. The weighted average was computed by averaging the PCI values based on the area of each segment, which was calculated to be 78.

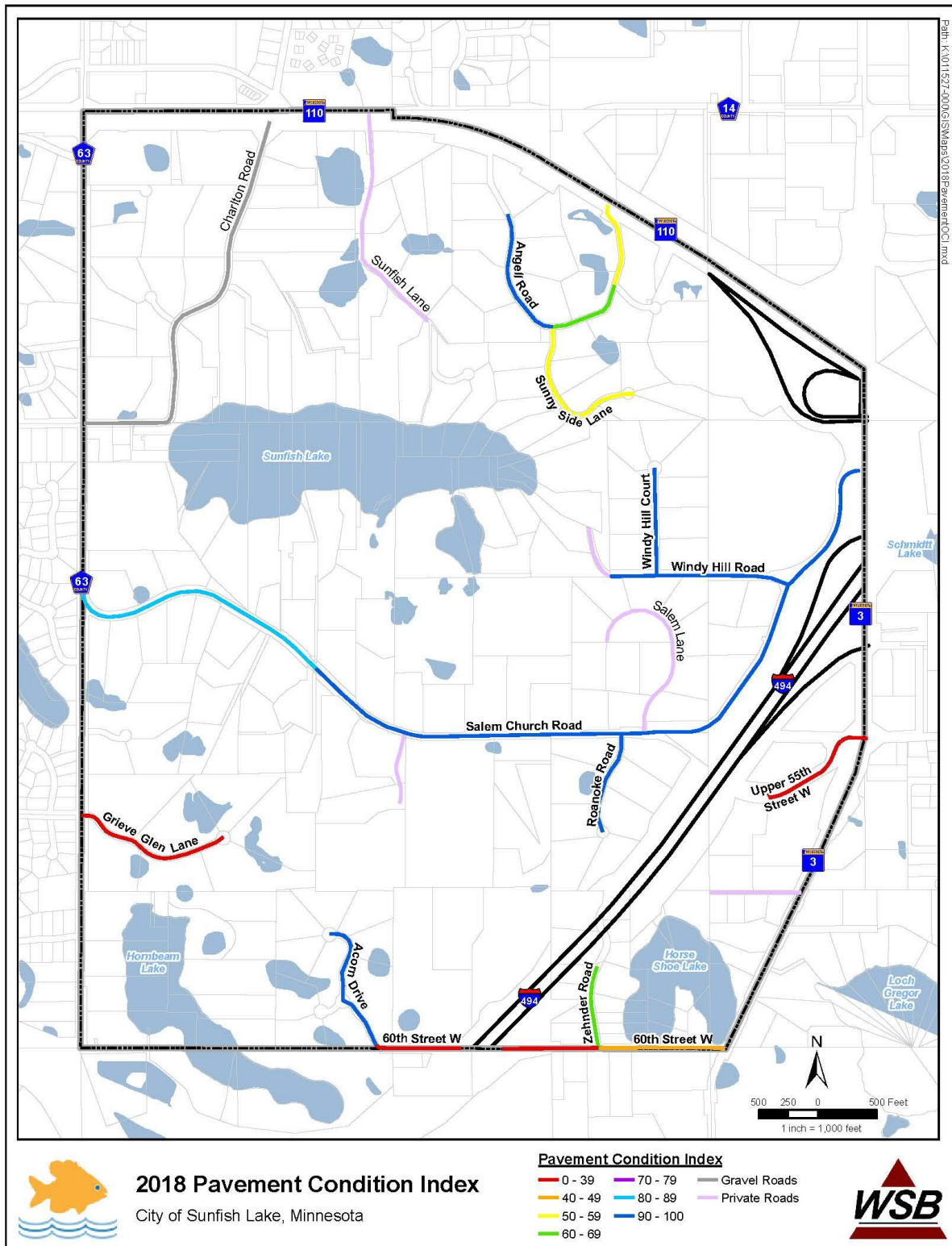
On new roads with high PCI values, which are in the range from 80 to 100, we would recommend performing preventative maintenance such as crack sealing or chip sealing, or a combination of both to protect the road surface from infiltration of water and incompressible materials as well as oxidation. Good candidates for preventative maintenance upon field inspection are Salem Church Road, Roanoke Road, Windy Hill Road, and Windy Hill Court.

There are areas where the PCI values of pavements have dropped drastically since last inspection in 2015, such as 60th Street West and Grieve Glen Lane. It is important to note that these roads were previously chip sealed and the treatment masked the existing distresses of the pavements. Thus, when these roads were reviewed this year, the PCI values are much lower than when rated in 2015 because the distresses have surfaced through the layer of chip seal.

It is our understanding that the condition of Grieve Glen Lane is a concern to the City. The PCI of this road obtained from field inspection is 36, which indicates that the street is in poor condition needing a major repair. The street is highly raveled with potholes developing. Pavement coring will be performed on this street to determine the extent of distresses. If the distresses are only present on the surface and they do not extend through the depth of bituminous pavement, which we believe is most likely the case, a mill and overlay could help eliminate the surface distresses. However, if the distresses are found to be caused by underlying materials, a reclamation or reconstruction needs to be carried out to restore the structural capacity of the pavement. A separate forensic report will be delivered to the City once pavement coring has been completed.

Appendix A

Sunfish Lake
2018 PCI Map



Appendix B

Sunfish Lake
2018 Street PCI

Name	Section ID	Length (ft)	Area (ft ²)	2018 PCI
60TH ST W	2	809.83	16,196.58	30.80
60TH ST W	3	726.13	14,522.64	32.12
GRIEVE GLEN LN	8	1,350.79	32,418.85	35.73
UPPER 55TH ST E	1	1,060.26	22,265.37	36.12
60TH ST W	4	1,070.43	21,408.53	46.87
SUNNYSIDE LN	20	1,384.93	27,698.53	57.64
ANGELL RD	7	710.21	14,204.13	59.55
ANGELL RD	6	697.89	13,957.90	60.68
ZEHNDER RD	24	702.02	12,636.30	68.57
SALEM CHURCH RD	13	2,313.04	55,513.03	87.49
ROANOKE RD	9	880.63	20,254.49	92.00
SALEM CHURCH RD	14	2,188.1	52,514.32	92.39
SALEM CHURCH RD	15	537.06	12,889.53	92.82
SALEM CHURCH RD	12	221.21	5,309.00	94.42
ACORN DR	27	1,182.59	28,382.19	94.44
ANGELL RD	5	1,135.66	22,713.12	95.26
WINDY HILL CT	22	1,006.58	26,171.05	99.87
SALEM CHURCH RD	10	1,949.04	46,776.85	100.00
SALEM CHURCH RD	11	1,001.06	24,025.33	100.00
SALEM CHURCH RD	29	237.18	5,692.29	100.00
WINDY HILL CT	21	905.95	18,119.06	100.00
WINDY HILL CT	23	511.06	9,199.03	100.00

APPENDIX E

Pavement Coring Forensic Report

Memorandum

To: Jeff Sandberg
City of Sunfish Lake

From: Sheue Torng Lee

Date: January 4, 2021

Re: Pavement Coring Forensic Report
WSB Project No. 014460-000

WSB is pleased to submit this pavement forensics report detailing the results of the pavement coring which were completed on December 22nd in the City of Sunfish Lake. The various characteristics of the pavement cores were analyzed to evaluate the feasibility of performing a 2-inch mill and overlay on these proposed project locations.

A total of 6 pavement cores were obtained within the proposed project locations. The locations of the pavement cores are summarized in **Figure 1**. Pictures of the pavement cores can be found in the **Appendix**.



Figure 1. Pavement core locations in the City of Sunfish Lake.

Table 1. Pavement core location and information.

Core ID	Street	Bituminous Depth (inches)	Aggregate Depth and Material	Subgrade Material	Recommended Maintenance Activity	Notes
1	Angell Road	4.5	6.5" crushed limestone	Sand with gravel, brown	2.5-inch mill and overlay with additional patching	The top lift was 2 inches. The core was in fair condition exhibiting delamination at the top and signs of deterioration.
2		4.5	5.5" crushed limestone			The top lift was 2.25 inches. The core was in fair condition exhibiting deterioration.
3	Sunnyside Lane	4.25	5" crushed limestone	Sand with silt, light gravel, reddish brown	Full depth bituminous removal and replacement / Full depth reclamation (FDR) ¹	The top lift was 2.25 inches. The core was in fair condition exhibiting delamination at the top and signs of deterioration.
4		4	5" crushed limestone	Sand with silt and gravel, reddish brown		The top lift was 2 inches. The core was in poor condition; the bottom lift of the core disintegrated upon removal from the core barrel.
5	Zehnder Road	3.5	6.5" sand with light gravel, small traces of recycled bituminous and concrete	Sand with silt, light brown	Full depth bituminous removal and replacement / FDR ¹	The top lift was 1.5 inches. The core was in poor condition exhibiting severe deterioration.
6		4.25	6.75" sand with light gravel, small traces of recycled bituminous and concrete	Sand with gravel, light brown		The top lift was 2 inches. The core was in good condition.

¹ A stabilized full depth reclamation (SFDR) could be an alternative to an FDR but life cycle cost analysis should be evaluated.

Summary and Recommendations

In this report, in addition to a full depth reclamation (FDR), a stabilized full depth reclamation (SFDR) should be considered as an alternative as it provides a higher granular equivalency (GE) value which represents a stronger structural capacity. However, the life cycle costs of these two options need to be evaluated.

Angell Road (Core 1 and Core 2)

The two cores obtained along Angell Road had a bituminous depth of 4.5 inches, with at least 5.5 inches of underlying crushed limestone material. Both cores were in fair condition, exhibiting delamination at the top and/or deterioration, losing fines and structural integrity. One of the cores had a top lift of 2 inches while the other had a top lift of 2.25 inches. A partial depth mill and overlay would be feasible, but it would be recommended to extend the milling depth beyond the top lift of the pavement and apply a layer of tack coat prior to placing the bituminous overlay to promote bonding. It is important to note that the existing cracks within the underlying structural layers have the tendency to reflect through the new overlay within a few years. Thus, it would be recommended to conduct routine maintenance such as crack sealing as soon as the cracks surface. This effort should extend the service life of the pavement as it reduces the infiltration of moisture and incompressible materials through the cracks.

Sunnyside Lane (Core 3 and Core 4)

The two cores obtained along Sunnyside Lane had bituminous thicknesses of 4.25 inches and 4 inches, with approximately 5 inches of underlying aggregate base made up of crushed limestone. One of the cores (Core 4) was obtained on a localized poor area, slightly west of the cul-de-sac, which the surface exhibited severe alligator cracking. The core condition reflects the poor surface observed, which the core exhibited severe deterioration and the bottom lift of the core disintegrated upon removal from the core barrel. Another core obtained was in fair condition exhibiting delamination at the top and signs of deterioration.

Due to the poor condition of one of the cores and the extensive crack pattern observed, it would be recommended to perform either a full depth bituminous removal and replacement or an FDR as a long-term rehabilitation method. An FDR involves pulverizing and blending the bituminous and a portion of the aggregate as a base to re-pave over, essentially creating a new roadway section. This would eliminate all the existing crack pattern and prevent the cracks from reflecting through the underlying structural layer. A partial depth mill and overlay would not be recommended as it would be difficult to mill into sound pavement on weak areas.

Zehnder Road (Core 5 and Core 6)

The two cores obtained along Zehnder Road had bituminous depths of 3.5 inches and 4.25 inches. There was at least 6.5 inches of underlying aggregate base made up of a majority of light gravel, with small traces of recycled bituminous and concrete. One of the cores were in poor condition exhibiting severe deterioration that it had broken into pieces. Due to the poor condition of one of the cores obtained, we would not recommend performing a partial depth mill and overlay on this street. It would be recommended to perform either a full depth bituminous removal and replacement or an FDR on this street as a long-term fix.

Appendix

City of Sunfish Lake Coring Pictures

Core 1 (Angell Road)



Core 2 (Angell Road)



Core 2, continued (Angell Road)



Core 3 (Sunnyside Lane)



Core 4 (Sunnyside Lane)



Core 4, continued (Sunnyside Lane)



Core 5 (Zehnder Road)



Core 6 (Zehnder Road)



APPENDIX F

Culvert Condition Report



Memorandum

To: Jeff Sandberg, PE, City Engineer

From: Sheue Torng Lee

Date: June 7, 2018

Re: Culvert Condition Report
WSB Project No. 011527

WSB & Associates, Inc. is pleased to submit this culvert condition report summarizing the results of the culvert inspection performed in May. The culverts were inspected in accordance with the MnDOT HydInfra Inspection Manual. Using the ratings guide from the manual, the condition ratings are listed as follows.

<u>Rating</u>	<u>Condition</u>	<u>Description</u>
1	Excellent	Like new condition
2	Fair	Some wear, but structurally sound
3	Poor	Deteriorated, consider for repair or replacement
4	Very Poor	Serious deterioration

A map showing the condition rating can be found labeled in the **Appendix A** section of this report. Some culverts may be buried, submerged, or out of sight and they were labeled as "Not Able to Rate/Not Visible" with a 0 rating as shown in the map. The condition rating and comment for each culvert is included in a table in **Appendix B**.

The table below summarizes the number of culverts inspected under each condition category.

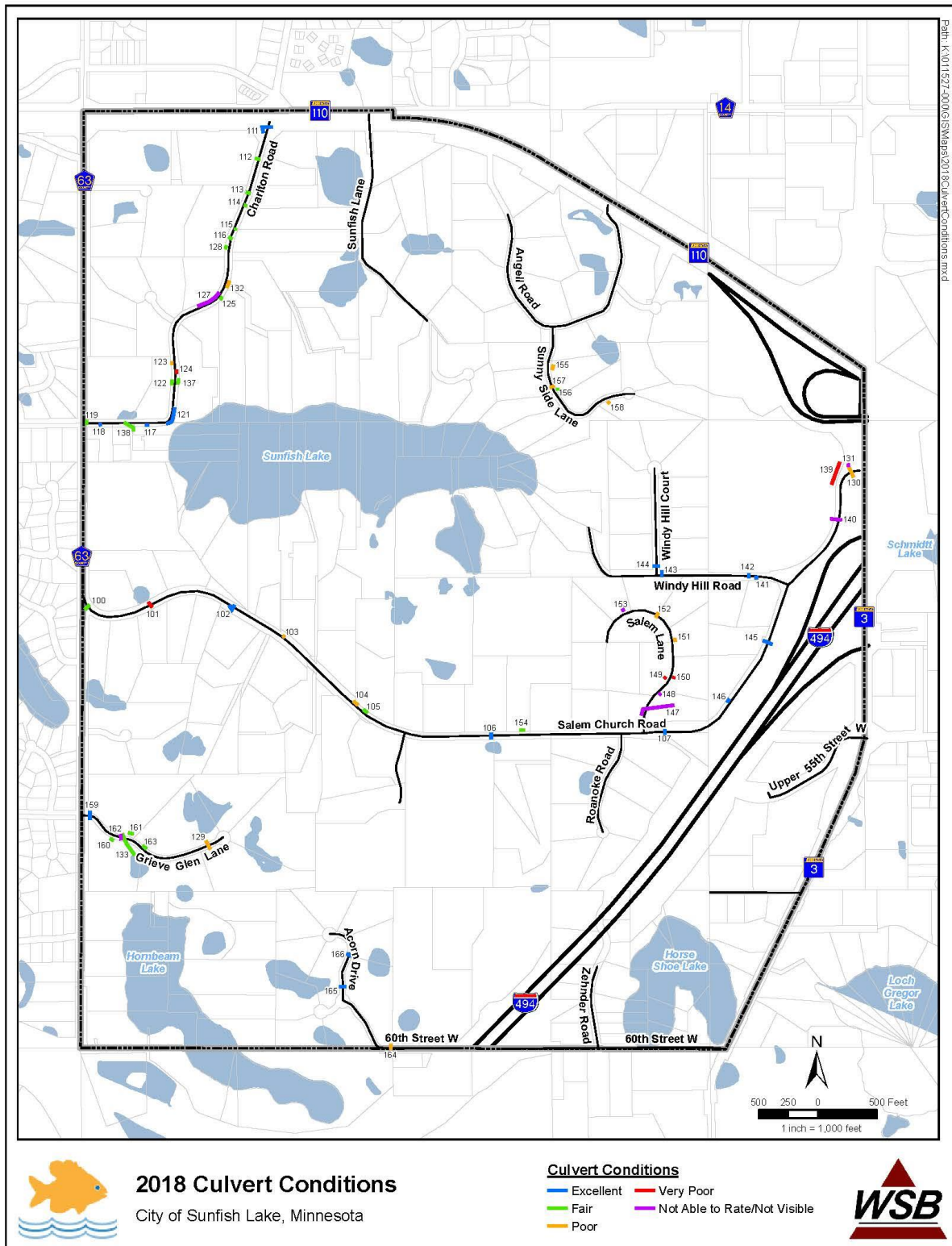
Rating	Condition	Number of Culvert
0	Not able to rate / not visible	7
1	Excellent	16
2	Fair	19
3	Poor	12
4	Very poor	5

Of the 59 culverts evaluated in this survey, it was determined that a majority of the culverts were rated in excellent or fair condition, however, several culverts in these categories have sediment or debris built up and need cleaning performed. Some culverts from the survey were plugged so that water flow is reduced or prevented and they are no longer functioning as desired. There were also a few culverts that need repair.

Photos of the culverts taken during inspection were documented but not included in this report. However, the photos may be provided to the City upon request.

Appendix A

Sunfish Lake 2018 Culvert Condition Map



Appendix B

Sunfish Lake 2018 Culvert Condition and Rating

Culvert ID	Owner	Size	Material	Length (ft)	Rating	Condition	Additional Comments
127	City	4	Drain Tile	225	0	Not Able to Rate/Not Visible	
131	MnDOT	24	RCP	26	0	Not Able to Rate/Not Visible	Could be connecting to Culvert #130 but not visible upon inspection
140	City	24	CMP	97	0	Not Able to Rate/Not Visible	Could not locate the culvert
147	City	12	CMP	55	0	Not Able to Rate/Not Visible	Outlet plugged, inlet mostly plugged
148	City	10	CMP	18.5	0	Not Able to Rate/Not Visible	Almost full of debris
153	City	12	CMP	25	0	Not Able to Rate/Not Visible	Could not locate the culvert
162	City	18	CMP	52	0	Not Able to Rate/Not Visible	Could not locate the culvert
102	City	18	CHD Plastic	45	1	Excellent	Culvert has been lined with plastic
106	City	24	CHD Plastic	56	1	Excellent	
107	City	24	CMP	47	1	Excellent	
111	MnDOT	18	CMP	89	1	Excellent	New, located on state right-of-way
117	City	15	CMP	36	1	Excellent	Looks new
118	City	18	CMP	21	1	Excellent	
121	City	16	CMP	172	1	Excellent	Clean
141	City	15	CMP	24.5	1	Excellent	Bush covering West end of the culvert
142	City	18	CMP	44	1	Excellent	New
143	City	18	CMP	47	1	Excellent	2 culverts
144	City	15	CMP	54	1	Excellent	
145	City	48	RCP	86	1	Excellent	
146	City	15	CMP	30	1	Excellent	
159	City	15	RCP	74	1	Excellent	Very good
165	City	18	RCP	56	1	Excellent	Discharge needs cleaning
166	City	18	RCP	50	1	Excellent	Needs cleaning

Culvert ID	Owner	Size	Material	Length (ft)	Rating	Condition	Comments
100	City	18	CMP	55	2	Fair	1/3 full of debris
105	City	18	CMP	48	2	Fair	
112	City	18	RCP	46	2	Fair	East end needs cleaning
113	City	18	RCP	42	2	Fair	West discharge needs cleaning
114	City	15	CMP	27	2	Fair	Ditch needs cleaning
115	City	12	CMP	19	2	Fair	Needs cleaning
116	City	18	RCP	34	2	Fair	
119	MnDOT	27	RCP	36	2	Fair	
122	City	15	CMP	42	2	Fair	Needs cleaning
125	City	16	CMP	34	2	Fair	
128	City	15	CMP	34	2	Fair	Half full of debris. Ditch needs cleaning
133	City	24	RCP	210	2	Fair	Discharge needs cleaning
137	City	15	CMP	50	2	Fair	Discharge needs cleaning
138	City	15	CMP	36	2	Fair	
154	City	16	RCP	48	2	Fair	Needs cleaning
156	City	12	CMP	12	2	Fair	
160	City	15	CMP	35	2	Fair	East apron needs repair
161	City	15	CMP	48	2	Fair	
163	City	15	CMP	35	2	Fair	
103	City	24	CMP	22	3	Poor	Needs cleaning, Clean and Re-Evaluate
104	City	15	CMP	51	3	Poor	Discharge half full of debris, Clean and Re-Evaluate
123	City	12	CMP	20	3	Poor	Needs cleaning, Clean and Re-Evaluate
129	City	18	RCP	85	3	Poor	Needs cleaning, Clean and Re-Evaluate
130	MnDOT	24	RCP	99	3	Poor	North apron is broken, needs to be replaced

Culvert ID	Owner	Size	Material	Length (ft)	Rating	Condition	Comments
132	City	12	CMP	63	3	Poor	Discharge 80% plugged, Clean and Re-Evaluate
151	City	12	CMP	25	3	Poor	Outlet plugged, Clean and Re-evaluate
152	City	18	CMP	46	3	Poor	
155	City	12	CMP	45	3	Poor	East end smashed needs to be replaced
157	City	18	CMP	37	3	Poor	Needs cleaning, Clean and Re-Evaluate
158	City	12	CMP	18	3	Poor	Discharge needs cleaning, Clean and Re-Evaluate
164	City	18	CMP	50	3	Poor	Discharge needs cleaning, Clean and Re-Evaluate
101	City	27	CMP	56	4	Very poor	North end smashed. South end buried under logs
124	City	15	CMP	36	4	Very poor	Culvert 60% plugged
139	City	30	CMP	203	4	Very poor	North outlet submerged
149	City	12	CMP	20	4	Very poor	Ends smashed could not see into the culvert
150	City	18	CMP	19	4	Very poor	Rusty

APPENDIX G

Sunfish Lake Assessment Policy

CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA

SPECIAL ASSESSMENT POLICY

Section 1. Background. Chapter 429 of the Minnesota Statutes authorizes the City to levy special assessments for certain public improvements. The two most common types of public improvements within the City are street improvements and storm water improvements.

The City acknowledges that the validity of any special assessment to a particular lot depends on whether the amount of the assessment is equal to or less than the benefit conferred upon the lot by reason of the public improvement. Under state law, the benefit is determined by the increase in fair market value of the lot caused by reason of the improvement. The benefit rule controls all special assessments and supersedes any City formulas and calculations relating to how project costs are allocated. The City also acknowledges that assessments have to be uniformly imposed on similarly situated properties within a class of properties.

The first step in determining an assessment is to determine which portion of project costs will be paid by the City and which portion will be specially assessed. The second step is to spread or divide the total assessment amount among the various lots that have received a special benefit. This policy addresses both steps. The policy is a guideline and the Council has the authority to alter the policy from time to time based on facts and circumstances that the Council believes justify such changes.

Section 2. Street Improvements. The typical types of street improvements in the City are:

- a. Sealcoating;
- b. Mill and overlay; and
- c. Street reconstruction, including new pavement where none existed before.

If only sealcoating is being performed, the policy is not to assess the cost of the sealcoating. Rather, the City will pay the cost of sealcoating out of the general fund as a maintenance item.

Projects involving mill and overlay and street reconstruction will be specially assessed. The percentage of costs that will be specially assessed depends on the type of street.

Within the City, there are three (3) types of streets. They are:

- a. Collector Street. – A collector street is a City street that provides access to local streets, private streets, direct driveway access and is utilized by the surrounding area for trips originating outside of the City and terminating outside of the City limits. The number of through trips exceed the number of local trips. The City streets that meet this criteria are:

- Salem Church Road; and
- Charlton Road.

The assessment policy for a Collector Street is to assess 40% of street improvement cost to the specially benefitted properties.

- b. Neighborhood Collector Street - a neighborhood collector street is a City street that provides direct access to local streets, private streets, direct driveway access and has fewer trips that originate outside of the area and terminate outside the area than local trips. A local trip is considered a trip that remains within the City limits. The City streets that meet this criteria are:

- 60th Street North;
- Windy Hill Road; and
- Angell Road (east of Sunnyside Lane).

The assessment policy for a Neighborhood Collector Street is to assess 60% of street improvement cost to the specially benefitted properties.

- c. Local Street - a local street is a City Street that only provides direct access to private driveways which has trips that originate on the street and or terminate on the street. A local street includes a public street that provides access to shared driveways. The City Streets that meet this criteria are:

- Acorn Drive;
- Zehnder Road;
- 55th Street West;
- Roanoke Road;
- Grieve Glen Lane;
- Windy Hill Court; and
- Angell Road (west of Sunnyside Lane).

The assessment policy for a Local Street is to assess 80% of street improvement cost to the specially benefitted properties.

The special assessments for mill and overlay and for street reconstruction will be spread or divided on a per buildable lot basis with each such lot receiving an equal amount of assessment.

A special assessment for mill and overlay and for street reconstruction will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

To the extent storm water improvements are constructed with the street improvements and are incident and ancillary to the street improvement and do not otherwise confer significant benefit to properties outside of the lots that would typically be assessed for the street improvements and do not constitute more than 50% of the project costs, the storm water improvements will be considered as part of the street assessments and will be levied on the same basis as the street assessments.

In general, in determining the specially benefitted properties for a street assessment, the following lots will be included:

- a. The lots that adjoin a public street or have indirect driveway access to the public street.
- b. The lots that adjoin or have indirect driveway access to a private street where the private street has access to the public street that is being improved.

Section 3. Storm Water Improvements. Storm water improvements include such items as culvert repair or reconstruction, holding ponds, erosion control, drainage ditch reconstruction, surface drainage improvements, trunk lines, and lateral lines.

Storm water improvements can generally be placed into two (2) categories:

- a. Lateral Storm Water Management Improvements. Lateral storm water management improvements benefit the immediate adjacent area. Lateral storm water management improvements are storm water infrastructure facilities that receive runoff from adjacent public right of way or from some or all adjacent parcels but do not include significant runoff from locations that are off site of the improvements.
- b. Trunk Storm Water Management Improvements. Trunk storm water management improvements benefit an area that extends beyond the immediate property (i.e. beyond the lateral benefit). Trunk storm water management improvements manage runoff from areas of the City that are not immediately adjacent to the improvement. The trunk portion of an improvement is the size or cost of the improvement that exceeds the lateral storm water needs. Trunk storm water management improvements usually have a design and capacity to receive storm water runoff from lots that adjoin the improvement as well as non-adjoining lots.

Lateral storm water management improvements will be assessed to the adjacent specially benefitted properties on the same basis as a street assessment, taking into account the different classes of streets and allocating the assessable portion of the project on a per buildable lot basis.

With respect to trunk storm water management improvements, 50% of the project costs will be assessed and the assessable amount will be spread or divided among the specially benefitted properties on a per buildable lot basis with each such lot receiving an equal amount of assessment.

Special assessments for lateral storm water management improvements and trunk storm water management improvements will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

APPENDIX H

Benefit Analysis Report



BENEFIT ANALYSIS REPORT
ON
CITY PROJECT NO. 2021-01
SUNNYSIDE LANE
RECLAMATION PROJECT
FOR
JEFFRY S. SANDBERG, P.E.
CITY ENGINEER
SUNFISH LAKE, MN 55118

Prepared by:


Laurence M Danich (Jan 25, 2021 14:17 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. #: 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
PHONE: (651) 455-2214 | FAX: (651) 455-2729
WWW.METZENREALTY.COM



January 15th, 2021

Jeffry S. Sandberg, P.E.
City Engineer
Sunfish Lake, MN 55118

Re: City Project No. 2021-01
Sunnyside Lane Reclamation Project

Dear Mr. Sandberg,

As per your request, I have completed a Benefit Analysis in an effort to determine benefit, if any, as a result of the above referenced project.

I have reviewed the Feasibility Report, and the Scope of Work prepared for the City of Sunfish Lake, as well as, inspecting the area affected by this project on several occasions.

The project focuses on neighborhood improvements that include a Full-Depth Reclamation process. Consisting of pulverizing the existing bituminous, blending with existing and new aggregate, then paving new bituminous over the existing aggregate base.

The project affects nine parcels all fronting on Sunnyside Lane.



January 15th, 2021

Re: City Project No. 2021-01
Sunnyside Lane Reclamation Project

Jeffrey S. Sandberg, P.E.,

I have been instructed to provide a benefit analysis report of the improvements described later in this report.

As a result of my field inspection, research and comparable sales submitted, it is my opinion that the value-added benefit as a result of the projects is as follows:

Street Reclamation
Up to \$16,000.00 Per Parcel

Prepared by:


Laurence M Danich (Jan 25, 2021 14:17 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
PHONE: (651) 455-2214 | FAX: (651) 455-2729
WWW.METZENREALTY.COM

Certification

I, the undersigned, hereby certify that, except as otherwise noted in this report:

1. I have personally inspected the subject property.
2. I have no present or contemplated future interest in the real estate that is the subject of this report.
3. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
4. The amount of my fee is not contingent upon reporting predetermined value or upon the amount of the value estimate.
5. To the best of my knowledge and belief the statements of fact contained in this report, upon which analysis, opinions and conclusions expressed herein are based, true and correct.
6. This report sets forth all the assumptions and limiting conditions (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusion contained in this report.
7. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this report.

Respectfully Submitted,



Laurence M Danich (Jan 25, 2021 14:17 CST)

Laurence M. Danich

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QUALIFICATIONS OF LAURANCE M. DANICH

I. LICENCE INFORMATION

- *Licensed with the State of Minnesota*
- *Registered Appraiser License No.: 4000869*

II. EDUCATION

- *AA Degree from Mankato State University*
- *Completed courses and received designation from Realtor Graduate Institute*
- *Over 200 hours of continuing education*

III. EXPERIENCE

- *Licensed and actively engaged in all facets of real estate since 1973, sales, property management and appraising various types of properties in St. Paul and adjacent counties in Minnesota*
- *Instructor in Real Estate Financing for South St. Paul Adult Education*
- *Qualified as an expert witness on real estate values in District Court of Dakota County*

IV. MEMBERSHIPS

- *National Association of Real Estate Appraisers, No. 28404*
- *Dakota County and Minnesota Board of Realtors*
- *Charter Commission: City of South St. Paul*
- *Certified Real Estate Appraiser, CREA Member*

APPRAISAL ASSIGNMENTS

I. LENDING INSTITUTIONS

- *Southview Bank*
- *The Phalen Bank*
- *Meridian Bank*
- *Dakota County State Bank*
- *Thorpe Loan and Finance*
- *Lenders Service, Inc.*

II. CORPORATIONS

- *Twin City Barge, Inc.*
- *Schanno Transportation*
- *Northern Furniture Companies*
- *Berryland Farms*
- *Joe Miller Homes*
- *St. Paul Companies*
- *Angel Industries*

III. LAW FIRMS

- *Grannis, Grannis*
- *Thuet*
- *Briguet & Associates*
- *Severson, Sheldon, Dougherty & Molenda, P.A.*
- *Farrell & Knutson*
- *Lynch & Pugh*
- *Murane, Conlin White & Brandt*
- *Rosene and Haugrud*

IV. CITIES

- *Inver Grove Heights*
- *Eagan*
- *Apple Valley*
- *South St. Paul*
- *West St. Paul*
- *Savage*

PROPERTY RIGHTS REVIEWED

The real estate interests reviewed is that of fee simple.

DATE OF INSPECTION

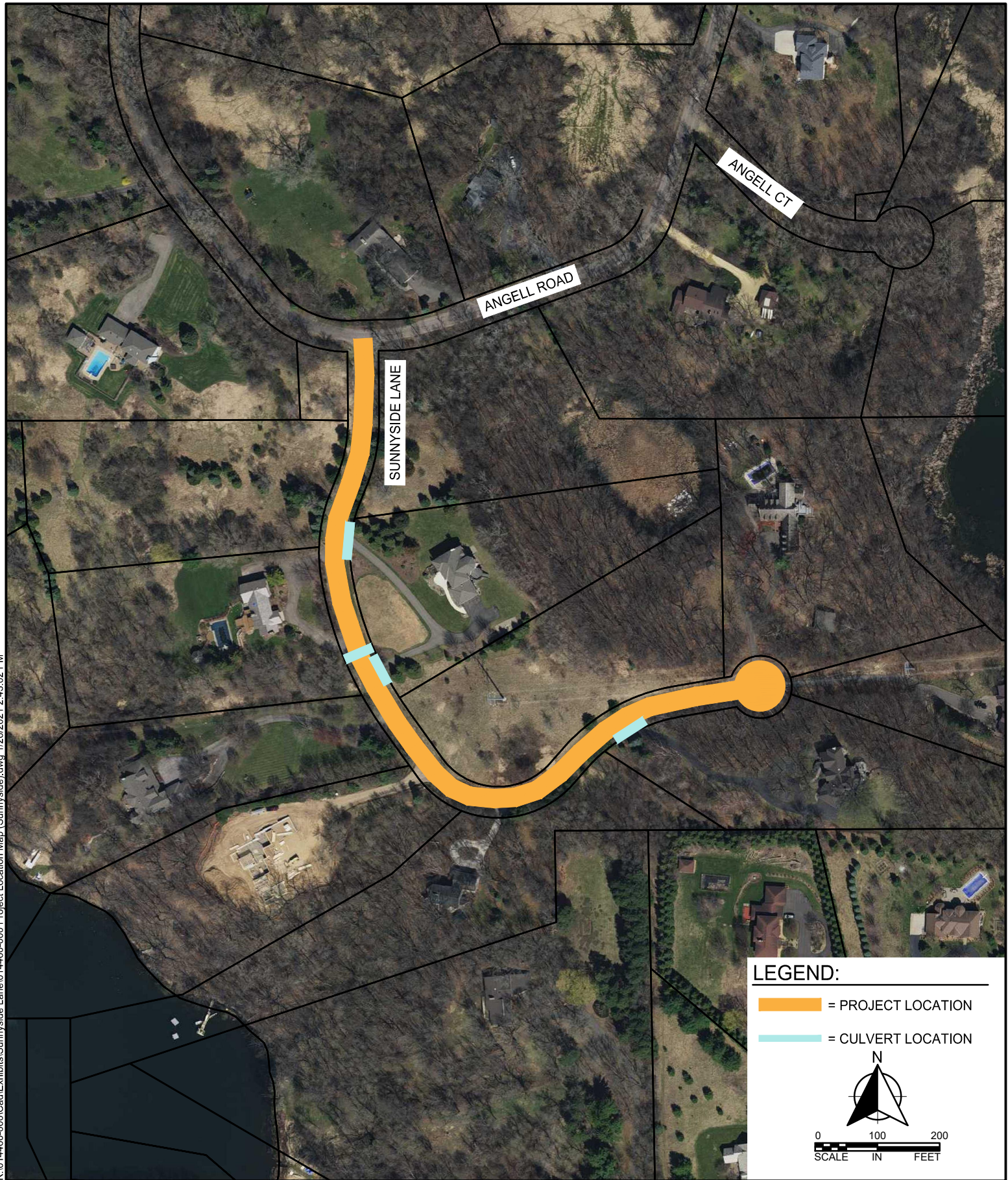
The area was inspected on January 4th, 2021 and subsequent times after.

THE PROJECT

The project will consist of reconstructing Sunnyside Lane by using the Full-Depth Reclamation process. Consisting of pulverizing the existing bituminous, blending with existing and new aggregate, then paving new bituminous over the existing aggregate base. There are no utility improvements proposed.

SITE DESCRIPTION & MAPS

K:\014460-000\Cad\Exhibits\Sunnyside Lane\014460-000 Project Location Map (Sunnyside).dwg 1/26/2021 2:43:02 PM

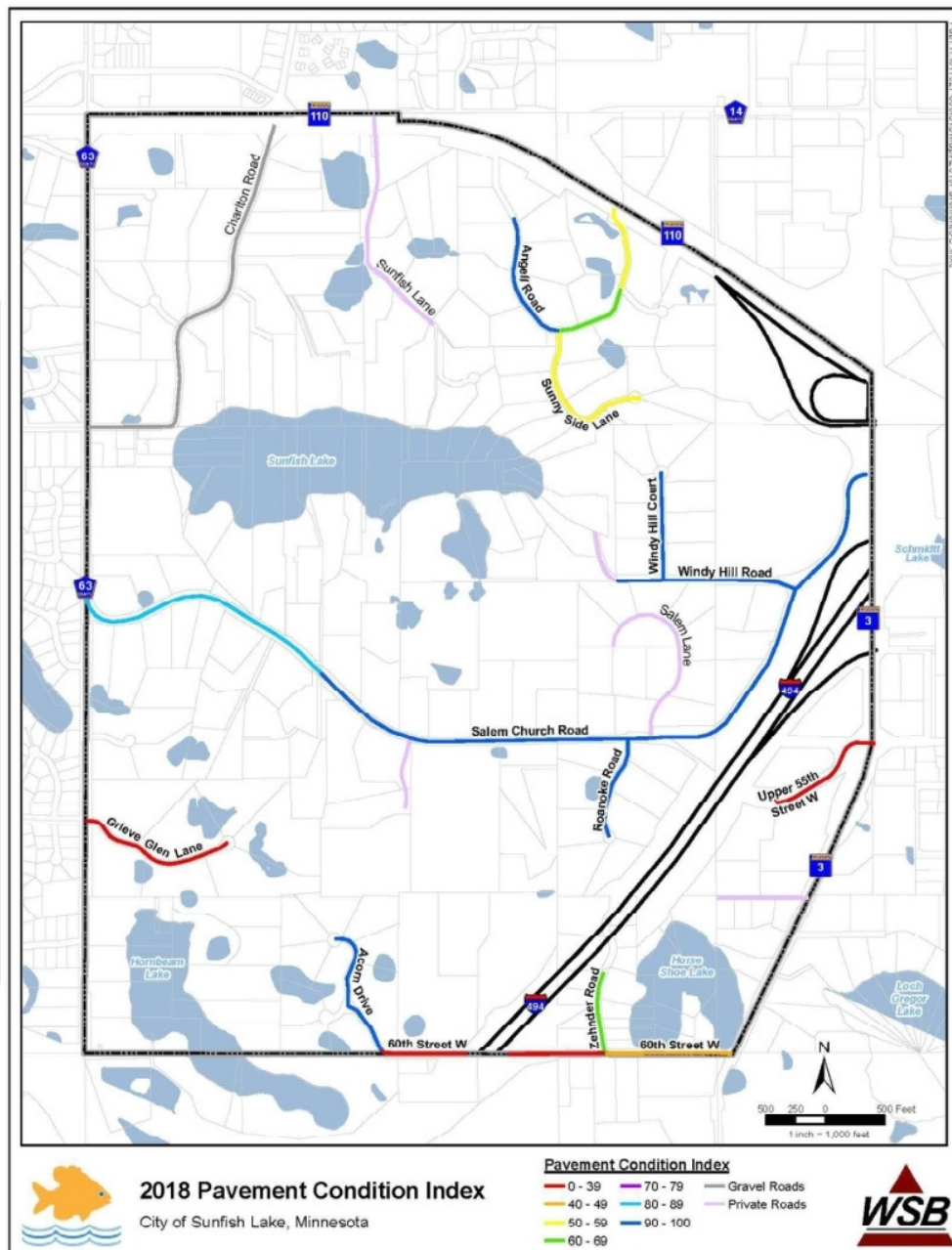


WSB PROJECT NO.:
014460-000

2021 SUNNYSIDE LANE IMPROVEMENT PROJECT
FIGURE 1 - PROJECT LOCATION MAP
CITY OF SUNFISH LAKE, MN



SUNFISH LAKE: 2018 PAVEMENT CONDITION INDEX



ESTIMATED ASSESSMENTS

It would be the intent of the city to assess nine properties affected by the reclamation project in accordance with the City's Capital Improvement Plan.

EFFECTIVE DATE

The effective date of this report is January 15th, 2021.

PROJECT AREA

The area involved is considered an upscale area of "estate" properties with values more than \$1,000,000.00 situated on small acreage sites. This neighborhood is considered rural residential and is located along the northeastern boarder of Sunfish Lake.

Typical Assessed Market Values of properties fronting on Sunnyside Lane range in the \$882,800.00 to \$1,669,800.00 price range. The average home value for the area is \$992,811.00.

PHOTO'S: SUNNYSIDE LANE

PROJECT AREA PHOTOS: SUNYSIDE LANE- SOUTHEASTERLY VIEW



PROJECT AREA PHOTOS: SUNYSIDE LANE- SOUTHEASTERLY VIEW



PROJECT AREA PHOTOS: SUNYSIDE LANE- SOUTHEASTERLY VIEW



EFFECTS OF THE PROJECT

Currently the properties located within the area are served by a road that is deteriorated and considered to be at the end of its useful life.

After the project, the area affected will be served by a new and improved street that, in my opinion, will serve to enhance functional use as well as aesthetic value.

SINGLE FAMILY HOMES WITHIN THE PROJECT

The single-family homes located on Sunnyside Lane range from 5 to 37 years old. They were custom-built homes and range in value, according to the Dakota County Assessor's Office, from \$882,800.00 to \$1,669,800.00. The average home price is \$992,811.00.

The location is considered "good" with proximity to employment and all amenities.

**DAKOTA COUNTY PROPERTY
INFORMATION:
ASSESSED MARKET VALUES OF
SINGLE-FAMILY HOMES
ON SUNNYSIDE LANE**

Property Card		Parcel ID Number 38-42600-01-051	
----------------------	--	----------------------------------	--

Owner Information		
Fee Owner H WILLIAM & MARY J PARK		
Mailing Address 15 SUNNYSIDE LN SUNFISH LAKE MN 55118		
Property Address		
Address 15 SUNNYSIDE LN		
Municipality SUNFISH LAKE		

Parcel Information			
Sale Date		Total Acres	3.77
Sale Value	\$0.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	KNUTSON ADDITION
		Lot and Block	5 1
		Tax Description	PT OF LOT 4 BLK 1 LYING S'LY OF LINE COM NW COR S'LY ON W'LY LINE OF SAID LOT 4 117.64 FT TO BEG OF LINE N 86D42M20S E TO E LINE SAID LOT 4 & LINE THERE TERM & ALL OF LOT 5 BLK 1

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1984	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	2,478	Bathrooms	3.00
Frame	WOOD	Above Grade Sq Ft	3,554	Garage Sq Ft	888
Multiple Buildings		Finished Sq Ft	4,275	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$430,300.00	\$430,300.00
2020 Building Values (payable 2021)*	\$497,100.00	\$497,100.00
2020 Total Values (payable 2021)*	\$927,400.00	\$927,400.00
2019 Total Values (payable 2020)*	\$948,500.00	\$948,500.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$9,826.00	\$0.00	\$9,826.00

* Manufactured Homes Payable the Same Year as Assessment.

Property Card	Parcel ID Number 38-42600-01-060
----------------------	----------------------------------

Owner Information
Fee Owner MICHAEL F MCFADDEN MARY KATE MCFADDEN
Mailing Address 25 SUNNYSIDE LN SUNFISH LAKE MN 55118-4723

Property Address
Address 25 SUNNYSIDE LN
Municipality SUNFISH LAKE



Parcel Information			
Sale Date	02/06/2004	Total Acres	3.53
Sale Value	\$1,279,121.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	0.99
		Plat	KNUTSON ADDITION
		Lot and Block	6 1
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1990	Bedrooms	6
Building Style	TWO STORY	Foundation Sq Ft	3,764	Bathrooms	5.00
Frame	WOOD	Above Grade Sq Ft	5,264	Garage Sq Ft	1,872
Multiple Buildings		Finished Sq Ft	7,664	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$628,200.00	\$628,200.00
2020 Building Values (payable 2021)*	\$840,800.00	\$840,800.00
2020 Total Values (payable 2021)*	\$1,469,000.00	\$1,469,000.00
2019 Total Values (payable 2020)*	\$1,471,700.00	\$1,471,700.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$15,788.00	\$0.00	\$15,788.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card		Parcel ID Number 38-42600-01-070	
Owner Information Fee Owner THOMAS P & JULIE K HURLEY			
Mailing Address 27 SUNNYSIDE LN SUNFISH LAKE MN 55118			
Property Address Address 27 SUNNYSIDE LN			
Municipality SUNFISH LAKE			
Parcel Information			
Sale Date	07/31/2015	Total Acres	3.39
Sale Value	\$925,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	0.86
		Plat	KNUTSON ADDITION
		Lot and Block	7 1
		Tax Description	
2020 Building Characteristics (payable 2021)*			
Building Type	S.FAM.RES	Year Built	2016
Building Style	ONE STORY	Foundation Sq Ft	3,918
Frame	WOOD	Above Grade Sq Ft	3,918
Multiple Buildings		Finished Sq Ft	7,326
		Bedrooms	4
		Bathrooms	5.00
		Garage Sq Ft	1,222
		Other Garage	
Miscellaneous Information			
School District	Watershed District	Homestead	Green Acres
197	LOWER MISSISSIPPI RIVER	NON HOMESTEAD	Ag Preserve
			Open Space
Assessor Valuation			
	Taxable	Estimated	
2020 Land Values (payable 2021)	\$690,000.00	\$690,000.00	
2020 Building Values (payable 2021)*	\$979,800.00	\$979,800.00	
2020 Total Values (payable 2021)*	\$1,669,800.00	\$1,669,800.00	
2019 Total Values (payable 2020)*	\$1,723,900.00	\$1,723,900.00	
Property Tax Information			
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)	
\$18,660.00	\$0.00	\$18,660.00	

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number 38-42600-01-080
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Owner Information
Fee Owner DANIEL K II & KAY O HALVORSEN
Mailing Address 37 SUNNYSIDE LN SAINT PAUL MN 55118-4723



Property Address
Address 37 SUNNYSIDE LN
Municipality SUNFISH LAKE

Parcel Information			
Sale Date		Total Acres	2.98
Sale Value	\$0.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	0.48
		Plat	KNUTSON ADDITION
		Lot and Block	8 1
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1987	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	1,454	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	2,567	Garage Sq Ft	792
Multiple Buildings		Finished Sq Ft	3,655	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$572,300.00	\$572,300.00
2020 Building Values (payable 2021)*	\$381,900.00	\$381,900.00
2020 Total Values (payable 2021)*	\$954,200.00	\$954,200.00
2019 Total Values (payable 2020)*	\$947,800.00	\$947,800.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$9,818.00	\$0.00	\$9,818.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number 38-42600-01-090
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Owner Information
Fee Owner ERIC J & SALLY L ENGLISH
Mailing Address 47 SUNNYSIDE LANE SUNFISH LAKE MN 55118-4723



Property Address
Address 47 SUNNYSIDE LN
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	10/29/2007	Total Acres	2.50
Sale Value	\$1,200,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	KNUTSON ADDITION
		Lot and Block	9 1
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1994	Bedrooms	6
Building Style	TWO STORY	Foundation Sq Ft	2,434	Bathrooms	4.00
Frame	WOOD	Above Grade Sq Ft	4,457	Garage Sq Ft	779
Multiple Buildings		Finished Sq Ft	6,207	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$270,200.00	\$270,200.00
2020 Building Values (payable 2021)*	\$681,600.00	\$681,600.00
2020 Total Values (payable 2021)*	\$951,800.00	\$951,800.00
2019 Total Values (payable 2020)*	\$982,400.00	\$982,400.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$10,212.00	\$0.00	\$10,212.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card		Parcel ID Number 38-42601-01-020	
Owner Information Fee Owner MICHAEL J & MELISSA PRUEHER			
Mailing Address 50 SUNNYSIDE LN SAINT PAUL MN 55118-4718			
Property Address Address 50 SUNNYSIDE LN			
Municipality SUNFISH LAKE			
Parcel Information			
Sale Date		Total Acres	2.57
Sale Value	\$0.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	KNUTSON ADDITION NO 2
		Lot and Block	2 1
		Tax Description	
2020 Building Characteristics (payable 2021)*			
Building Type	S.FAM.RES	Year Built	1993
Building Style	TWO STORY	Foundation Sq Ft	2,087
Frame	WOOD	Above Grade Sq Ft	3,500
Multiple Buildings		Finished Sq Ft	5,580
		Bedrooms	5
		Bathrooms	3.50
		Garage Sq Ft	1,635
		Other Garage	
Miscellaneous Information			
School District	Watershed District	Homestead	Green Acres
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD	Ag Preserve
			Open Space
Assessor Valuation			
		Taxable	Estimated
2020 Land Values (payable 2021)		\$273,200.00	\$273,200.00
2020 Building Values (payable 2021)*		\$609,600.00	\$609,600.00
2020 Total Values (payable 2021)*		\$882,800.00	\$882,800.00
2019 Total Values (payable 2020)*		\$921,400.00	\$921,400.00
Property Tax Information			
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)	
\$9,518.00	\$0.00	\$9,518.00	

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number 38-42601-01-010
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Owner Information
Fee Owner MICHAEL S MAGNUSON MARY KATHLEEN MAGNUSON
Mailing Address 40 SUNNYSIDE LN WEST SAINT PAUL MN 55118-4718

Property Address
Address 40 SUNNYSIDE LN
Municipality SUNFISH LAKE



Parcel Information			
Sale Date	11/28/2007	Total Acres	2.72
Sale Value	\$1,429,300.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	KNUTSON ADDITION NO 2
		Lot and Block	1 1
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1988	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	2,577	Bathrooms	4.50
Frame	WOOD	Above Grade Sq Ft	4,541	Garage Sq Ft	1,518
Multiple Buildings		Finished Sq Ft	6,825	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$408,200.00	\$408,200.00
2020 Building Values (payable 2021)*	\$735,000.00	\$735,000.00
2020 Total Values (payable 2021)*	\$1,143,200.00	\$1,143,200.00
2019 Total Values (payable 2020)*	\$1,167,400.00	\$1,167,400.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$12,320.00	\$0.00	\$12,320.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number 38-42600-01-140
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Owner Information
Fee Owner MICHAEL W & POLLY L TSTES SAXON
Mailing Address 20 SUNNYSIDE LN SUNFISH LAKE MN 55118



Property Address
Address 20 SUNNYSIDE LN
Municipality SUNFISH LAKE

Parcel Information	
Sale Date	Total Acres 2.50
Sale Value \$0.00	R/W Acres
Uses RESIDENTIAL	Water Acres
	Plat KNUTSON ADDITION
	Lot and Block 14 1
	Tax Description

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1989	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	2,178	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	3,879	Garage Sq Ft	832
Multiple Buildings		Finished Sq Ft	5,756	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$301,500.00	\$301,500.00
2020 Building Values (payable 2021)*	\$635,600.00	\$635,600.00
2020 Total Values (payable 2021)*	\$937,100.00	\$937,100.00
2019 Total Values (payable 2020)*	\$966,200.00	\$966,200.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$10,028.00	\$0.00	\$10,028.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card		Parcel ID Number 38-42600-01-150	
Owner Information Fee Owner MAYNARD TSTE JACOBSON			
Mailing Address 3 ANGELL CT SUNFISH LAKE MN 55118			
Property Address Address 30 SUNNYSIDE LN Municipality SUNFISH LAKE			
Parcel Information			
Sale Date		Total Acres	2.52
Sale Value	\$0.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	KNUTSON ADDITION
		Lot and Block	15 1
		Tax Description	
2020 Building Characteristics (payable 2021)*			
Building Type	Year Built	0	Bedrooms
Building Style	Foundation Sq Ft		Bathrooms
Frame	Above Grade Sq Ft		Garage Sq Ft
Multiple Buildings	Finished Sq Ft		Other Garage
Miscellaneous Information			
School District	Watershed District	Homestead	Green Acres
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD	Ag Preserve
			Open Space
Assessor Valuation			
	Taxable	Estimated	
2020 Land Values (payable 2021)	\$217,300.00	\$217,300.00	
2020 Building Values (payable 2021)*	\$0.00	\$0.00	
2020 Total Values (payable 2021)*	\$217,300.00	\$217,300.00	
2019 Total Values (payable 2020)*	\$206,900.00	\$206,900.00	
Property Tax Information			
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)	
\$2,358.00	\$0.00	\$2,358.00	

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

COMPARABLE SALES

(ASSESSMENTS ASSUMED BY BUYERS)

**COMPRABLE SALES
(ASSESSMENTS ASSUMED BY BUYERS)**

I have submitted and analyzed sales of single-family homes, located in the Twin Cities Metropolitan area where assessments for previous street reconstruction projects were assumed by buyers above the negotiated sales price, thus, in my opinion provided a special value-added benefit to the property.

These sales were closed commencing in April 2017 through July 2020 and according to listing agents, assessments certified and/or pending to the properties were apart of negotiation between buyers and sellers.

Single Family Homes Assessments Assumed:

Sale Number 1: 5625 Vera Cruz Avenue North, Crystal, MN

- Closing Date of 4/13/18
- Assessments for road and sewer improvements \$7,582.00

Sale Number 2: 1112 Emerson Lane North, Brooklyn Center, MN

- Closing Date of 5/1/18
- Assessments for street improvements \$4,953.60

Sale Number 3: 1526 Gettysburg Avenue North, Golden Valley, MN

- Closing Date 4/6/17
- Assessments for street improvements \$6,000.00

Sale Number 4: 1817 Independence Avenue North, Golden Valley, MN

- Closing Date 6/22/17
- Assessments for street improvements \$6,600.00

Sale Number 5: 63 Dennis Lane, Maplewood, MN

- Closing Date 7/31/2020
- Assessments for street improvements \$6,600.00

Listing agents and county records were contacted to verify the sales are closed and data is accurate.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4913772

Type: For Sale

5625 Vera Cruz Avenue N, Crystal MN 55429

Status: Sold

List Price:

\$174,900

Sold Price:

\$190,000

Seller Cont:

\$1,500

Original List Price: \$174,900



Sale #1:

Assessment (4%):
\$7,582.00

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1957

Style: (SF) One 1/2 Stories
Const Status: Previously Owned
Foundation Size: 768
AbvGrdFinSqFt: 1,152
BelGrdFinSqFt: 384
Total Fin SqFt: 1,536
Acres: 0.247
Lot Size: 60x150
Yearly/Seasonal: Seasonal
List Date: 03/06/2018

Received By MLS: 03/06/2018

Days On Market: 27

PDOM: 27

CDOM: 27

Off Market Date: 04/02/2018
Date Closed: 04/13/2018

Selling Agent: Sarah J. Appel
Co-Selling Agent: Kerby J. Skurat
Selling Office: RE/MAX Results
Co-Selling Office: RE/MAX Results

Map Page: 91

Map Coord: E1

Directions:

Hwy 100 to Cty Rd 81 North to Bass Lake Rd, head east/right to Vera Cruz, head north/left to home on left side of Vera Cruz Ave

TAX INFORMATION

Property ID: 0411821310002 Short Format
Tax Year: 2017
Tax Amt: \$3,782
Assess Bal: \$7,582
Tax w/assess: \$11,364
Assess Pend: Yes
Homestead: No

General Property Information

Legal Description: UNPLATTED 04 118 21 THAT PART OF E 180 FT OF S 10 ACRES OF NE 1/4 OF SW 1/4 LYING N OF S 274 15/100 FT
County: Hennepin
Postal City: Crystal
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: Multiple offers received. Final and best offers are due Saturday, March 10, 2018 by 5:00 PM. Perfect home for investors and new home buyers alike. This was a well taken care of rental for the last two years at \$1300/month but could go for \$1450/month. Pending special assessment form the city for road and sewer repairs.

Public Remarks: This adorable home is ready for you to make it your own. It has two large bedrooms with a half bathroom upstairs, and main level has 2 bedrooms with a full bathroom including new flooring, new vanity, and new lighting. The downstairs family room includes new carpet, and new drywall ceiling. It has been freshly painted throughout. The two car garage includes brand new doors, and extra storage space that could be converted to a third garage.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central, Window
Family Rm	Lower	27x12				Water:	City Water/Connected
Kitchen	Main	14x11	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	12x12	Total:	2 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	
Bedroom 3	Upper	17x13				Pool:	
Bedroom 4	Upper	17x12					

Bath Description: Main Floor Full Bath, Upper Level 1/2 Bath
Dining Room Desc: Eat In Kitchen

Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Water Softener - Owned, Furnace Humidifier
Basement: Full, Partial Finished, Concrete Block, Wood
Exterior: Vinyl
Fencing: Chain Link, Other
Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Ceiling Fan(s), Tiled Floors, Washer/Dryer Hookup
Parking Char: Detached Garage, Driveway - Concrete

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$1,500

Sellers Terms: FHA, DVA, Conventional, Cash
Existing Financing: Conventional
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Jason Spiller 952-938-0940](#)
Listing Office: [Keller Williams Premier Realty Lake Minnetonka](#)  Office Phone: 952-475-0111

MLS #: 4913772 Address: 5625 Vera Cruz Avenue N , Crystal, MN 55429

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Search Criteria

List Number is '4913772'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4888571 Type: For Sale

1112 Emerson Lane N, Brooklyn Center MN 55430

Status: Sold List Price: \$167,000 **Sold Price: \$167,250** Original List Price: \$145,000
Seller Cont: \$



Sale #2:

Assessment (3%)

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1963

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 1,044
AbvGrdFinSqFt: 1,044
BelGrdFinSqFt: 900
Total Fin SqFt: 1,944
Acres: 0.258
Lot Size: 90x125
Yearly/Seasonal: Yearly

List Date: 10/31/2017 Received By MLS: 10/31/2017
Off Market Date: 05/01/2018 Selling Agent: Pang Chang
Date Closed: 05/01/2018 Selling Office: Realty Group, Inc.

Map Page: 78 Map Coord: C4
Directions: 252 to 70th Ave - W - Dupont - N - Emerson Lane
TAX INFORMATION
Property ID: 2511921330015 Short Format
Tax Year: 2017
Tax Amt: \$2,107
Assess Bal: \$1,130
Tax w/assess: \$3,237
Assess Pend: Unknown
Homestead: Yes

Days On Market: 56 PDOM: 49 CDOM: 56

General Property Information

Legal Description: LOT 013 BLOCK 001 BROOKDALE MANOR
County: Hennepin
Postal City: Brooklyn Center
School District: 11 - Anoka-Hennepin, 763-506-1000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Irregular Lot
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: 24 hour notice required. Seller will be home for all showings. The buyer will have to assume the street improvement assessment of \$ 4953.60 * DIRECT ALL QUESTIONS TO ROBIN@PLTGRP.NET-952-848-2598

Public Remarks: One level living, 4BR, 3BR, finished lower level, corner lot, 2 car garage. The property needs some TLC and is being sold as is.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	23x11				Fuel:	Natural Gas
Dining Rm	Main	11x8				Air Cond:	Central
Family Rm	Lower	20x10				Water:	City Water/Connected
Kitchen	Main	10x8	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	13x12	Total:	2 3/4: 1	1/4: 0	Garage:	2
Bedroom 2	Main	11x10	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3	Main	11x10				Pool:	
Bedroom 4	Lower	20x10					

Bath Description: Main Floor Full Bath, 3/4 Basement
Dining Room Desc: Informal Dining Room
Family Room Char: Lower Level
Fireplaces: 0 Fireplace Characteristics:
Basement: Full
Exterior: Shakes, Metal, Vinyl
Roof: Asphalt Shingles
Amenities-Unit: Ceiling Fan(s), Washer/Dryer Hookup

Parking Char: Detached Garage
Special Search: 3 BR on One Level

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.5 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right

Sale Mortgage Information

Sale Financial Terms: Other
Sale Loan Amount: \$150,750
Seller Contribution: \$

Sellers Terms: Conventional, Cash
In Foreclosure?: Yes
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [The Platinum Group 612-408-3610](#)

Listing Office: [RE/MAX Results](#) 

Office Phone: 952-848-2400

MLS #: 4888571 Address: 1112 Emerson Lane N , Brooklyn Center, MN 55430

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Search Criteria

List Number is '4888571'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4784514 Type: For Sale

1526 Gettysburg Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$163,900 Sold Price: \$158,415 Original List Price: \$163,900
Seller Cont: \$



Sale #3:

Assessment (3.5%):
\$6,000.00
(Buyer Assumed)

Total Bed/Bath: 2 / 2 Garage: 0 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 937
AbvGrdFinSqFt: 937
BelGrdFinSqFt: 165
Total Fin SqFt: 1,102
Acres: 0.4
Lot Size: 125x138
Yearly/Seasonal: Yearly
List Date: 01/03/2017
Off Market Date: 02/09/2017
Date Closed: 04/06/2017

Received By MLS: 01/03/2017
Selling Agent: Bobby Kroog
Selling Office: BRIX Real Estate

Map Page: 105 Map Coord: C1

Directions:

Highway 169 to Plymouth Avenue Exit, E to Gettysburg, N to home on Right.

TAX INFORMATION

Property ID: 3011821330015 Short Format
Tax Year: 2017
Tax Amt: \$2,087
Assess Bal: \$5,967
Tax w/assess: \$8,054
Assess Pend: Unknown
Homestead: Yes

Days On Market: 37 PDOM: 37 CDOM: 37

General Property Information

Legal Description: The 1st Addn to Lakeview Heights, Blk 001, Lots 16 & 17
County: Hennepin
Postal City: Golden Valley
School District: 270 - Hopkins, 952-988-4000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Road Frontage: City, Paved Streets
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: Two lots, combined for the tax purposes, can be easily uncombined by filling out a form provided by the city. No public hearing or rezoning is necessary.

Public Remarks: Cozy house on Knoll with mature tress pines and cedar. Large modern park across street. Parkland preserve east of property. 3 blocks to downtown express bus. New furnace & water heater. Hopkins school dist. Two lots can be uncombined. Home needs remodeling.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	24x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected, Well
Kitchen	Main	11x9	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	11x10	Total:	2 3/4: 0	1 1/4: 0	Garage:	0
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	4
Bedroom 3						Pool:	None
Bedroom 4							

Bath Description: Main Floor Full Bath, 1/2 Basement
Dining Room Desc: Living/Dining Room
Fireplaces: 1
Appliances: Range, Microwave, Refrigerator
Basement: Full
Exterior: Metal, Vinyl, Brick/Stone

Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Kitchen Window
Parking Char: None
Special Search: Main Floor Bedroom, All Living Facilities on One Level

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.70 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$

Sellers Terms: FHA, DVA, Conventional, Cash
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Peggy A Watson 612-720-7511](#)
Listing Office: [Coldwell Banker Burnet](#)  Office Phone: 952-473-3000

MLS #: 4784514 Address: 1526 Gettysburg Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4784514'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4827569 Type: For Sale

1817 Independence Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$160,000 **Sold Price: \$163,000** Original List Price: \$160,000
Seller Cont: \$



Sale #4:

Assessment (4%):
\$6,600.00
(Buyer Assumed)

Total Bed/Bath: 2 / 1 Garage: 2 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 720
AbvGrdFinSqFt: 720
BelGrdFinSqFt:
Total Fin SqFt: 720
Acres: 0.191
Lot Size: 60x132
Yearly/Seasonal: Yearly
List Date: 05/10/2017
Off Market Date: 05/22/2017
Date Closed: 06/22/2017

Received By MLS: 05/10/2017

Map Page: 105 Map Coord: C1

Directions:

Mendelssohn to Earl East to Independence South to home.

TAX INFORMATION

Property ID: 3011821320002 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,421
Assess Bal: \$6,600
Tax w/assess: \$9,021
Assess Pend: Yes
Homestead: No

Days On Market: 8 PDOM: 8 CDOM: 8

Selling Agent: [Ryan Dybevik](#)
Selling Office: [RE/MAX Results](#)

General Property Information

Legal Description: LOT 002 BLOCK 005 LAKEVIEW HEIGHTS INCL ADJ 1/2 OF VAC ALLEY
County: Hennepin
Postal City: Golden Valley
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Lakeview Heights Common Wall: No
Lot Description: Tree Coverage - Light
Road Frontage: City, Paved Streets
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: HIGHEST AND BEST OFFERS DUE AT 5:00 PM ON MAY 18, 2017. - GREAT OPPORTUNITY FOR NEXT BUYER. Buyer and Buyer's agent are to verify all measurements. Street improvement assessment is \$6,600. Payment may be paid in full or spread out over 10 years at 5% interest. See Supplements for detail.

Public Remarks: Don't miss this charming 2 bedroom home in Golden Valley. Large lot with mature trees and a detached 2 car garage in a great location. Home includes hardwood floors in the living room and spacious master bedroom. Why rent when you could own for less than rent! Hurry, this one won't last long!

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x10				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected
Kitchen	Main	13x12	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	14x12	Total:	1 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	13x12	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3						Pool:	
Bedroom 4							

Bath Description: Main Floor Full Bath
Dining Room Desc: Eat In Kitchen
Family Room Char: Main Level
Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal

Basement: Partial, Crawl Space, Sump Pump
Exterior: Metal
Roof: Asphalt Shingles
Amenities-Unit: Deck, Patio, Kitchen Window, Ceiling Fan(s), Hardwood Floors
Parking Char: Detached Garage, Driveway - Asphalt, Garage Door Opener
Special Search: Main Floor Bedroom

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount: \$154,850
Seller Contribution: \$

Sellers Terms: DVA, Conventional, Cash
Existing Financing: FHA
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Mary Pat Nydahl 952-239-4420](#)
Listing Office: [Edina Realty, Inc.](#)  Office Phone: 952-934-5000

MLS #: 4827569 Address: 1817 Independence Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4827569'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: **5573274**

Type: **For Sale**

63 Dennis Lane N, Maplewood MN 55119-4741

Status: **Sold**

List Price: **\$240,000**

Sold Price: **\$250,000**

Seller Cont: **\$**

Original List Price: **\$240,000**



Sale #5:

Assessment (2.6%):
\$6,600.00

(Buyer Assumed)

Total Bed/Bath: **3/ 2** Garage: **2** Year Built: **1959**

Style: **(SF) Single Family**

Stories: **1 Story**

Const Status: **Previously Owned**

Foundation Size: **1,048**

AbvGrdFinSqFt: **1,048**

BelGrdFinSqFt: **630**

Total Fin SqFt: **1,678**

Acres: **0.235**

Lot Size: **76x135**

Yearly/Seasonal: **Yearly**

List Date: **05/27/2020** Received By MLS: **05/28/2020**

Off Market Date: **06/09/2020**

Date Closed: **07/31/2020**

Selling Agent:

Selling Office:

Map Page: **109** Map Coord: **B4**

Directions:

McKnight South to Upper Afton, W to Dennis, N to home on Left.

TAX INFORMATION

Property ID: **012822140094** [Short Format](#)

Tax Year: **2019**

Tax Amt: **\$2,980**

Assess Bal: **\$**

Tax w/assess: **\$2,980**

Assess Pend: **Yes**

Homestead: **Yes**

[Days On Market: 14](#) [PDOM: 14](#) [CDOM: 14](#)

General Property Information

Legal Description: **LOT 6 BLK 4**

County: **Ramsey**

Postal City: **Saint Paul**

School District: **622 - North St Paul-Maplewood, 651-748-7410**

Section/Township/Range: **01/28/22**

Rental License Y/N: **No**

Manufactured Home?: **No**

Complex/Dev/Sub: **Marvin H Andersons, 1st Add**

Lot Description: **Tree Coverage - Light**

Road Frontage: **City**

Zoning: **Residential-Single**

Power Company: **Xcel Energy**

Common Wall: **No**

Accessibility: **None**

Remarks

Agent Remarks: **MULTIPLE OFFERS RECEIVED. Seller is asking for Highest & Best Offers due Monday at 12pm. I will be able to meet with sellers that evening and have a prompt response. Sellers prefer 60 day close with some flexibility so they can find a home. STREETS ARE UNDER CONSTRUCTION & ASSESSMENTS ARE TO BE ASSUMED BY THE BUYER @\$6,600. I am working on getting terms for the loan from the city to determine how much will be added to taxes each year. Listing will be updated accordingly. Please note all offers received after 4 pm or over the weekend may be responded to the following business day. Earnest money done through Trust Funds. Please include your entire offer in one PDF including pre-approval. No overlapping showings. Agents please wait for other buyers to leave property before entering. Please use Covid 19 best practices, touch minimal items in home. Wear Mask, Use Hand sanitizer or gloves. TV Mount in Master stays. TV Mount in garage goes. TISH Inspection to be done on Monday.**

Public Remarks: **What an opportunity to get into this awesome, updated started home with lots of space & centrally located! Washer and dryer '12, Service to garage '12, Kitchen appliances '13, Drain tile '14, windows/entry doors/storm windows & doors '15, Basement bathroom '16, Baseboards throughout main level '17, Garage door overhead springs '17, Upstairs bathroom '17, Garage door opener '18, Siding on house and garage '18. Roof '19, Basement carpet '20! Don't miss this one! Good flow throughout home, open basement for entertaining friends & family. This is a great home ready to move right in and enjoy today!**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main		Work Shop	Lower	8x9	Fuel:	Natural Gas
Dining Rm	Main	9x8				Air Cond:	Central
Family Rm	Lower	23x18	Bathrooms			Water:	City Water/Connected
Kitchen	Main	9x8	Total: 2 3/4: 0	1/4: 0		Sewer:	City Sewer/Connected
Bedroom 1	Main	13x11	Full: 2 1/2: 0			Garage:	2
Bedroom 2	Main	10x9				Oth Prkg:	5
Bedroom 3	Main	12x10				Pool:	None
Bedroom 4							

Finished Sq Ft
Abv Grd: **1048**
Blw Grd: **630**

Total Sq Ft
Abv Grd: **1,048**
Main Flr: **1,048**
Blw Grd: **630**

Total: **1,678** Total: **1,678**

Bath Description: **Main Floor Full Bath, Basement**
Dining Room Desc: **Eat In Kitchen**
Family Room Char: **Lower Level**
Fireplaces: **0** Fireplace Characteristics:
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Electric: **100 amps**
Basement: **Full, Finished (Livable), Drain Tiled, Sump Pump, Day/Lookout Windows**
Exterior: **Vinyl**
Fencing: **Wire**
Roof: **Asphalt Shingles, Age 8 Years or Less**
Amenities-Unit:
Parking Char: **Detached Garage, Driveway - Concrete, Garage Door Opener**
Special Search: **3 BR on One Level**

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**
Variable Rate: **N** List Type: **Exclusive Right**

Lockbox Type: **Supra** Lockbox Source: **SPAAR**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
Sale Loan Amount: **\$225,000**
Seller Contribution: **\$**

Financial Remarks: **Street assessments of \$6,600 to be assumed by the buyer.**
Sellers Terms: **FHA, Conventional, Cash**
Existing Financing: **FHA**
Assumable Loan: **Not Assumable**
In Foreclosure?: **No**
Lender Owned?: **No**
Potential Short Sale?: **No**
Owner is an Agent?: **No**

Contact Information

Listing Agent: [Justin DuChemin 651-233-8162](#)
Listing Office: [City2Lake Real Estate](#) 

Office Phone: **651-233-8162**

MLS #: **5573274** Address: **63 Dennis Lane N , Maplewood, MN 55119**

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**CONCLUSION OF SINGLE-FAMILY HOMES
(ASSESSMENTS ASSUMED)**

The comparable sales submitted from previous neighborhoods located within the metropolitan area indicated an added value as a result of the street reconstruction projects range in value from 2.6 to 4 percent.

According to the Dakota County Assessor's Office, the average assessed market value of the homes affected by this project are \$992,811.00.

The comparable sales with assessments assumed were for complete street reconstruction as well as curb, gutter, and storm sewer updates. It is my opinion, that the reclamation or partial reconstruction is equal to 40 percent of a complete reconstruction project.

Therefore, based on my field inspection, research, and comparable sales submitted, it is my opinion that the value-added benefit as a result of the project is 1.6 percent, which results as follows:

Average Single-Family Home Value at \$992,811.00

\$992,811.00 Per Parcel x 1.6 Percent = \$15,884.00 Per Parcel

Rounded to: \$16,000.00

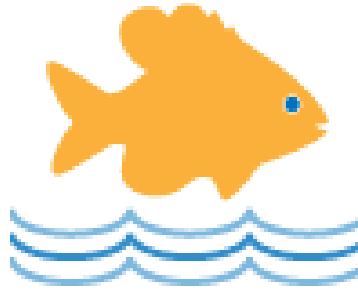
**Total Benefit up to:
Sixteen Thousand Dollars**

Prepared by:


Laurence M Danich (Jan 25, 2021 14:17 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

ITEM 7b. ATTACHMENT 1B.



FEASIBILITY REPORT

2021 ZEHNDER ROAD IMPROVEMENT PROJECT
CITY OF SUNFISH LAKE | DAKOTA COUNTY, MINNESOTA

FEBRUARY 26, 2021

PREPARED FOR:
CITY OF SUNFISH LAKE

CITY PROJECT NO. 2021-02

WSB PROJECT NO. 014460-000

FEASIBILITY REPORT

2021 ZEHNDER ROAD IMPROVEMENT PROJECT

**FOR THE
CITY OF SUNFISH LAKE, MINNESOTA**

February 26, 2021

Prepared By:





February 26, 2021

Honorable Mayor and City Council
City of Sunfish Lake, MN
c/o Cathy Iago, City Clerk
7378 Jordan Ave S
Cottage Grove, MN 55016

Re: Feasibility Report
2021 Zehnder Road Improvement Project
City of Sunfish Lake, MN
WSB Project No. 014460-000

Dear Honorable Mayor and City Council Members:

Attached for your review is a feasibility report which addresses improvements associated with the 2021 Zehnder Road Improvement Project.

We would be happy to discuss this report with you at your convenience. Please contact me at 651.286.8474 if you have any questions or concerns.

Sincerely,

WSB

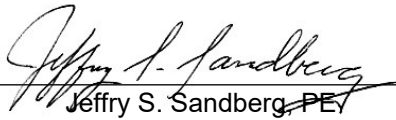

Jeffrey S. Sandberg, PE
City Engineer

Attachment

LME

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.


Jeffrey S. Sandberg, PE

Date: February 26, 2021

Lic. No. 25393

Quality Control Review Completed By:


Lydia M. Eher, PE

Date: February 26, 2021

Lic. No. 57221

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LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Appendix A

Figure 1 – Project Location Map

Figure 2 – Typical Sections

Appendix B

Opinion of Probable Cost

Appendix C

Assessment Map

Preliminary Assessment Roll

Appendix D

Pavement Condition Report

Appendix E

Pavement Coring Forensic Report

Appendix F

Sunfish Lake Assessment Policy

Appendix G

Benefit Analysis Report

1. EXECUTIVE SUMMARY

The 2021 Zehnder Road Improvement Project consists of roadway surface improvements on Zehnder Road from 60th Street W to the end of Zehnder Road. A map illustrating the project location is shown on **Figure 1** in **Appendix A**.

Roadway surface improvements consist of a full depth reclamation and paving. Additionally, existing storm culverts in the project area were reviewed and determined to need maintenance such as jetting out sediment and debris.

The cost of the 2021 Zehnder Road Improvement Project, based on the recommended scope of work, is estimated at **\$60,900**. This includes a 10% contingency and 35% indirect costs. Funding for the project will consist of special assessments to benefitting properties and City financing.

The proposed project schedule includes construction beginning May 2021, with final completion by the fall of 2021.

The project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

On October 6, 2020, the Sunfish Lake City Council authorized a feasibility report for the 2021 Zehnder Road Improvement Project.

2.2 Scope

This feasibility report includes roadway surface improvements and drainage improvements along Zehnder Road from 60th Street W to the end of Zehnder Road.

2.3 Data Available

Information and materials used in the preparation of this report include the following:

- City of Sunfish Lake Capital Improvement Plan
- City of Sunfish Lake Assessment Policy
- City of Sunfish Lake Property Index Records
- City of Sunfish Lake Pavement Condition Report (2018)
- City of Sunfish Lake Pavement Coring Forensic Report (2021)
- Field Observations of the Area

2.4 Project History

Zehnder Road is identified in the City's Capital Improvement Plan to address the poor condition of the roadway.

The City had previously accepted a feasibility report for the 2020 Mill and Overlay Project (City Project 2020-01) on September 3, 2019, which included Zehnder Road for a two-inch mill and overlay. During final design of the project, it was determined the final design cost estimate would be too great for the City to move forward with in 2020. As a result, the project was tabled until 2021 and the City instructed the project be broken up into 3 individual Feasibility Reports for each roadway originally in the 2020 Mill and Overlay Project.

Core samples of the roadway were taken in December of 2020. The sampling showed that the road bituminous was degraded beyond the extent previously assumed. It was determined that a Full-depth reclamation project was the best solution for extending the life of the roadway in lieu of the 2" Mill and Overlay previously recommended. This report reflects the costs and proposed assessments for a Full-depth reclamation of Zehnder Road.

3. EXISTING CONDITIONS

3.1 Surface

Zehnder Road was constructed in 1989. Routine maintenance using seal coating and crack sealing was completed in 2013.

In May of 2018, WSB completed a Pavement Condition Report for the City, summarizing the results of pavement inspections on all City streets. The results are shown as a calculated Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a new roadway with no distresses present.

The existing 2018 and projected 2021 PCI values for Zehnder Road are shown below in **Table 1**.

Table 1 – Existing and Projected PCI Values		
Street	Existing PCI Value (2018)	Projected PCI Value (2021)
Zehnder Road	69	64

The full Pavement Condition Report can be found in **Appendix D**.

Two core samples were taken on Zehnder Road as part of the Pavement Coring Forensic Report, see **Appendix E**. One of the cores showed severe deterioration of the existing pavement, as well as a thin pavement section. Due to these findings, it was determined that a full-depth reclamation is the appropriate scope of work to restore the roadway for long-term benefit.

3.1.1 Roadway Alignment

Zehnder Road has a typical vertical and horizontal alignment for a residential neighborhood.

3.1.2 Right-of-Way

The existing right-of-way width for Zehnder Road is 60 feet.

3.1.3 Street Section

The street width of Zehnder Road is 20 feet and consists of a rural section. The pavement is beginning to show signs of pavement failure, including edge cracking and alligator cracking.

3.2 Drainage

Existing drainage infrastructure consists of roadway ditches along both sides of Zehnder Road, and four storm culverts under driveways and the roadway. The existing drainage system conveys the stormwater to ditches and is ultimately routed to neighboring lakes and wetlands.

In August of 2019, WSB staff completed a field visit to verify the conditions of all the culverts in the project area. While most of the culverts were filled with sediment, the structural integrity of the culverts is sound.

3.3 Private Utilities

Private utilities that have facilities in or near the project area will be notified during the final design phase of the project. They will be requested to coordinate any necessary repairs and replacements as needed at their cost. Private utility companies that have facilities within the project area include the following:

- Comcast (Telephone/Internet)
- CenturyLink (Telephone/Internet)
- Sprint (Telephone)
- Xcel Energy (Electric/Gas)

3.4 Criteria for Investigation

Local streets identified to be reviewed for improvements will be reviewed against current City standards and policy where applicable.

3.4.1 Surface

Bituminous seal coating is a street maintenance method that is recommended on streets with a PCI ranging from 60 to 100.

Milling and overlaying is a street rehabilitation method that is recommended on streets with a PCI ranging from 30 to 70.

Reclamations and reconstructions are street improvement methods that are recommended on streets with a PCI ranging from 0 to 40.

3.4.2 Drainage

Current City Standards will be utilized for stormwater management and water quality design.

4. PROPOSED IMPROVEMENTS

4.1 Surface

Zehnder Road is proposed to have a full depth reclamation. This improvement method consists of pulverizing the existing bituminous, blending it with the existing and new aggregate, then paving new bituminous over the compacted aggregate mix. The method utilizes onsite materials, reducing the costs, while still creating a new roadway section.

4.1.1 Roadway Alignment

The proposed improvements will maintain the existing vertical and horizontal alignments of the roadway.

4.1.2 Right-of-Way

All proposed improvements are located within the platted right-of-way, no permanent easements will be required. Temporary construction easements or waivers of trespass may be required for utility improvements, if applicable.

4.1.3 Street Section

The proposed typical section is shown on *Figure 2* in *Appendix A*.

4.2 Drainage

Based on the August 2019 site visit by WSB staff and the limited scope of work proposed for Zehnder Road, culvert jetting and maintenance is proposed for all four culverts in the project area.

4.3 Construction Access/Staging

The contractor will be responsible for providing access to properties throughout the project. Signed detours will be required to direct traffic around the construction zones and notify users of the increased truck and construction activity as needed.

5. FINANCING

5.1 Opinion of Probable Cost

A detailed opinion of probable cost is included in **Appendix B** of this report. The opinion of probable cost is based on projected construction costs for 2021 and includes a 10% contingency and 35% indirect costs. The indirect costs include engineering, legal and administrative costs associated with the project.

The total project cost is estimated at **\$60,900**.

5.2 Funding

Funding for the 2021 Zehnder Road Improvement Project will be through assessments to benefitting properties and City financing.

Assessments will be levied to the benefitting properties as outlined in Minnesota Statute 429 and the City's assessment policy. Detailed preliminary assessment rolls are included in **Appendix C**.

Financing the 2021 Zehnder Road Improvement Project will be based on the City's special assessment policy, which can be found in **Appendix F**. The policy calls for 80% of the proposed improvements to be specially assessed for roads identified as Local Streets, which Zehnder Road is designated as. The remaining 20% of the improvements will be financed by the City.

As part of the feasibility phase of the project, a Benefit Analysis Report was ordered by the City Council for Zehnder Road. Metzen Realty and Associates Co. provided a report, which has been included as **Appendix G**. In this report, the value-added benefit for a street improvement was found to be up to \$9,700 per parcel for single family homes. This is the assessment rate used per unit for the Zehnder Road Improvement Project.

A summary of the assessment rates is:

- Single-Family Full Depth Reclamation\$9,700/unit

The project funding is summarized as follows:

2021 Zehnder Road Improvement Project Project Funding Summary	
Funding Source	Proposed Funding
Special Assessments	\$48,500
City Financing	\$12,400
TOTAL	\$60,900

6. NECESSITY AND EFFECTIVENESS

The improvements proposed in this report are necessary for several reasons.

The proposed roadway improvements provide the City with a high quality, aesthetically pleasing roadway while minimizing maintenance concerns, eliminating existing safety concerns, and extending the life expectancy of the roadway.

The proposed drainage improvements provide the City with a cost-effective solution while minimizing maintenance concerns and extending the life expectancy of the culverts.

Combining the roadway and drainage improvements into one project will provide a project large enough to ensure a competitive bidding environment and economy of scale, and therefore, are deemed to be cost-effective. Based on the information contained in this report, the proposed improvements as described can be considered to be necessary, cost-effective, and feasible from an engineering standpoint.

7. PROJECT SCHEDULE

The proposed schedule for the 2021 Zehnder Road Improvement Project is as follows:

City Council Authorizes Feasibility Report	October 6, 2020
City Council Authorizes Benefit Analysis Report.....	January 5, 2020
City Council Gives Final Consideration to Feasibility Report And Orders Public Hearing	February 2, 2021
Public Hearing	March 2, 2021
City Council Authorized Preparation of Plans and Specifications	March 2, 2021
Plans/Specifications Preparation	March - April 2021
City Council Approves Plans/Specifications & Authorizes Bidding	May 4, 2021
Project Bidding	May 2021
Award Contract	June 2021
Construction	June – September 2021
Assessment Hearing	September 7, 2021
First Payment Due with 2022 Taxes	May 2022

8. FEASIBILITY AND RECOMMENDATION

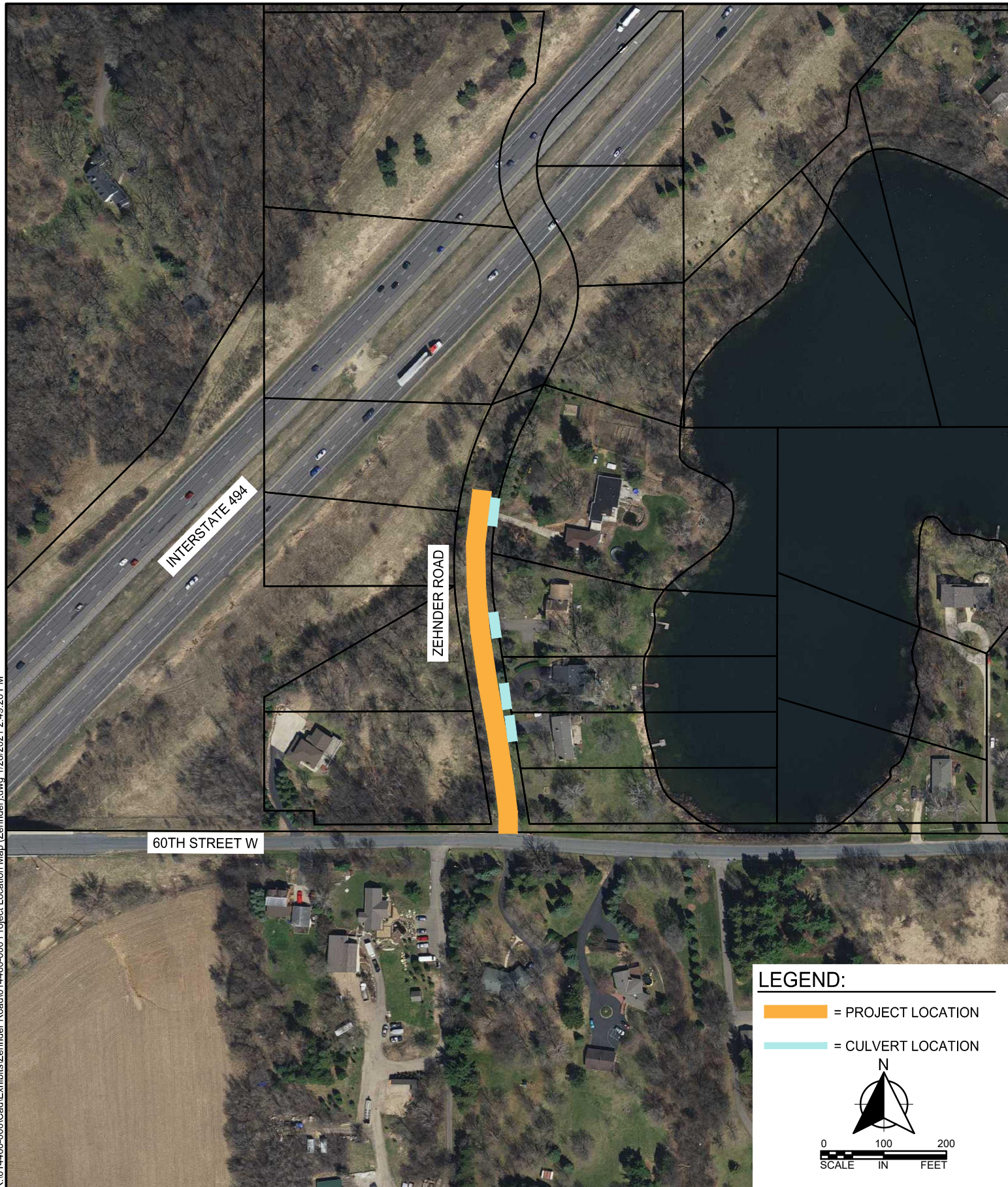
The 2021 Zehnder Road Improvement Project consists of full-depth reclamation of pavement and drainage improvements. The cost of the project is estimated at **\$60,900**.

Based on the information contained within this report, the proposed improvements as described are necessary, cost-effective, and feasible from an engineering standpoint. WSB recommends construction of the proposed improvements as detailed in this report.

APPENDIX A

Figure 1 – Project Location Map
Figure 2 – Typical Sections

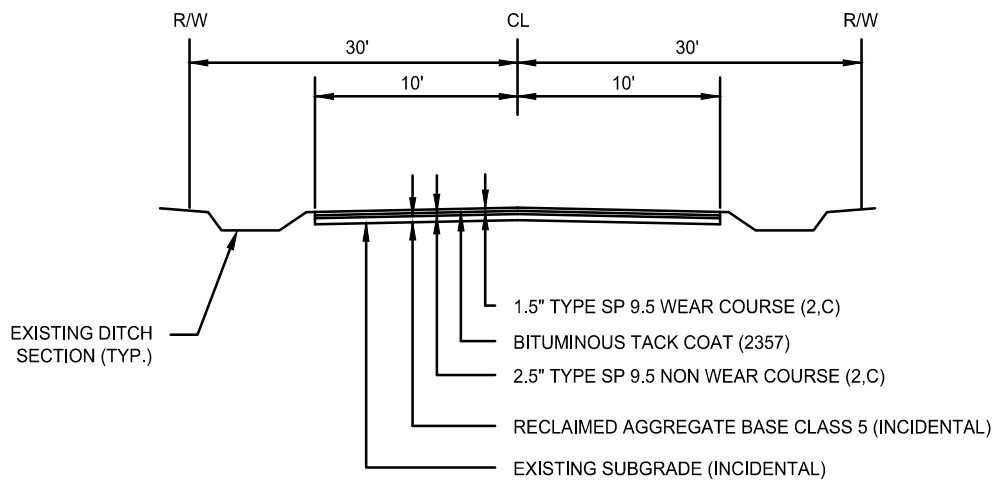
K:\014460-000\Cad\Exhibits\Zehnder Road\014460-000 Project Location Map (Zehnder).dwg 1/26/2021 2:49:26 PM



WSB PROJECT NO.:
014460-000

2021 ZEHNDER ROAD IMPROVEMENT PROJECT
FIGURE 1 - PROJECT LOCATION MAP
CITY OF SUNFISH LAKE, MN





FULL DEPTH RECLAMATION



APPENDIX B

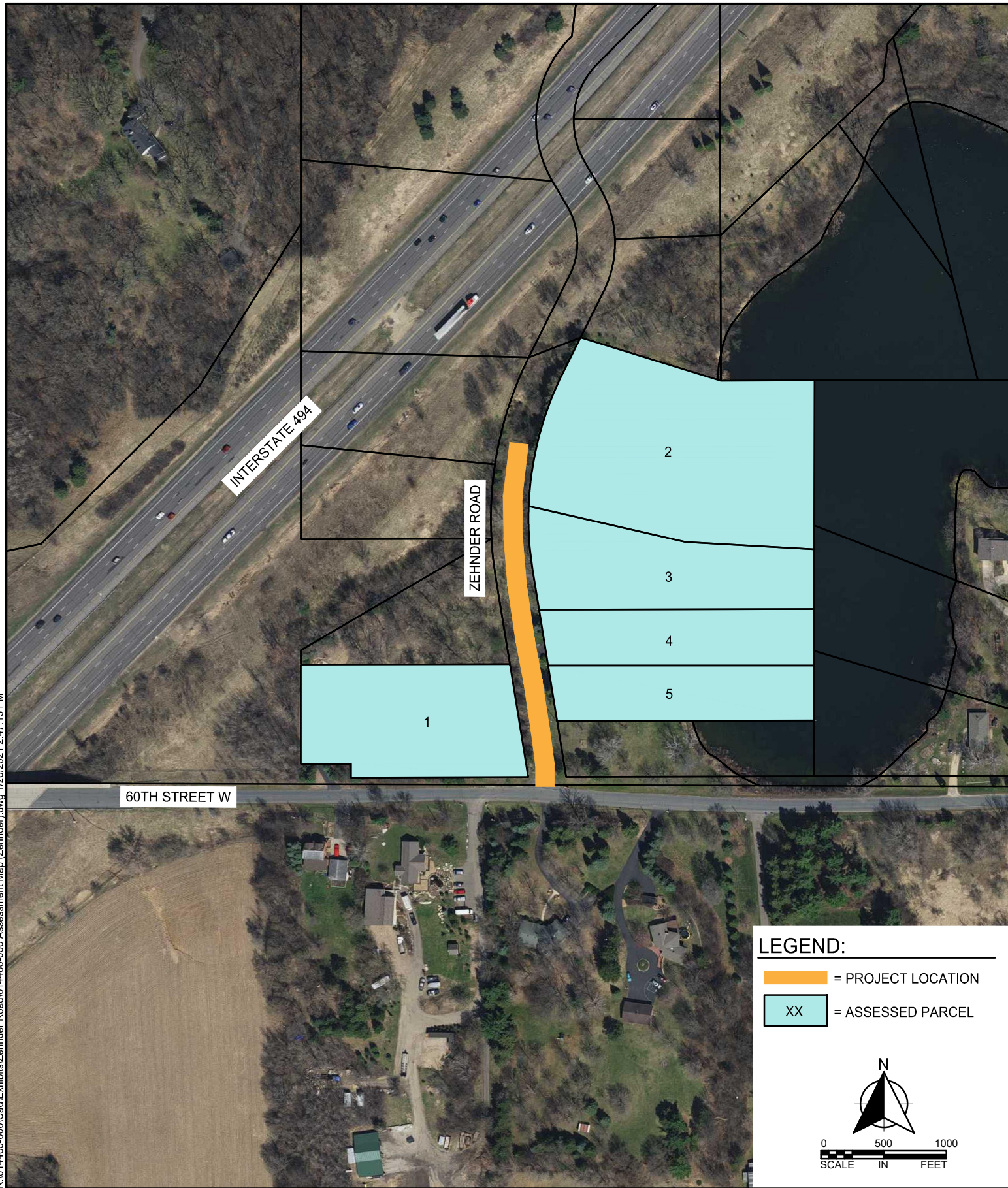
Opinion of Probable Cost

OPINION OF PROBABLE COST						
<i>WSB Project:</i> 2021 Zehnder Road FDR Option <i>Project Location:</i> Sunfish Lake <i>City Project No.:</i> 2021-02 <i>WSB Project No:</i> 014460-000					<i>Design By:</i> BPM <i>Checked By:</i> JSS <i>Date:</i> 1/4/2021	
Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. Zehnder Road Surface Improvements						
1	2021.501	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00
2	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L F	80	\$ 5.00	\$ 400.00
3	2106.507	EXCAVATION - COMMON	C Y	10	\$ 20.00	\$ 200.00
4	2211.509	AGGREGATE BASE CLASS 5	TON	10	\$ 20.00	\$ 200.00
5	2232.504	FULL DEPTH RECLAMATION	S Y	1360	\$ 3.00	\$ 4,080.00
6	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	140	\$ 3.00	\$ 420.00
7	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2.C)	TON	130	\$ 75.00	\$ 9,750.00
8	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (2.C)	TON	220	\$ 78.00	\$ 17,160.00
9	2501.602	CLEAN PIPE CULVERT	EACH	4	\$ 1,000.00	\$ 4,000.00
10	2563.601	TRAFFIC CONTROL	L S	1	\$ 2,000.00	\$ 2,000.00
11	2573.503	SEDIMENT CONTROL LOG WOOD FIBER	L F	200	\$ 2.00	\$ 400.00
12	2573.503	SILT FENCE TYPE MS	L F	200	\$ 2.00	\$ 400.00
					CONSTRUCTION TOTAL	\$ 41,010.00
					CONTINGENCY TOTAL (10%)	\$ 4,100.00
					SUBTOTAL	\$ 45,110.00
					INDIRECT COST TOTAL (35%)	\$ 15,790.00
					TOTAL	\$ 60,900.00
					GRAND TOTAL	\$ 60,900.00

APPENDIX C

Assessment Map
Preliminary Assessment Roll

K:\014460-000\Cad\Exhibits\Zehnder Road\014460-000 Assessment Map (Zehnder).dwg 1/26/2021 2:47:13 PM



WSB PROJECT NO.:
014460-000

2021 ZEHNDER ROAD IMPROVEMENT PROJECT
ASSESSMENT MAP
CITY OF SUNFISH LAKE, MN



CITY OF SUNFISH LAKE, MN
2021 ZEHNDER ROAD IMPROVEMENT PROJECT
PRELIMINARY ASSESSMENT ROLL

Date: 1/4/2021
Rate

City Project No. 2021-02
WSB Project No. 014460-000

Date: 1/4/2021	
	<u>Rate</u>
Single Family Full Depth Reclamation Assessment:	\$9,700.00

[illegible]

APPENDIX D

Pavement Condition Report



Memorandum

To: Jeff Sandberg, PE, City Engineer

From: Sheue Torng Lee

Date: May 7, 2018

Re: Pavement Condition Report
WSB Project No. 011527

WSB & Associates, Inc. is pleased to submit this pavement condition report summarizing the results of the pavement inspection performed on April 30, 2018 on all the City streets. The distresses observed on the surface of roadways evaluated were analyzed using our pavement management software, PAVER to calculate the Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a brand-new roadway with no distresses present.

Bituminous roadways were evaluated but gravel road and private roads were not rated. A map showing the condition rating can be found labeled in the **Appendix A** section of this report. The condition rating for each street is included in a table in **Appendix B**. Any type of road maintenance (i.e. patching or crack sealing) done prior to inspections is accounted for in each PCI value. The weighted average was computed by averaging the PCI values based on the area of each segment, which was calculated to be 78.

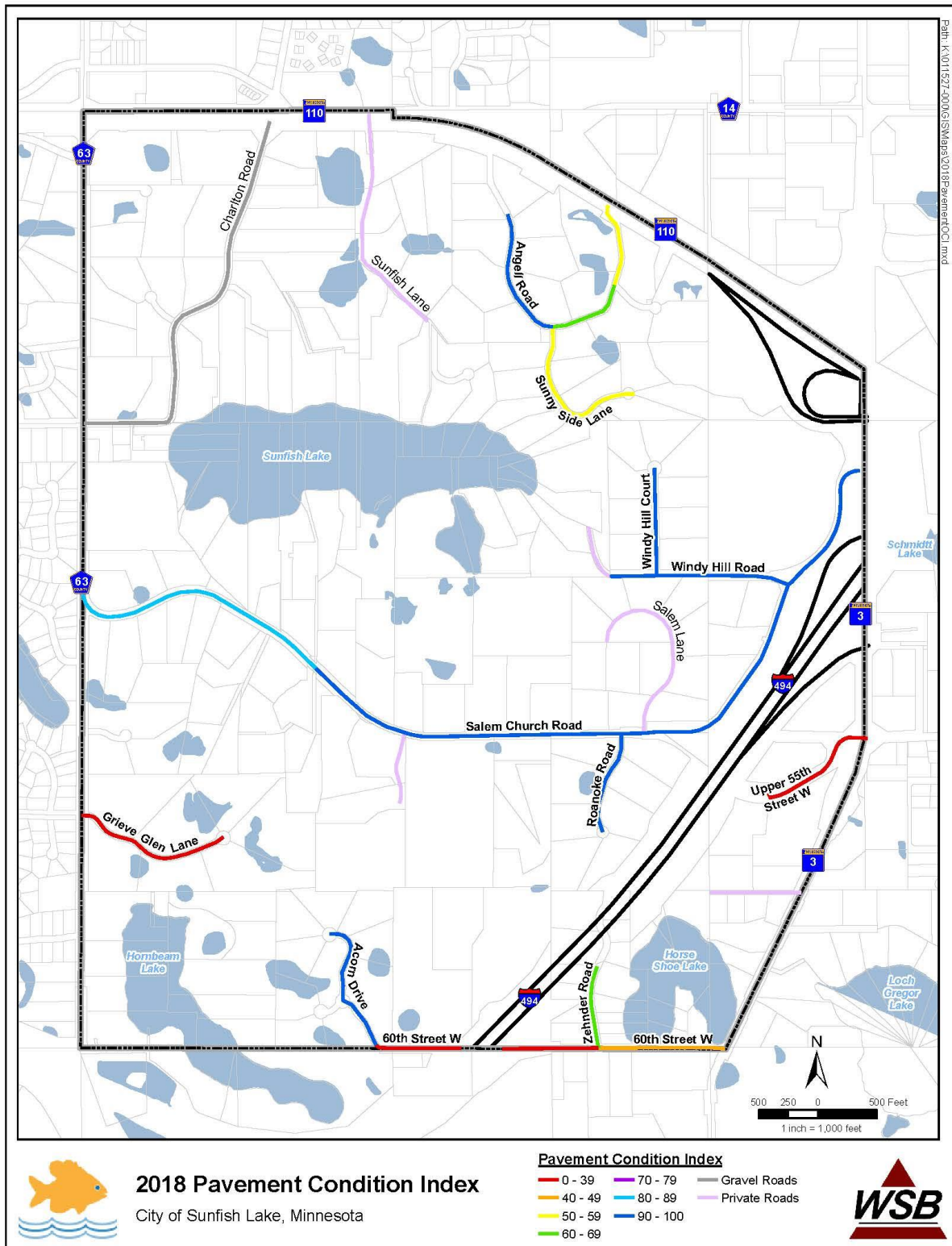
On new roads with high PCI values, which are in the range from 80 to 100, we would recommend performing preventative maintenance such as crack sealing or chip sealing, or a combination of both to protect the road surface from infiltration of water and incompressible materials as well as oxidation. Good candidates for preventative maintenance upon field inspection are Salem Church Road, Roanoke Road, Windy Hill Road, and Windy Hill Court.

There are areas where the PCI values of pavements have dropped drastically since last inspection in 2015, such as 60th Street West and Grieve Glen Lane. It is important to note that these roads were previously chip sealed and the treatment masked the existing distresses of the pavements. Thus, when these roads were reviewed this year, the PCI values are much lower than when rated in 2015 because the distresses have surfaced through the layer of chip seal.

It is our understanding that the condition of Grieve Glen Lane is a concern to the City. The PCI of this road obtained from field inspection is 36, which indicates that the street is in poor condition needing a major repair. The street is highly raveled with potholes developing. Pavement coring will be performed on this street to determine the extent of distresses. If the distresses are only present on the surface and they do not extend through the depth of bituminous pavement, which we believe is most likely the case, a mill and overlay could help eliminate the surface distresses. However, if the distresses are found to be caused by underlying materials, a reclamation or reconstruction needs to be carried out to restore the structural capacity of the pavement. A separate forensic report will be delivered to the City once pavement coring has been completed.

Appendix A

Sunfish Lake
2018 PCI Map



Appendix B

Sunfish Lake
2018 Street PCI

Name	Section ID	Length (ft)	Area (ft ²)	2018 PCI
60TH ST W	2	809.83	16,196.58	30.80
60TH ST W	3	726.13	14,522.64	32.12
GRIEVE GLEN LN	8	1,350.79	32,418.85	35.73
UPPER 55TH ST E	1	1,060.26	22,265.37	36.12
60TH ST W	4	1,070.43	21,408.53	46.87
SUNNYSIDE LN	20	1,384.93	27,698.53	57.64
ANGELL RD	7	710.21	14,204.13	59.55
ANGELL RD	6	697.89	13,957.90	60.68
ZEHNDER RD	24	702.02	12,636.30	68.57
SALEM CHURCH RD	13	2,313.04	55,513.03	87.49
ROANOKE RD	9	880.63	20,254.49	92.00
SALEM CHURCH RD	14	2,188.1	52,514.32	92.39
SALEM CHURCH RD	15	537.06	12,889.53	92.82
SALEM CHURCH RD	12	221.21	5,309.00	94.42
ACORN DR	27	1,182.59	28,382.19	94.44
ANGELL RD	5	1,135.66	22,713.12	95.26
WINDY HILL CT	22	1,006.58	26,171.05	99.87
SALEM CHURCH RD	10	1,949.04	46,776.85	100.00
SALEM CHURCH RD	11	1,001.06	24,025.33	100.00
SALEM CHURCH RD	29	237.18	5,692.29	100.00
WINDY HILL CT	21	905.95	18,119.06	100.00
WINDY HILL CT	23	511.06	9,199.03	100.00

APPENDIX E

Pavement Coring Forensic Report

Memorandum

To: Jeff Sandberg
City of Sunfish Lake

From: Sheue Torng Lee

Date: January 4, 2021

Re: Pavement Coring Forensic Report
WSB Project No. 014460-000

WSB is pleased to submit this pavement forensics report detailing the results of the pavement coring which were completed on December 22nd in the City of Sunfish Lake. The various characteristics of the pavement cores were analyzed to evaluate the feasibility of performing a 2-inch mill and overlay on these proposed project locations.

A total of 6 pavement cores were obtained within the proposed project locations. The locations of the pavement cores are summarized in **Figure 1**. Pictures of the pavement cores can be found in the **Appendix**.



Figure 1. Pavement core locations in the City of Sunfish Lake.

Table 1. Pavement core location and information.

Core ID	Street	Bituminous Depth (inches)	Aggregate Depth and Material	Subgrade Material	Recommended Maintenance Activity	Notes
1	Angell Road	4.5	6.5" crushed limestone	Sand with gravel, brown	2.5-inch mill and overlay with additional patching	The top lift was 2 inches. The core was in fair condition exhibiting delamination at the top and signs of deterioration.
2		4.5	5.5" crushed limestone			The top lift was 2.25 inches. The core was in fair condition exhibiting deterioration.
3	Sunnyside Lane	4.25	5" crushed limestone	Sand with silt, light gravel, reddish brown	Full depth bituminous removal and replacement / Full depth reclamation (FDR) ¹	The top lift was 2.25 inches. The core was in fair condition exhibiting delamination at the top and signs of deterioration.
4		4	5" crushed limestone	Sand with silt and gravel, reddish brown		The top lift was 2 inches. The core was in poor condition; the bottom lift of the core disintegrated upon removal from the core barrel.
5	Zehnder Road	3.5	6.5" sand with light gravel, small traces of recycled bituminous and concrete	Sand with silt, light brown	Full depth bituminous removal and replacement / FDR ¹	The top lift was 1.5 inches. The core was in poor condition exhibiting severe deterioration.
6		4.25	6.75" sand with light gravel, small traces of recycled bituminous and concrete	Sand with gravel, light brown		The top lift was 2 inches. The core was in good condition.

¹ A stabilized full depth reclamation (SFDR) could be an alternative to an FDR but life cycle cost analysis should be evaluated.

Summary and Recommendations

In this report, in addition to a full depth reclamation (FDR), a stabilized full depth reclamation (SFDR) should be considered as an alternative as it provides a higher granular equivalency (GE) value which represents a stronger structural capacity. However, the life cycle costs of these two options need to be evaluated.

Angell Road (Core 1 and Core 2)

The two cores obtained along Angell Road had a bituminous depth of 4.5 inches, with at least 5.5 inches of underlying crushed limestone material. Both cores were in fair condition, exhibiting delamination at the top and/or deterioration, losing fines and structural integrity. One of the cores had a top lift of 2 inches while the other had a top lift of 2.25 inches. A partial depth mill and overlay would be feasible, but it would be recommended to extend the milling depth beyond the top lift of the pavement and apply a layer of tack coat prior to placing the bituminous overlay to promote bonding. It is important to note that the existing cracks within the underlying structural layers have the tendency to reflect through the new overlay within a few years. Thus, it would be recommended to conduct routine maintenance such as crack sealing as soon as the cracks surface. This effort should extend the service life of the pavement as it reduces the infiltration of moisture and incompressible materials through the cracks.

Sunnyside Lane (Core 3 and Core 4)

The two cores obtained along Sunnyside Lane had bituminous thicknesses of 4.25 inches and 4 inches, with approximately 5 inches of underlying aggregate base made up of crushed limestone. One of the cores (Core 4) was obtained on a localized poor area, slightly west of the cul-de-sac, which the surface exhibited severe alligator cracking. The core condition reflects the poor surface observed, which the core exhibited severe deterioration and the bottom lift of the core disintegrated upon removal from the core barrel. Another core obtained was in fair condition exhibiting delamination at the top and signs of deterioration.

Due to the poor condition of one of the cores and the extensive crack pattern observed, it would be recommended to perform either a full depth bituminous removal and replacement or an FDR as a long-term rehabilitation method. An FDR involves pulverizing and blending the bituminous and a portion of the aggregate as a base to re-pave over, essentially creating a new roadway section. This would eliminate all the existing crack pattern and prevent the cracks from reflecting through the underlying structural layer. A partial depth mill and overlay would not be recommended as it would be difficult to mill into sound pavement on weak areas.

Zehnder Road (Core 5 and Core 6)

The two cores obtained along Zehnder Road had bituminous depths of 3.5 inches and 4.25 inches. There was at least 6.5 inches of underlying aggregate base made up of a majority of light gravel, with small traces of recycled bituminous and concrete. One of the cores were in poor condition exhibiting severe deterioration that it had broken into pieces. Due to the poor condition of one of the cores obtained, we would not recommend performing a partial depth mill and overlay on this street. It would be recommended to perform either a full depth bituminous removal and replacement or an FDR on this street as a long-term fix.

Appendix

City of Sunfish Lake Coring Pictures

Core 1 (Angell Road)



Core 2 (Angell Road)



Core 2, continued (Angell Road)



Core 3 (Sunnyside Lane)



Core 4 (Sunnyside Lane)



Core 4, continued (Sunnyside Lane)



Core 5 (Zehnder Road)



Core 6 (Zehnder Road)



APPENDIX F

Sunfish Lake Assessment Policy

CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA

SPECIAL ASSESSMENT POLICY

Section 1. Background. Chapter 429 of the Minnesota Statutes authorizes the City to levy special assessments for certain public improvements. The two most common types of public improvements within the City are street improvements and storm water improvements.

The City acknowledges that the validity of any special assessment to a particular lot depends on whether the amount of the assessment is equal to or less than the benefit conferred upon the lot by reason of the public improvement. Under state law, the benefit is determined by the increase in fair market value of the lot caused by reason of the improvement. The benefit rule controls all special assessments and supersedes any City formulas and calculations relating to how project costs are allocated. The City also acknowledges that assessments have to be uniformly imposed on similarly situated properties within a class of properties.

The first step in determining an assessment is to determine which portion of project costs will be paid by the City and which portion will be specially assessed. The second step is to spread or divide the total assessment amount among the various lots that have received a special benefit. This policy addresses both steps. The policy is a guideline and the Council has the authority to alter the policy from time to time based on facts and circumstances that the Council believes justify such changes.

Section 2. Street Improvements. The typical types of street improvements in the City are:

- a. Sealcoating;
- b. Mill and overlay; and
- c. Street reconstruction, including new pavement where none existed before.

If only sealcoating is being performed, the policy is not to assess the cost of the sealcoating. Rather, the City will pay the cost of sealcoating out of the general fund as a maintenance item.

Projects involving mill and overlay and street reconstruction will be specially assessed. The percentage of costs that will be specially assessed depends on the type of street.

Within the City, there are three (3) types of streets. They are:

- a. Collector Street. – A collector street is a City street that provides access to local streets, private streets, direct driveway access and is utilized by the surrounding area for trips originating outside of the City and terminating outside of the City limits. The number of through trips exceed the number of local trips. The City streets that meet this criteria are:

- Salem Church Road; and
- Charlton Road.

The assessment policy for a Collector Street is to assess 40% of street improvement cost to the specially benefitted properties.

- b. Neighborhood Collector Street - a neighborhood collector street is a City street that provides direct access to local streets, private streets, direct driveway access and has fewer trips that originate outside of the area and terminate outside the area than local trips. A local trip is considered a trip that remains within the City limits. The City streets that meet this criteria are:

- 60th Street North;
- Windy Hill Road; and
- Angell Road (east of Sunnyside Lane).

The assessment policy for a Neighborhood Collector Street is to assess 60% of street improvement cost to the specially benefitted properties.

- c. Local Street - a local street is a City Street that only provides direct access to private driveways which has trips that originate on the street and or terminate on the street. A local street includes a public street that provides access to shared driveways. The City Streets that meet this criteria are:

- Acorn Drive;
- Zehnder Road;
- 55th Street West;
- Roanoke Road;
- Grieve Glen Lane;
- Windy Hill Court; and
- Angell Road (west of Sunnyside Lane).

The assessment policy for a Local Street is to assess 80% of street improvement cost to the specially benefitted properties.

The special assessments for mill and overlay and for street reconstruction will be spread or divided on a per buildable lot basis with each such lot receiving an equal amount of assessment.

A special assessment for mill and overlay and for street reconstruction will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

To the extent storm water improvements are constructed with the street improvements and are incident and ancillary to the street improvement and do not otherwise confer significant benefit to properties outside of the lots that would typically be assessed for the street improvements and do not constitute more than 50% of the project costs, the storm water improvements will be considered as part of the street assessments and will be levied on the same basis as the street assessments.

In general, in determining the specially benefitted properties for a street assessment, the following lots will be included:

- a. The lots that adjoin a public street or have indirect driveway access to the public street.
- b. The lots that adjoin or have indirect driveway access to a private street where the private street has access to the public street that is being improved.

Section 3. Storm Water Improvements. Storm water improvements include such items as culvert repair or reconstruction, holding ponds, erosion control, drainage ditch reconstruction, surface drainage improvements, trunk lines, and lateral lines.

Storm water improvements can generally be placed into two (2) categories:

- a. Lateral Storm Water Management Improvements. Lateral storm water management improvements benefit the immediate adjacent area. Lateral storm water management improvements are storm water infrastructure facilities that receive runoff from adjacent public right of way or from some or all adjacent parcels but do not include significant runoff from locations that are off site of the improvements.
- b. Trunk Storm Water Management Improvements. Trunk storm water management improvements benefit an area that extends beyond the immediate property (i.e. beyond the lateral benefit). Trunk storm water management improvements manage runoff from areas of the City that are not immediately adjacent to the improvement. The trunk portion of an improvement is the size or cost of the improvement that exceeds the lateral storm water needs. Trunk storm water management improvements usually have a design and capacity to receive storm water runoff from lots that adjoin the improvement as well as non-adjoining lots.

Lateral storm water management improvements will be assessed to the adjacent specially benefitted properties on the same basis as a street assessment, taking into account the different classes of streets and allocating the assessable portion of the project on a per buildable lot basis.

With respect to trunk storm water management improvements, 50% of the project costs will be assessed and the assessable amount will be spread or divided among the specially benefitted properties on a per buildable lot basis with each such lot receiving an equal amount of assessment.

Special assessments for lateral storm water management improvements and trunk storm water management improvements will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

APPENDIX G

Benefit Analysis Report



BENEFIT ANALYSIS REPORT
ON
CITY PROJECT NO. 2021-02
ZEHNDER ROAD
RECLAMATION PROJECT
FOR
JEFFRY S. SANDBERG, P.E.
CITY ENGINEER
SUNFISH LAKE, MN 55118

Prepared by:


Laurence M Danich (Jan 25, 2021 15:38 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. #: 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
PHONE: (651) 455-2214 | FAX: (651) 455-2729
WWW.METZENREALTY.COM



January 15th, 2021

Jeffry S. Sandberg, P.E.
City Engineer
Sunfish Lake, MN 55118

Re: City Project No. 2021-02
Zehnder Road Reclamation Project

Dear Mr. Sandberg,

As per your request, I have completed a Benefit Analysis in an effort to determine benefit, if any, as a result of the above referenced project.

I have reviewed the Feasibility Report, and the Scope of Work prepared for the City of Sunfish Lake, as well as, inspecting the area affected by this project on several occasions.

The project focuses on neighborhood improvements that include a Full-Depth Reclamation process. Consisting of pulverizing the existing bituminous, blending with existing and new aggregate, then paving new bituminous over the existing aggregate base.

The project affects five parcels all fronting on Zehnder Road.



January 15th, 2021

Re: City Project No. 2021-02
Zehnder Road Reclamation Project

Jeffrey S. Sandberg, P.E.,

I have been instructed to provide a benefit analysis report of the improvements described later in this report.

As a result of my field inspection, research and comparable sales submitted, it is my opinion that the value-added benefit as a result of the projects is as follows:

Street Reclamation
Up to \$9,700.00 Per Parcel

Prepared by:


Laurence M Danich (Jan 25, 2021 15:38 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
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Certification

I, the undersigned, hereby certify that, except as otherwise noted in this report:

1. I have personally inspected the subject property.
2. I have no present or contemplated future interest in the real estate that is the subject of this report.
3. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
4. The amount of my fee is not contingent upon reporting predetermined value or upon the amount of the value estimate.
5. To the best of my knowledge and belief the statements of fact contained in this report, upon which analysis, opinions and conclusions expressed herein are based, true and correct.
6. This report sets forth all the assumptions and limiting conditions (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusion contained in this report.
7. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this report.

Respectfully Submitted,



Laurence M. Danich (Jan 20, 2021 14:20 CST)

Laurence M. Danich

QUALIFICATIONS OF LAURANCE M. DANICH

I. LICENCE INFORMATION

- *Licensed with the State of Minnesota*
- *Registered Appraiser License No.: 4000869*

II. EDUCATION

- *AA Degree from Mankato State University*
- *Completed courses and received designation from Realtor Graduate Institute*
- *Over 200 hours of continuing education*

III. EXPERIENCE

- *Licensed and actively engaged in all facets of real estate since 1973, sales, property management and appraising various types of properties in St. Paul and adjacent counties in Minnesota*
- *Instructor in Real Estate Financing for South St. Paul Adult Education*
- *Qualified as an expert witness on real estate values in District Court of Dakota County*

IV. MEMBERSHIPS

- *National Association of Real Estate Appraisers, No. 28404*
- *Dakota County and Minnesota Board of Realtors*
- *Charter Commission: City of South St. Paul*
- *Certified Real Estate Appraiser, CREA Member*

APPRAISAL ASSIGNMENTS

I. LENDING INSTITUTIONS

- *Southview Bank*
- *The Phalen Bank*
- *Meridian Bank*
- *Dakota County State Bank*
- *Thorpe Loan and Finance*
- *Lenders Service, Inc.*

II. CORPORATIONS

- *Twin City Barge, Inc.*
- *Schanno Transportation*
- *Northern Furniture Companies*
- *Berryland Farms*
- *Joe Miller Homes*
- *St. Paul Companies*
- *Angel Industries*

III. LAW FIRMS

- *Grannis, Grannis*
- *Thuet*
- *Briguet & Associates*
- *Severson, Sheldon, Dougherty & Molenda, P.A.*
- *Farrell & Knutson*
- *Lynch & Pugh*
- *Murane, Conlin White & Brandt*
- *Rosene and Haugrud*

IV. CITIES

- *Inver Grove Heights*
- *Eagan*
- *Apple Valley*
- *South St. Paul*
- *West St. Paul*
- *Savage*

PROPERTY RIGHTS REVIEWED

The real estate interests reviewed is that of fee simple.

DATE OF INSPECTION

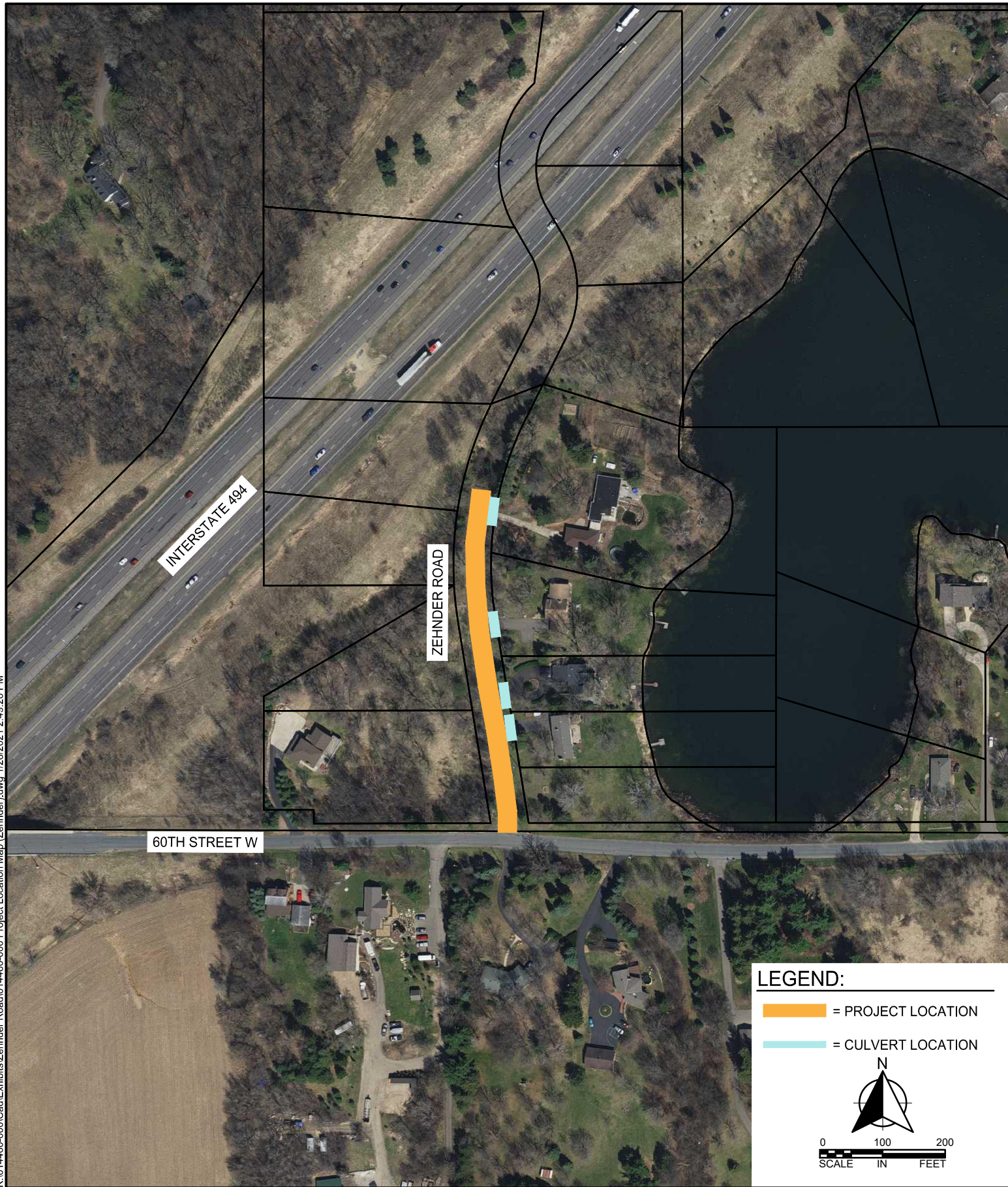
The area was inspected on January 4th, 2021 and subsequent times after.

THE PROJECT

The project will consist of reconstructing Zehnder Road by using a Full-Depth Reclamation process. Consisting of pulverizing the existing bituminous, blending with existing and new aggregate, then paving new bituminous over the existing aggregate base. There are no utility improvements proposed.

SITE DESCRIPTION & MAPS

K:\014460-000\Cad\Exhibits\Zehnder Road\014460-000 Project Location Map (Zehnder).dwg 1/26/2021 2:49:26 PM

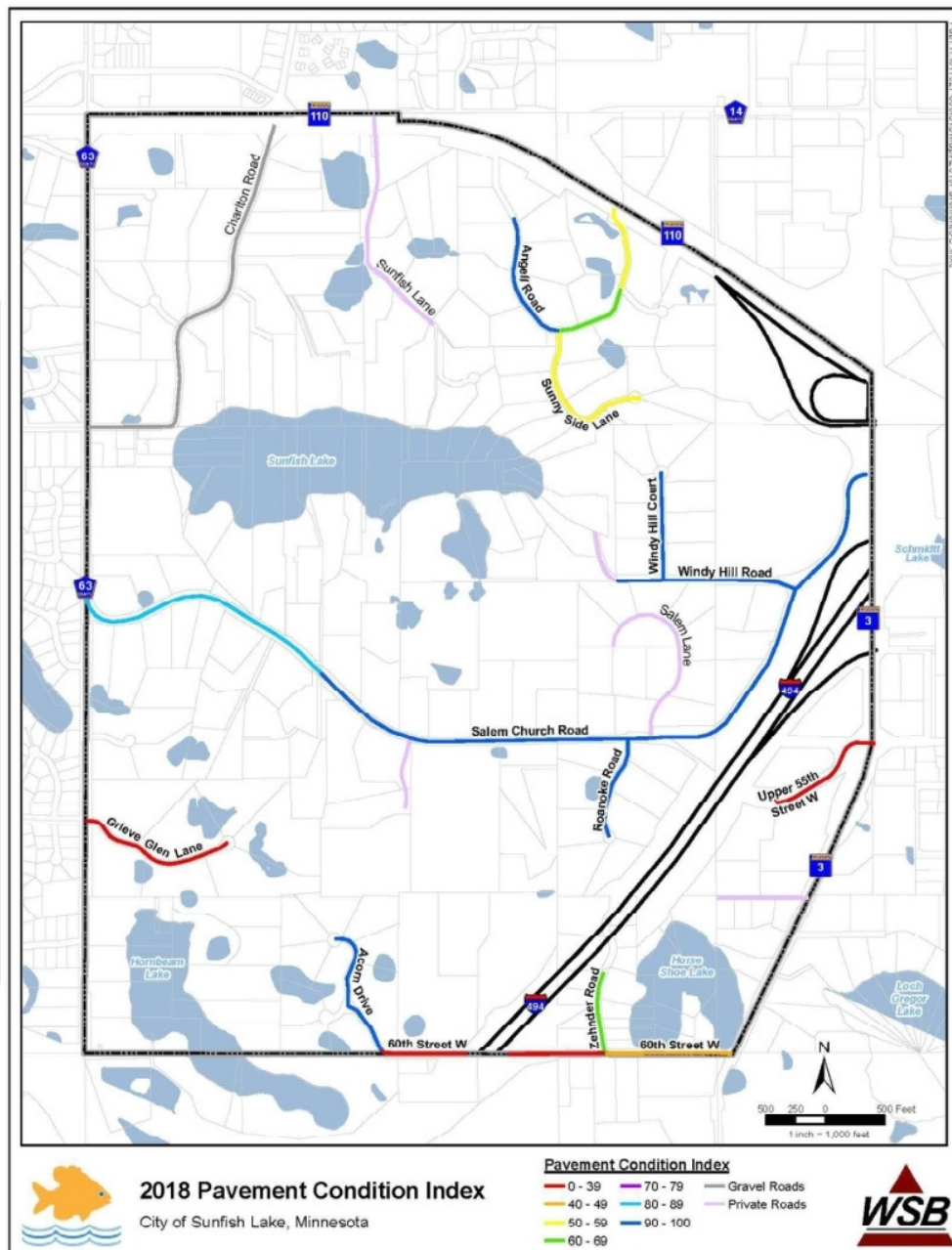


WSB PROJECT NO.:
014460-000

2021 ZEHNDER ROAD IMPROVEMENT PROJECT
FIGURE 1 - PROJECT LOCATION MAP
CITY OF SUNFISH LAKE, MN



SUNFISH LAKE: 2018 PAVEMENT CONDITION INDEX



ESTIMATED ASSESSMENTS

It would be the intent of the city to assess five properties affected by the reclamation project in accordance with the City's Capital Improvement Plan.

EFFECTIVE DATE

The effective date of this report is January 15th, 2021.

PROJECT AREA

The area involved is considered an upscale area of custom-built homes situated on small acreage sites. With a few homes fronting on Horseshoe Lake. This neighborhood is considered rural residential and is located along the southeastern boarder of Sunfish Lake.

Typical Assessed Market Values of properties fronting on Zehnder Road range in the \$471,400.00 to \$734,200.00 price range. The average home value for the area is \$603,000.00.

PHOTO'S: ZEHNDER ROAD

PROJECT AREA PHOTOS: ZEHNDER ROAD- NORTHERLY VIEW



PROJECT AREA PHOTOS: ZEHNDER ROAD- NORTHERLY VIEW



EFFECTS OF THE PROJECT

Currently the properties located within the area are served by a road that is deteriorated and considered to be at the end of its useful life.

After the project, the area affected will be served by a new and improved street that, in my opinion, will serve to enhance functional use as well as aesthetic value.

SINGLE FAMILY HOMES WITHIN THE PROJECT

The single-family homes located on Zehnder Road were built in the late 1950's to 1970's. They were custom-built homes and range in value, according to the Dakota County Assessor's Office, from \$471,400.00 to \$734,200.00. The average home price is \$603,000.00.

The location is considered "good" with proximity to employment and all amenities.

**DAKOTA COUNTY PROPERTY
INFORMATION:
ASSESSED MARKET VALUES OF
SINGLE-FAMILY HOMES
ON ZEHNDER ROAD**

Property Card	Parcel ID Number 38-33500-01-060
----------------------	----------------------------------

Owner Information
Fee Owner JOHN A METCALF
Mailing Address 10 HAMEN CT SUNFISH LAKE MN 55077-1422

Property Address
Address 10 HAMEN CT
Municipality SUNFISH LAKE



Parcel Information			
Sale Date	01/21/2001	Total Acres	1.40
Sale Value	\$272,300.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	HORSE SHOE LAKE
		Lot and Block	6 1
		Tax Description	LOT 6 BLK 1 EX PARCEL 217 OF STH R/W PLAT NO 19-60

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1979	Bedrooms	2
Building Style	SPLIT LEVL	Foundation Sq Ft	1,668	Bathrooms	2.50
Frame	WOOD	Above Grade Sq Ft	2,244	Garage Sq Ft	805
Multiple Buildings		Finished Sq Ft	2,244	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$140,000.00	\$140,000.00
2020 Building Values (payable 2021)*	\$331,400.00	\$331,400.00
2020 Total Values (payable 2021)*	\$471,400.00	\$471,400.00
2019 Total Values (payable 2020)*	\$498,500.00	\$498,500.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$4,702.00	\$0.00	\$4,702.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number 38-33500-02-050
----------------------	----------------------------------

Owner Information
Fee Owner JAMES B & JEANNINE M NAYES
Mailing Address 5900 ZEHNDER RD SUNFISH LAKE MN 55077



Property Address
Address 5900 ZEHNDER RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	02/03/2006	Total Acres	2.68
Sale Value	\$600,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	0.71
		Plat	HORSE SHOE LAKE
		Lot and Block	5 2
		Tax Description	ALL OF LOTS 3 & 4 BLK 2 & PT OF LOT 5 BLK 2 N OF LINE COM 10 FT N OF SE COR W PARR TO & 10 FT N OF S LINE TO PT 250 FT E OF & 10 FT N OF SW COR NW TO PT ON W LINE 52.8 FT N OF SW COR

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1958	Bedrooms	3
Building Style	ONE STORY	Foundation Sq Ft	1,786	Bathrooms	2.00
Frame	MASONARY	Above Grade Sq Ft	1,786	Garage Sq Ft	1,256
Multiple Buildings		Finished Sq Ft	2,482	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$394,600.00	\$394,600.00
2020 Building Values (payable 2021)*	\$339,600.00	\$339,600.00
2020 Total Values (payable 2021)*	\$734,200.00	\$734,200.00
2019 Total Values (payable 2020)*	\$745,200.00	\$745,200.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$7,510.00	\$0.00	\$7,510.00

* Manufactured Homes Payable the Same Year as Assessment.

Property Card	Parcel ID Number 38-33500-02-060
----------------------	----------------------------------

Owner Information
Fee Owner LAI-PING TAM YUE-HIM TAM
Mailing Address 5940 ZEHNDER RD SUNFISH LAKE MN 55077

Property Address
Address 5940 ZEHNDER RD
Municipality SUNFISH LAKE



Parcel Information			
Sale Date	06/07/1992	Total Acres	1.24
Sale Value	\$200,800.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	0.46
		Plat	HORSE SHOE LAKE
		Lot and Block	6 2
		Tax Description	PT OF LOT 5 BLK 2 S OF LINE COM 10 FT N OF SE COR W PARR TO & 10 FT N OF S LINE TO PT 250 FT E OF & 10 FT N OF SW COR NW TO PT ON W LINE 52.8 FT N OF SW COR & ALL OF

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1964	Bedrooms	4
Building Style	SPLIT LEVL	Foundation Sq Ft	1,508	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,508	Garage Sq Ft	506
Multiple Buildings		Finished Sq Ft	2,890	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$334,800.00	\$334,800.00
2020 Building Values (payable 2021)*	\$268,500.00	\$268,500.00
2020 Total Values (payable 2021)*	\$603,300.00	\$603,300.00
2019 Total Values (payable 2020)*	\$607,400.00	\$607,400.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$5,940.00	\$0.00	\$5,940.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal

Property Card	Parcel ID Number 38-33500-02-070
----------------------	----------------------------------

Owner Information
Fee Owner GARY D & JUDITH L TSTES SOMMERLAND BRYAN TSTE SOMMERLAND
Mailing Address 5960 ZEHNDER RD SUNFISH LAKE MN 55077



Property Address
Address 5960 ZEHNDER RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date		Total Acres	0.88
Sale Value	\$0.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	0.43
		Plat	HORSE SHOE LAKE
		Lot and Block	7 2
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1976	Bedrooms	3
Building Style	SPLIT LEVL	Foundation Sq Ft	1,684	Bathrooms	1.00
Frame	WOOD	Above Grade Sq Ft	1,684	Garage Sq Ft	650
Multiple Buildings		Finished Sq Ft	3,214	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$318,400.00	\$318,400.00
2020 Building Values (payable 2021)*	\$353,100.00	\$353,100.00
2020 Total Values (payable 2021)*	\$671,500.00	\$671,500.00
2019 Total Values (payable 2020)*	\$690,800.00	\$690,800.00

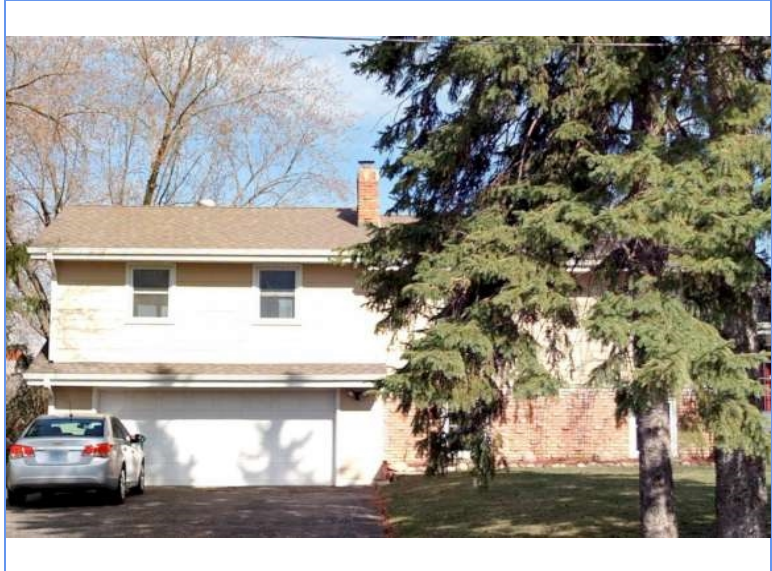
Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$6,890.00	\$0.00	\$6,890.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number 38-33500-02-080
----------------------	----------------------------------

Owner Information
Fee Owner MARY JO L MEULENERS RAYMOND F LACROIX
Mailing Address 5980 ZEHNDER RD SUNFISH LAKE MN 55077



Property Address
Address 5980 ZEHNDER RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	10/20/2010	Total Acres	0.85
Sale Value	\$278,250.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	0.41
		Plat	HORSE SHOE LAKE
		Lot and Block	8 2
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1959	Bedrooms	4
Building Style	SPLIT LEVL	Foundation Sq Ft	1,640	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,640	Garage Sq Ft	
Multiple Buildings		Finished Sq Ft	2,216	Other Garage	DB TUC GAR

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$317,500.00	\$317,500.00
2020 Building Values (payable 2021)*	\$216,100.00	\$216,100.00
2020 Total Values (payable 2021)*	\$533,600.00	\$533,600.00
2019 Total Values (payable 2020)*	\$535,100.00	\$535,100.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$5,116.00	\$0.00	\$5,116.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

COMPARABLE SALES: ASSESSMENTS ASSUMED BY BUYERS

**COMPRABLE SALES
(ASSESSMENTS ASSUMED BY BUYERS)**

I have submitted and analyzed sales of single-family homes, located in the Twin Cities Metropolitan area where assessments for previous street reconstruction projects were assumed by buyers above the negotiated sales price, thus, in my opinion provided a special value-added benefit to the property.

These sales were closed commencing in April 2017 through July 2020 and according to listing agents, assessments certified and/or pending to the properties were apart of negotiation between buyers and sellers.

Single Family Homes Assessments Assumed:

Sale Number 1: 5625 Vera Cruz Avenue North, Crystal, MN

- Closing Date of 4/13/18
- Assessments for road and sewer improvements \$7,582.00

Sale Number 2: 1112 Emerson Lane North, Brooklyn Center, MN

- Closing Date of 5/1/18
- Assessments for street improvements \$4,953.60

Sale Number 3: 1526 Gettysburg Avenue North, Golden Valley, MN

- Closing Date 4/6/17
- Assessments for street improvements \$6,000.00

Sale Number 4: 1817 Independence Avenue North, Golden Valley, MN

- Closing Date 6/22/17
- Assessments for street improvements \$6,600.00

Sale Number 5: 63 Dennis Lane, Maplewood, MN

- Closing Date 7/31/2020
- Assessments for street improvements \$6,600.00

Listing agents and county records were contacted to verify the sales are closed and data is accurate.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4913772

Type: For Sale

5625 Vera Cruz Avenue N, Crystal MN 55429

Status: Sold

List Price:

\$174,900

Sold Price:

\$190,000

Seller Cont:

\$1,500

Original List Price: \$174,900



Sale #1:

Assessment (4%):
\$7,582.00

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1957

Style: (SF) One 1/2 Stories
Const Status: Previously Owned
Foundation Size: 768
AbvGrdFinSqFt: 1,152
BelGrdFinSqFt: 384
Total Fin SqFt: 1,536
Acres: 0.247
Lot Size: 60x150
Yearly/Seasonal: Seasonal
List Date: 03/06/2018

Received By MLS: 03/06/2018

Days On Market: 27

PDOM: 27

CDOM: 27

Off Market Date: 04/02/2018
Date Closed: 04/13/2018

Selling Agent: Sarah J. Appel
Co-Selling Agent: Kerby J. Skurat
Selling Office: RE/MAX Results
Co-Selling Office: RE/MAX Results

Map Page: 91

Map Coord: E1

Directions:

Hwy 100 to Cty Rd 81 North to Bass Lake Rd, head east/right to Vera Cruz, head north/left to home on left side of Vera Cruz Ave

TAX INFORMATION

Property ID: 0411821310002 Short Format
Tax Year: 2017
Tax Amt: \$3,782
Assess Bal: \$7,582
Tax w/assess: \$11,364
Assess Pend: Yes
Homestead: No

General Property Information

Legal Description: UNPLATTED 04 118 21 THAT PART OF E 180 FT OF S 10 ACRES OF NE 1/4 OF SW 1/4 LYING N OF S 274 15/100 FT
County: Hennepin
Postal City: Crystal
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: Multiple offers received. Final and best offers are due Saturday, March 10, 2018 by 5:00 PM. Perfect home for investors and new home buyers alike. This was a well taken care of rental for the last two years at \$1300/month but could go for \$1450/month. Pending special assessment form the city for road and sewer repairs.

Public Remarks: This adorable home is ready for you to make it your own. It has two large bedrooms with a half bathroom upstairs, and main level has 2 bedrooms with a full bathroom including new flooring, new vanity, and new lighting. The downstairs family room includes new carpet, and new drywall ceiling. It has been freshly painted throughout. The two car garage includes brand new doors, and extra storage space that could be converted to a third garage.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central, Window
Family Rm	Lower	27x12				Water:	City Water/Connected
Kitchen	Main	14x11	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	12x12	Total:	2 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	
Bedroom 3	Upper	17x13				Pool:	
Bedroom 4	Upper	17x12					

Bath Description: Main Floor Full Bath, Upper Level 1/2 Bath
Dining Room Desc: Eat In Kitchen

Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Water Softener - Owned, Furnace Humidifier
Basement: Full, Partial Finished, Concrete Block, Wood
Exterior: Vinyl
Fencing: Chain Link, Other
Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Ceiling Fan(s), Tiled Floors, Washer/Dryer Hookup
Parking Char: Detached Garage, Driveway - Concrete

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$1,500

Sellers Terms: FHA, DVA, Conventional, Cash
Existing Financing: Conventional
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Jason Spiller 952-938-0940](#)
Listing Office: [Keller Williams Premier Realty Lake Minnetonka](#)  Office Phone: 952-475-0111

MLS #: 4913772 Address: 5625 Vera Cruz Avenue N , Crystal, MN 55429

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Search Criteria

List Number is '4913772'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4888571 Type: For Sale

1112 Emerson Lane N, Brooklyn Center MN 55430

Status: Sold List Price: \$167,000 **Sold Price: \$167,250** Original List Price: \$145,000
Seller Cont: \$



Sale #2:

Assessment (3%)

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1963

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 1,044
AbvGrdFinSqFt: 1,044
BelGrdFinSqFt: 900
Total Fin SqFt: 1,944
Acres: 0.258
Lot Size: 90x125
Yearly/Seasonal: Yearly

List Date: 10/31/2017 Received By MLS: 10/31/2017
Off Market Date: 05/01/2018 Selling Agent: Pang Chang
Date Closed: 05/01/2018 Selling Office: Realty Group, Inc.

Map Page: 78 Map Coord: C4
Directions: 252 to 70th Ave - W - Dupont - N - Emerson Lane
TAX INFORMATION
Property ID: 2511921330015 Short Format
Tax Year: 2017
Tax Amt: \$2,107
Assess Bal: \$1,130
Tax w/assess: \$3,237
Assess Pend: Unknown
Homestead: Yes

Days On Market: 56 PDOM: 49 CDOM: 56

General Property Information

Legal Description: LOT 013 BLOCK 001 BROOKDALE MANOR
County: Hennepin
Postal City: Brooklyn Center
School District: 11 - Anoka-Hennepin, 763-506-1000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Irregular Lot
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: 24 hour notice required. Seller will be home for all showings. The buyer will have to assume the street improvement assessment of \$ 4953.60 * DIRECT ALL QUESTIONS TO ROBIN@PLTGRP.NET-952-848-2598

Public Remarks: One level living, 4BR, 3BR, finished lower level, corner lot, 2 car garage. The property needs some TLC and is being sold as is.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	23x11				Fuel:	Natural Gas
Dining Rm	Main	11x8				Air Cond:	Central
Family Rm	Lower	20x10				Water:	City Water /Connected
Kitchen	Main	10x8	Bathrooms			Sewer:	City Sewer /Connected
Bedroom 1	Main	13x12	Total:	2 3/4: 1	1/4: 0	Garage:	2
Bedroom 2	Main	11x10	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3	Main	11x10				Pool:	
Bedroom 4	Lower	20x10					

Bath Description: Main Floor Full Bath, 3/4 Basement
Dining Room Desc: Informal Dining Room
Family Room Char: Lower Level
Fireplaces: 0 Fireplace Characteristics:
Basement: Full
Exterior: Shakes, Metal, Vinyl
Roof: Asphalt Shingles
Amenities-Unit: Ceiling Fan(s), Washer/Dryer Hookup

Parking Char: Detached Garage
Special Search: 3 BR on One Level

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.5 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right

Sale Mortgage Information

Sale Financial Terms: Other
Sale Loan Amount: \$150,750
Seller Contribution: \$

Sellers Terms: Conventional, Cash
In Foreclosure?: Yes
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [The Platinum Group 612-408-3610](#)

Listing Office: [RE/MAX Results](#) 

Office Phone: 952-848-2400

MLS #: 4888571 Address: 1112 Emerson Lane N , Brooklyn Center, MN 55430

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Search Criteria

List Number is '4888571'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4784514 Type: For Sale

1526 Gettysburg Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$163,900 Sold Price: \$158,415 Original List Price: \$163,900
Seller Cont: \$



Sale #3:

Assessment (3.5%):
\$6,000.00
(Buyer Assumed)

Total Bed/Bath: 2 / 2 Garage: 0 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 937
AbvGrdFinSqFt: 937
BelGrdFinSqFt: 165
Total Fin SqFt: 1,102
Acres: 0.4
Lot Size: 125x138
Yearly/Seasonal: Yearly
List Date: 01/03/2017
Off Market Date: 02/09/2017
Date Closed: 04/06/2017

Received By MLS: 01/03/2017
Selling Agent: Bobby Kroog
Selling Office: BRIX Real Estate

Map Page: 105 Map Coord: C1
Directions: Highway 169 to Plymouth Avenue Exit, E to Gettysburg, N to home on Right.

TAX INFORMATION

Property ID: 3011821330015 Short Format
Tax Year: 2017
Tax Amt: \$2,087
Assess Bal: \$5,967
Tax w/assess: \$8,054
Assess Pend: Unknown
Homestead: Yes

Days On Market: 37 PDOM: 37 CDOM: 37

General Property Information

Legal Description: The 1st Addn to Lakeview Heights, Blk 001, Lots 16 & 17
County: Hennepin
Postal City: Golden Valley
School District: 270 - Hopkins, 952-988-4000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Road Frontage: City, Paved Streets
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: Two lots, combined for the tax purposes, can be easily uncombined by filling out a form provided by the city. No public hearing or rezoning is necessary.

Public Remarks: Cozy house on Knoll with mature tress pines and cedar. Large modern park across street. Parkland preserve east of property. 3 blocks to downtown express bus. New furnace & water heater. Hopkins school dist. Two lots can be uncombined. Home needs remodeling.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	24x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected, Well
Kitchen	Main	11x9	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	11x10	Total:	2 3/4: 0	1 1/4: 0	Garage:	0
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	4
Bedroom 3						Pool:	None
Bedroom 4							

Bath Description: Main Floor Full Bath, 1/2 Basement
Dining Room Desc: Living/Dining Room
Fireplaces: 1
Appliances: Range, Microwave, Refrigerator
Basement: Full
Exterior: Metal, Vinyl, Brick/Stone

Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Kitchen Window
Parking Char: None
Special Search: Main Floor Bedroom, All Living Facilities on One Level

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.70 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$

Sellers Terms: FHA, DVA, Conventional, Cash
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Peggy A Watson 612-720-7511](#)
Listing Office: [Coldwell Banker Burnet](#)  Office Phone: 952-473-3000

MLS #: 4784514 Address: 1526 Gettysburg Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4784514'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4827569 Type: For Sale

1817 Independence Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$160,000 **Sold Price: \$163,000** Original List Price: \$160,000
Seller Cont: \$



Sale #4:

Assessment (4%):
\$6,600.00
(Buyer Assumed)

Total Bed/Bath: 2 / 1 Garage: 2 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 720
AbvGrdFinSqFt: 720
BelGrdFinSqFt:
Total Fin SqFt: 720
Acres: 0.191
Lot Size: 60x132
Yearly/Seasonal: Yearly
List Date: 05/10/2017
Off Market Date: 05/22/2017
Date Closed: 06/22/2017

Received By MLS: 05/10/2017

Map Page: 105 Map Coord: C1

Directions:

Mendelssohn to Earl East to Independence South to home.

TAX INFORMATION

Property ID: 3011821320002 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,421
Assess Bal: \$6,600
Tax w/assess: \$9,021
Assess Pend: Yes
Homestead: No

Days On Market: 8 PDOM: 8 CDOM: 8

Selling Agent: [Ryan Dybevik](#)
Selling Office: [RE/MAX Results](#)

General Property Information

Legal Description: LOT 002 BLOCK 005 LAKEVIEW HEIGHTS INCL ADJ 1/2 OF VAC ALLEY
County: Hennepin
Postal City: Golden Valley
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Lakeview Heights Common Wall: No
Lot Description: Tree Coverage - Light
Road Frontage: City, Paved Streets
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: HIGHEST AND BEST OFFERS DUE AT 5:00 PM ON MAY 18, 2017. - GREAT OPPORTUNITY FOR NEXT BUYER. Buyer and Buyer's agent are to verify all measurements. Street improvement assessment is \$6,600. Payment may be paid in full or spread out over 10 years at 5% interest. See Supplements for detail.

Public Remarks: Don't miss this charming 2 bedroom home in Golden Valley. Large lot with mature trees and a detached 2 car garage in a great location. Home includes hardwood floors in the living room and spacious master bedroom. Why rent when you could own for less than rent! Hurry, this one won't last long!

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x10				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected
Kitchen	Main	13x12	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	14x12	Total:	1 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	13x12	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3						Pool:	
Bedroom 4							

Bath Description: Main Floor Full Bath
Dining Room Desc: Eat In Kitchen
Family Room Char: Main Level
Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal

Basement: Partial, Crawl Space, Sump Pump
Exterior: Metal
Roof: Asphalt Shingles
Amenities-Unit: Deck, Patio, Kitchen Window, Ceiling Fan(s), Hardwood Floors
Parking Char: Detached Garage, Driveway - Asphalt, Garage Door Opener
Special Search: Main Floor Bedroom

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount: \$154,850
Seller Contribution: \$

Sellers Terms: DVA, Conventional, Cash
Existing Financing: FHA
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Mary Pat Nydahl 952-239-4420](#)
Listing Office: [Edina Realty, Inc.](#)  Office Phone: 952-934-5000

MLS #: 4827569 Address: 1817 Independence Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4827569'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: **5573274**

Type: **For Sale**

63 Dennis Lane N, Maplewood MN 55119-4741

Status: **Sold**

List Price: **\$240,000**

Sold Price: **\$250,000**

Seller Cont: **\$**

Original List Price: **\$240,000**



Sale #5:

Assessment (2.6%):
\$6,600.00

(Buyer Assumed)

Total Bed/Bath: **3/ 2** Garage: **2** Year Built: **1959**

Style: **(SF) Single Family**
Stories: **1 Story**
Const Status: **Previously Owned**
Foundation Size: **1,048**
AbvGrdFinSqFt: **1,048**
BelGrdFinSqFt: **630**
Total Fin SqFt: **1,678**
Acres: **0.235**
Lot Size: **76x135**

Yearly/Seasonal: **Yearly**

List Date: **05/27/2020** Received By MLS: **05/28/2020**

Off Market Date: **06/09/2020**

Selling Agent:

Date Closed: **07/31/2020**

Selling Office:

Map Page: **109** Map Coord: **B4**

Directions:

McKnight South to Upper Afton, W to Dennis, N to home on Left.

TAX INFORMATION

Property ID: **012822140094** [Short Format](#)

Tax Year: **2019**

Tax Amt: **\$2,980**

Assess Bal: **\$**

Tax w/assess: **\$2,980**

Assess Pend: **Yes**

Homestead: **Yes**

[Days On Market: 14](#) [PDOM: 14](#) [CDOM: 14](#)

General Property Information

Legal Description: **LOT 6 BLK 4**
County: **Ramsey**
Postal City: **Saint Paul**
School District: **622 - North St Paul-Maplewood, 651-748-7410**
Section/Township/Range: **01/28/22**
Rental License Y/N: **No**
Manufactured Home?: **No**
Complex/Dev/Sub: **Marvin H Andersons, 1st Add**
Lot Description: **Tree Coverage - Light**
Road Frontage: **City**
Zoning: **Residential-Single**
Power Company: **Xcel Energy**

Common Wall: **No**

Accessibility: **None**

Remarks

Agent Remarks: **MULTIPLE OFFERS RECEIVED. Seller is asking for Highest & Best Offers due Monday at 12pm. I will be able to meet with sellers that evening and have a prompt response. Sellers prefer 60 day close with some flexibility so they can find a home. STREETS ARE UNDER CONSTRUCTION & ASSESSMENTS ARE TO BE ASSUMED BY THE BUYER @\$6,600. I am working on getting terms for the loan from the city to determine how much will be added to taxes each year. Listing will be updated accordingly. Please note all offers received after 4 pm or over the weekend may be responded to the following business day. Earnest money done through Trust Funds. Please include your entire offer in one PDF including pre-approval. No overlapping showings. Agents please wait for other buyers to leave property before entering. Please use Covid 19 best practices, touch minimal items in home. Wear Mask, Use Hand sanitizer or gloves. TV Mount in Master stays. TV Mount in garage goes. TISH Inspection to be done on Monday.**

Public Remarks: **What an opportunity to get into this awesome, updated started home with lots of space & centrally located! Washer and dryer '12, Service to garage '12, Kitchen appliances '13, Drain tile '14, windows/entry doors/storm windows & doors '15, Basement bathroom '16, Baseboards throughout main level '17, Garage door overhead springs '17, Upstairs bathroom '17, Garage door opener '18, Siding on house and garage '18. Roof '19, Basement carpet '20! Don't miss this one! Good flow throughout home, open basement for entertaining friends & family. This is a great home ready to move right in and enjoy today!**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main		Work Shop	Lower	8x9	Fuel:	Natural Gas
Dining Rm	Main	9x8				Air Cond:	Central
Family Rm	Lower	23x18	Bathrooms			Water:	City Water/Connected
Kitchen	Main	9x8	Total: 2 3/4: 0	1/4: 0		Sewer:	City Sewer/Connected
Bedroom 1	Main	13x11	Full: 2 1/2: 0			Garage:	2
Bedroom 2	Main	10x9				Oth Prkg:	5
Bedroom 3	Main	12x10				Pool:	None
Bedroom 4							

Finished Sq Ft
Abv Grd: **1048**
Blw Grd: **630**

Total Sq Ft
Abv Grd: **1,048**
Main Flr: **1,048**
Blw Grd: **630**

Total: **1,678** Total: **1,678**

Bath Description: **Main Floor Full Bath, Basement**
Dining Room Desc: **Eat In Kitchen**
Family Room Char: **Lower Level**
Fireplaces: **0** Fireplace Characteristics:
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Electric: **100 amps**
Basement: **Full, Finished (Livable), Drain Tiled, Sump Pump, Day/Lookout Windows**
Exterior: **Vinyl**
Fencing: **Wire**
Roof: **Asphalt Shingles, Age 8 Years or Less**
Amenities-Unit:
Parking Char: **Detached Garage, Driveway - Concrete, Garage Door Opener**
Special Search: **3 BR on One Level**

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**
Variable Rate: **N** List Type: **Exclusive Right**

Lockbox Type: **Supra** Lockbox Source: **SPAAR**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
Sale Loan Amount: **\$225,000**
Seller Contribution: **\$**

Financial Remarks: **Street assessments of \$6,600 to be assumed by the buyer.**
Sellers Terms: **FHA, Conventional, Cash**
Existing Financing: **FHA**
Assumable Loan: **Not Assumable**
In Foreclosure?: **No**
Lender Owned?: **No**
Potential Short Sale?: **No**
Owner is an Agent?: **No**

Contact Information

Listing Agent: [Justin DuChemin 651-233-8162](#)
Listing Office: [City2Lake Real Estate](#) 

Office Phone: **651-233-8162**

MLS #: **5573274** Address: **63 Dennis Lane N , Maplewood, MN 55119**

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**CONCLUSION OF SINGLE-FAMILY HOMES
(ASSESSMENTS ASSUMED)**

The comparable sales submitted from previous neighborhoods located within the metropolitan area indicated an added value as a result of the street reconstruction projects range in value from 2.6 to 4 percent.

According to the Dakota County Assessor's Office, the average assessed market value of the homes affected by this project are \$603,000.00.

The comparable sales with assessments assumed were for complete street reconstruction as well as curb, gutter, and storm sewer updates. It is my opinion, that the reclamation or partial reconstruction is equal to 40 percent of a complete reconstruction project.

Therefore, based on my field inspection, research, and comparable sales submitted, it is my opinion that the value-added benefit as a result of the project is 1.6 percent, which results as follows:

Average Single-Family Home Value at \$603,000.00

\$603,000.00 Per Parcel x 1.6 Percent = \$9,648.00 Per Parcel

Rounded to: \$9,700.00

Total Benefit up to:

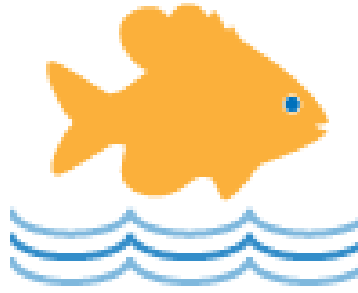
Nine Thousand Seven Hundred Dollars

Prepared by:


Laurence M Danich (Jan 25, 2021 15:38 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

ITEM 7b. ATTACHMENT 1C.



FEASIBILITY REPORT

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT

CITY OF SUNFISH LAKE | DAKOTA COUNTY, MINNESOTA

FEBRUARY 26, 2021

Prepared for:
City of Sunfish Lake

CITY PROJECT NO. 2021-03

WSB PROJECT NO. 014460-000

FEASIBILITY REPORT

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT

**FOR THE
CITY OF SUNFISH LAKE, MINNESOTA**

February 26, 2021

Prepared By:





February 26, 2021

Honorable Mayor and City Council
City of Sunfish Lake, MN
c/o Cathy Iago, City Clerk
7378 Jordan Ave S
Cottage Grove, MN 55016

Re: Feasibility Report
2021 Angell Road East Mill and Overlay Project
City of Sunfish Lake, MN
WSB Project No. 014460-000

Dear Honorable Mayor and City Council Members:

Attached for your review is a feasibility report which addresses improvements associated with the 2021 Angell Road East Mill and Overlay Project.

We would be happy to discuss this report with you at your convenience. Please contact me at 651.286.8474 if you have any questions or concerns.

Sincerely,

WSB

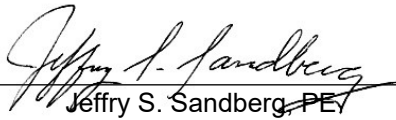

Jeffrey S. Sandberg, PE
City Engineer

Attachment

bpm

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.


Jeffrey S. Sandberg, PE

Date: February 26, 2021

Lic. No. 25393

Quality Control Review Completed By:


Lydia M. Eher, PE

Date: February 26, 2021

Lic. No. 57221

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LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Appendix C

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Preliminary Assessment Roll

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Pavement Condition Report

Appendix E

Sunfish Lake Assessment Policy

Appendix F

Benefit Analysis Report

1. EXECUTIVE SUMMARY

The 2021 Angell Road East Mill and Overlay Project consists of roadway surface improvements on Angell Road from MN-62 to Sunnyside Lane. A map illustrating the project location is shown on **Figure 1** in **Appendix A**.

Roadway surface improvements consist of a 2.5-inch mill and overlay. Additionally, existing storm culverts in the project area were reviewed and determined to need maintenance such as jetting out sediment and debris.

The cost of the 2021 Angell Road East Mill and Overlay Project, based on the recommended scope of work, is estimated at **\$93,915**. This includes a 10% contingency and 35% indirect costs. Funding for the project will consist of special assessments to benefitting properties and City financing.

The proposed project schedule includes construction beginning May 2021, with final completion by the fall of 2021.

The project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

On October 6, 2020, the Sunfish Lake City Council authorized a feasibility report for the 2021 Angell Road East Mill and Overlay Project.

2.2 Scope

This feasibility report includes roadway surface improvements and drainage improvements along Angell Road from MN-62 to Sunnyside Lane.

2.3 Data Available

Information and materials used in the preparation of this report include the following:

- City of Sunfish Lake Capital Improvement Plan
- City of Sunfish Lake Assessment Policy
- City of Sunfish Lake Property Index Records
- City of Sunfish Lake Pavement Condition Report (2018)
- Field Observations of the Area

2.4 Project History

Angell Road is identified in the City's Capital Improvement Plan to address the poor condition of the roadway.

The City had previously accepted a feasibility report for the 2020 Mill and Overlay Project (City Project 2020-01) on September 3, 2019, which included Angell Road for a two-inch mill and overlay. During final design of the project, it was determined the final design cost estimate would be too great for the City to move forward with in 2020. As a result, the project was tabled until 2021 and the City instructed the project be broken up into 3 individual Feasibility Reports for each roadway originally in the 2020 Mill and Overlay Project.

Core samples of the roadway were taken in December of 2020. The sampling showed that the road bituminous was degraded beyond the extent previously assumed (2"). It was determined that a 2 ½" Mill and Overlay was the best solution for extending the life of the roadway in lieu of the 2" Mill and Overlay previously recommended. This report reflects the costs and proposed assessments for the 2 ½" Mill and Overlay of Angell Road.

3. EXISTING CONDITIONS

3.1 Surface

Angell Road was constructed in 1989. Routine maintenance using seal coating and crack sealing was completed in 2013.

In May of 2018, WSB completed a Pavement Condition Report for the City, summarizing the results of pavement inspections on all City streets. The results are shown as a calculated Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a new roadway with no distresses present.

The existing 2018 and projected 2020 PCI values for Angell Road are shown below in **Table 1**.

Table 1 – Existing and Projected PCI Values		
Street	Existing PCI Value (2018)	Projected PCI Value (2020)
Angell Road	60	42

The full Pavement Condition Report can be found in **Appendix D**.

3.1.1 Roadway Alignment

Angell Road has a typical vertical and horizontal alignment for a residential neighborhood.

3.1.2 Right-of-Way

The existing right-of-way width for Angell Road is 60 feet.

3.1.3 Street Section

The street width of Angell Road is 22 feet and consists of a rural section. The pavement is beginning to show signs of pavement failure, including edge cracking and alligator cracking.

3.2 Drainage

Existing drainage infrastructure consists of roadway ditches along both sides of Angell Road, conveying stormwater to neighboring lakes, wetlands or urban roadways with storm sewer. Angell Road has three storm culverts conveying stormwater under driveways along the roadway.

In August of 2019, WSB staff completed a field visit to verify the conditions of all the culverts in the project area. While most of the culverts were filled with sediment, the structural integrity of the culverts is sound.

3.3 Private Utilities

Private utilities that have facilities in or near the project area will be notified during the final design phase of the project. They will be requested to coordinate any necessary repairs and replacements as needed at their cost. Private utility companies that have facilities within the project area include the following:

- Comcast (Telephone/Internet)
- CenturyLink (Telephone/Internet)
- Sprint (Telephone)
- Xcel Energy (Electric/Gas)

3.4 Criteria for Investigation

Local streets identified to be reviewed for improvements will be reviewed against current City standards and policy where applicable.

3.4.1 Surface

Bituminous seal coating is a street maintenance method that is recommended on streets with a PCI ranging from 60 to 100.

Milling and overlaying is a street rehabilitation method that is recommended on streets with a PCI ranging from 30 to 70.

Reclamations and reconstructions are street improvement methods that are recommended on streets with a PCI ranging from 0 to 40.

3.4.2 Drainage

Current City Standards will be utilized for stormwater management and water quality design.

4. PROPOSED IMPROVEMENTS

4.1 Surface

Angell Road is proposed to have a 2.5-inch mill and overlay. Milling and overlaying consists of grinding off the top 2.5-inches of asphalt and then repaving the milled 2.5 inches with new asphalt.

4.1.1 Roadway Alignment

The proposed improvements will maintain the existing vertical and horizontal alignments of the roadway.

4.1.2 Right-of-Way

All proposed improvements are located within the platted right-of-way, no permanent easements will be required. Temporary construction easements or waivers of trespass may be required for utility improvements, if applicable.

4.1.3 Street Section

The proposed typical section is shown on **Figure 2** in **Appendix A**.

4.2 Drainage

Based on the August 2019 site visit by WSB staff and the limited scope of work proposed for Angell Road, culvert jetting and maintenance is proposed for all three culverts in the project area.

4.3 Construction Access/Staging

The contractor will be responsible for providing access to properties throughout the project. Signed detours will be required to direct traffic around the construction zones and notify users of the increased truck and construction activity as needed.

5. FINANCING

5.1 Opinion of Probable Cost

A detailed opinion of probable cost is included in **Appendix B** of this report. The opinion of probable cost is based on projected construction costs for 2021 and includes a 10% contingency and 35% indirect costs. The indirect costs include engineering, legal and administrative costs associated with the project.

The total project cost is estimated at **\$93,915**.

5.2 Funding

Funding for the 2021 Angell Road East Mill and Overlay Project will be through assessments to benefitting properties and City financing.

Assessments will be levied to the benefitting properties as outlined in Minnesota Statute 429 and the City's assessment policy, found in **Appendix E**. Detailed preliminary assessment rolls are included in **Appendix C**.

Financing the 2021 Angell Road East Mill and Overlay Project will be based on the City's special assessment policy, which calls for 60% of the proposed improvements to be specially assessed for roads identified as Neighborhood Collector Streets, which Angell Road is designated as. The remaining 40% of the improvements will be financed by the City.

As part of the feasibility phase of the project, a Benefit Analysis Report was ordered by the City Council for Angell Road. Metzen Realty and Associates Co. provided a report, which has been included as **Appendix F**. In this report, the value-added benefit for a mill and overlay improvement was found to be up to \$10,470 per parcel for single family homes. This is the assessment rate used per unit for the project.

A summary of the assessment rates is:

- Single-Family Mill and Overlay\$10,470/unit

The project funding is summarized as follows:

2021 Angell Road East Mill and Overlay Project Project Funding Summary	
Funding Source	Proposed Funding
Special Assessments	\$52,350
City Financing	\$41,565
TOTAL	\$93,915

6. NECESSITY AND EFFECTIVENESS

The improvements proposed in this report are necessary for several reasons.

The proposed roadway improvements provide the City with a high quality, aesthetically pleasing roadway while minimizing maintenance concerns, eliminating existing safety concerns, and extending the life expectancy of the roadway.

The proposed drainage improvements provide the City with a cost-effective solution while minimizing maintenance concerns and extending the life expectancy of the culverts.

Combining the roadway and drainage improvements into one project will provide a project large enough to ensure a competitive bidding environment and economy of scale, and therefore, are deemed to be cost-effective. Based on the information contained in this report, the proposed improvements as described can be considered to be necessary, cost-effective, and feasible from an engineering standpoint.

7. PROJECT SCHEDULE

The proposed schedule for the 2021 Angell Road East Mill and Overlay Project is as follows:

City Council Authorizes Feasibility Report	October 6, 2020
City Council Gives Preliminary Consideration to Draft Feasibility Report	December 1, 2020
City Council Gives Final Consideration to Feasibility Report And Orders Public Hearing	February 2, 2021
City Council Approves Preliminary Financing, and holds Public Hearing	March 2, 2021
City Council Authorized Preparation of Plans and Specifications	March 2, 2021
Plans/Specifications Preparation	March - April 2021
City Council Approves Plans/Specifications & Authorizes Bidding	April 6, 2021
Project Bidding	May 2021
Award Contract	June 2021
Construction	June – September 2021
Assessment Hearing	September 7, 2021
First Payment Due with 2022 Taxes	May 2022

8. FEASIBILITY AND RECOMMENDATION

The 2021 Angell Road East Mill and Overlay Project consists of roadway and drainage improvements. The cost of the project is estimated at **\$93,915**.

Based on the information contained within this report, the proposed improvements as described are necessary, cost-effective, and feasible from an engineering standpoint. WSB recommends construction of the proposed improvements as detailed in this report. The economic feasibility of this project will be determined by the City Council.

APPENDIX A

Figure 1 – Project Location Map
Figure 2 – Typical Sections

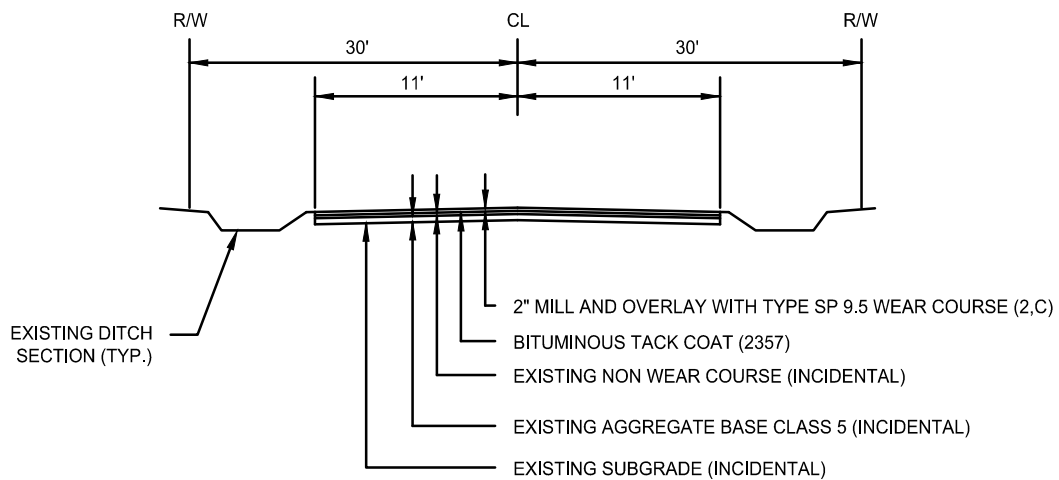
K:\014460-000\Cad\Exhibits\Angell Road\014460-000 Project Location Map (Angell).dwg 10/14/2020 9:57:20 AM



WSB PROJECT NO.:
014460-000

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT
FIGURE 1 - PROJECT LOCATION MAP
CITY OF SUNFISH LAKE, MN





STREET MILL AND OVERLAY

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT

FIGURE 2 - TYPICAL SECTIONS

CITY OF SUNFISH LAKE, MN



WSB PROJECT NO.:
014460-000



APPENDIX B

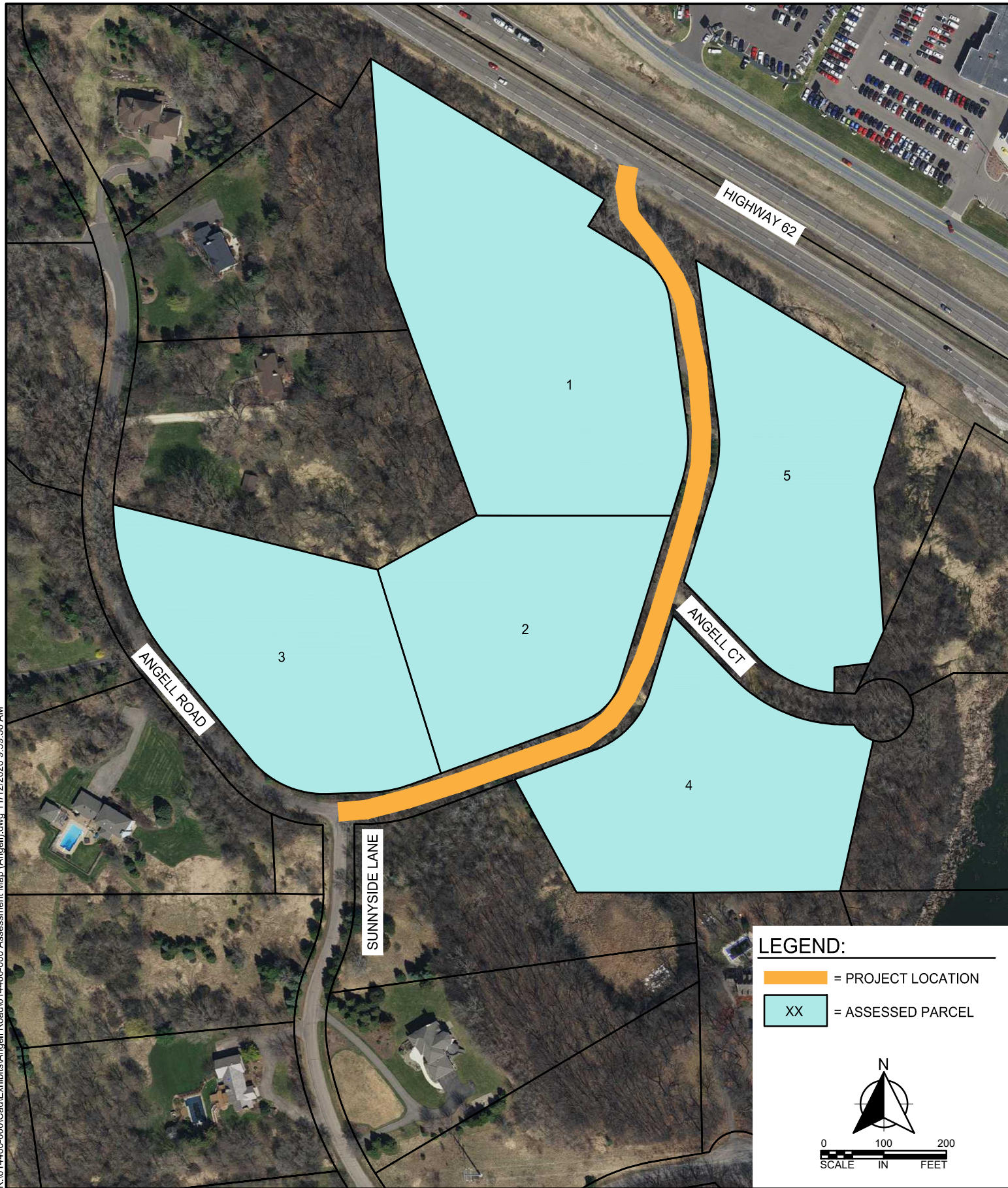
Opinion of Probable Cost

OPINION OF PROBABLE COST						
<i>WSB Project:</i> 2021 Angell Road East Mill and Overlay Project - 2.5" <i>Project Location:</i> Sunfish Lake <i>City Project No.:</i> 2021-03 <i>WSB Project No:</i> 014460-000					<i>Design By:</i> BPM <i>Checked By:</i> JSS <i>Date:</i> 1/4/2021	
Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. Angell Road Surface Improvements						
1	2021.501	MOBILIZATION	LS	1	\$ 3,000.00	\$ 3,000.00
2	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L F	120	\$ 5.00	\$ 600.00
3	2106.507	EXCAVATION - COMMON	C Y	10	\$ 20.00	\$ 200.00
4	2211.509	AGGREGATE BASE CLASS 5	TON	10	\$ 20.00	\$ 200.00
5	2232.504	MILL BITUMINOUS SURFACE (2.5")	S Y	3810	\$ 2.50	\$ 9,525.00
6	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	390	\$ 3.00	\$ 1,170.00
7	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	570	\$ 75.00	\$ 42,750.00
8	2501.602	CLEAN PIPE CULVERT	EACH	3	\$ 1,000.00	\$ 3,000.00
9	2563.601	TRAFFIC CONTROL	L S	1	\$ 2,000.00	\$ 2,000.00
10	2573.503	SEDIMENT CONTROL LOG WOOD FIBER	L F	200	\$ 2.00	\$ 400.00
11	2573.503	SILT FENCE TYPE MS	L F	200	\$ 2.00	\$ 400.00
CONSTRUCTION TOTAL					\$	63,245.00
CONTINGENCY TOTAL (10%)					\$	6,320.00
SUBTOTAL					\$	69,565.00
INDIRECT COST TOTAL (35%)					\$	24,350.00
TOTAL					\$	93,915.00
GRAND TOTAL					\$	93,915.00

APPENDIX C

Assessment Map
Preliminary Assessment Roll

K:\014460-000\Cad\Exhibits\Angell Road\014460-000 Assessment Map (Angell).dwg 11/12/2020 9:59:36 AM



WSB PROJECT NO.:
014460-000

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT
ASSESSMENT MAP
CITY OF SUNFISH LAKE, MN



[illegible]

APPENDIX D

Pavement Condition Report



Memorandum

To: Jeff Sandberg, PE, City Engineer

From: Sheue Torng Lee

Date: May 7, 2018

Re: Pavement Condition Report
WSB Project No. 011527

WSB & Associates, Inc. is pleased to submit this pavement condition report summarizing the results of the pavement inspection performed on April 30, 2018 on all the City streets. The distresses observed on the surface of roadways evaluated were analyzed using our pavement management software, PAVER to calculate the Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a brand-new roadway with no distresses present.

Bituminous roadways were evaluated but gravel road and private roads were not rated. A map showing the condition rating can be found labeled in the **Appendix A** section of this report. The condition rating for each street is included in a table in **Appendix B**. Any type of road maintenance (i.e. patching or crack sealing) done prior to inspections is accounted for in each PCI value. The weighted average was computed by averaging the PCI values based on the area of each segment, which was calculated to be 78.

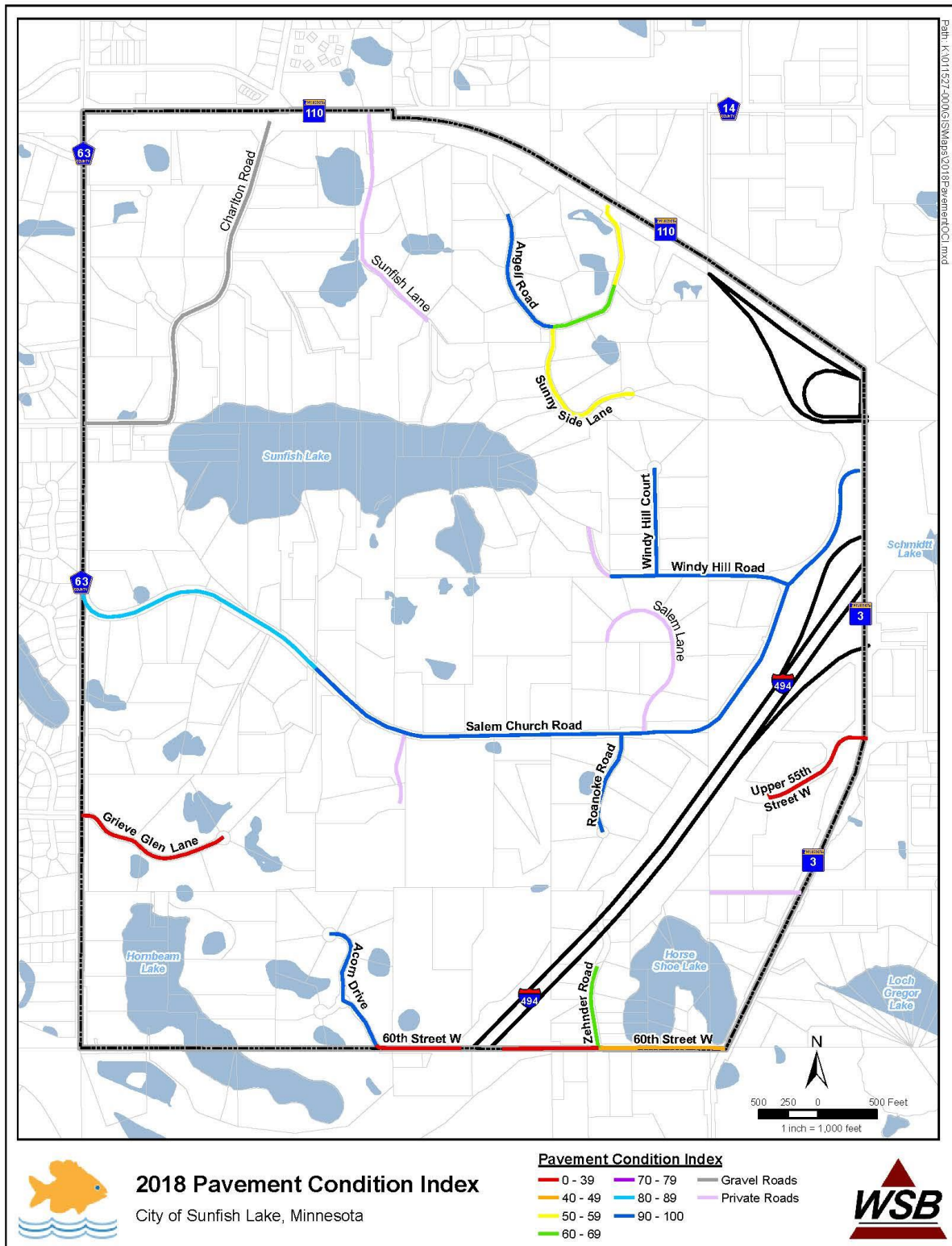
On new roads with high PCI values, which are in the range from 80 to 100, we would recommend performing preventative maintenance such as crack sealing or chip sealing, or a combination of both to protect the road surface from infiltration of water and incompressible materials as well as oxidation. Good candidates for preventative maintenance upon field inspection are Salem Church Road, Roanoke Road, Windy Hill Road, and Windy Hill Court.

There are areas where the PCI values of pavements have dropped drastically since last inspection in 2015, such as 60th Street West and Grieve Glen Lane. It is important to note that these roads were previously chip sealed and the treatment masked the existing distresses of the pavements. Thus, when these roads were reviewed this year, the PCI values are much lower than when rated in 2015 because the distresses have surfaced through the layer of chip seal.

It is our understanding that the condition of Grieve Glen Lane is a concern to the City. The PCI of this road obtained from field inspection is 36, which indicates that the street is in poor condition needing a major repair. The street is highly raveled with potholes developing. Pavement coring will be performed on this street to determine the extent of distresses. If the distresses are only present on the surface and they do not extend through the depth of bituminous pavement, which we believe is most likely the case, a mill and overlay could help eliminate the surface distresses. However, if the distresses are found to be caused by underlying materials, a reclamation or reconstruction needs to be carried out to restore the structural capacity of the pavement. A separate forensic report will be delivered to the City once pavement coring has been completed.

Appendix A

Sunfish Lake
2018 PCI Map



Appendix B

Sunfish Lake
2018 Street PCI

Name	Section ID	Length (ft)	Area (ft ²)	2018 PCI
60TH ST W	2	809.83	16,196.58	30.80
60TH ST W	3	726.13	14,522.64	32.12
GRIEVE GLEN LN	8	1,350.79	32,418.85	35.73
UPPER 55TH ST E	1	1,060.26	22,265.37	36.12
60TH ST W	4	1,070.43	21,408.53	46.87
SUNNYSIDE LN	20	1,384.93	27,698.53	57.64
ANGELL RD	7	710.21	14,204.13	59.55
ANGELL RD	6	697.89	13,957.90	60.68
ZEHNDER RD	24	702.02	12,636.30	68.57
SALEM CHURCH RD	13	2,313.04	55,513.03	87.49
ROANOKE RD	9	880.63	20,254.49	92.00
SALEM CHURCH RD	14	2,188.1	52,514.32	92.39
SALEM CHURCH RD	15	537.06	12,889.53	92.82
SALEM CHURCH RD	12	221.21	5,309.00	94.42
ACORN DR	27	1,182.59	28,382.19	94.44
ANGELL RD	5	1,135.66	22,713.12	95.26
WINDY HILL CT	22	1,006.58	26,171.05	99.87
SALEM CHURCH RD	10	1,949.04	46,776.85	100.00
SALEM CHURCH RD	11	1,001.06	24,025.33	100.00
SALEM CHURCH RD	29	237.18	5,692.29	100.00
WINDY HILL CT	21	905.95	18,119.06	100.00
WINDY HILL CT	23	511.06	9,199.03	100.00

APPENDIX E

Sunfish Lake Assessment Policy

CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA

SPECIAL ASSESSMENT POLICY

Section 1. Background. Chapter 429 of the Minnesota Statutes authorizes the City to levy special assessments for certain public improvements. The two most common types of public improvements within the City are street improvements and storm water improvements.

The City acknowledges that the validity of any special assessment to a particular lot depends on whether the amount of the assessment is equal to or less than the benefit conferred upon the lot by reason of the public improvement. Under state law, the benefit is determined by the increase in fair market value of the lot caused by reason of the improvement. The benefit rule controls all special assessments and supersedes any City formulas and calculations relating to how project costs are allocated. The City also acknowledges that assessments have to be uniformly imposed on similarly situated properties within a class of properties.

The first step in determining an assessment is to determine which portion of project costs will be paid by the City and which portion will be specially assessed. The second step is to spread or divide the total assessment amount among the various lots that have received a special benefit. This policy addresses both steps. The policy is a guideline and the Council has the authority to alter the policy from time to time based on facts and circumstances that the Council believes justify such changes.

Section 2. Street Improvements. The typical types of street improvements in the City are:

- a. Sealcoating;
- b. Mill and overlay; and
- c. Street reconstruction, including new pavement where none existed before.

If only sealcoating is being performed, the policy is not to assess the cost of the sealcoating. Rather, the City will pay the cost of sealcoating out of the general fund as a maintenance item.

Projects involving mill and overlay and street reconstruction will be specially assessed. The percentage of costs that will be specially assessed depends on the type of street.

Within the City, there are three (3) types of streets. They are:

- a. Collector Street. – A collector street is a City street that provides access to local streets, private streets, direct driveway access and is utilized by the surrounding area for trips originating outside of the City and terminating outside of the City limits. The number of through trips exceed the number of local trips. The City streets that meet this criteria are:

- Salem Church Road; and
- Charlton Road.

The assessment policy for a Collector Street is to assess 40% of street improvement cost to the specially benefitted properties.

- b. Neighborhood Collector Street - a neighborhood collector street is a City street that provides direct access to local streets, private streets, direct driveway access and has fewer trips that originate outside of the area and terminate outside the area than local trips. A local trip is considered a trip that remains within the City limits. The City streets that meet this criteria are:

- 60th Street North;
- Windy Hill Road; and
- Angell Road (east of Sunnyside Lane).

The assessment policy for a Neighborhood Collector Street is to assess 60% of street improvement cost to the specially benefitted properties.

- c. Local Street - a local street is a City Street that only provides direct access to private driveways which has trips that originate on the street and or terminate on the street. A local street includes a public street that provides access to shared driveways. The City Streets that meet this criteria are:

- Acorn Drive;
- Zehnder Road;
- 55th Street West;
- Roanoke Road;
- Grieve Glen Lane;
- Windy Hill Court; and
- Angell Road (west of Sunnyside Lane).

The assessment policy for a Local Street is to assess 80% of street improvement cost to the specially benefitted properties.

The special assessments for mill and overlay and for street reconstruction will be spread or divided on a per buildable lot basis with each such lot receiving an equal amount of assessment.

A special assessment for mill and overlay and for street reconstruction will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

To the extent storm water improvements are constructed with the street improvements and are incident and ancillary to the street improvement and do not otherwise confer significant benefit to properties outside of the lots that would typically be assessed for the street improvements and do not constitute more than 50% of the project costs, the storm water improvements will be considered as part of the street assessments and will be levied on the same basis as the street assessments.

In general, in determining the specially benefitted properties for a street assessment, the following lots will be included:

- a. The lots that adjoin a public street or have indirect driveway access to the public street.
- b. The lots that adjoin or have indirect driveway access to a private street where the private street has access to the public street that is being improved.

Section 3. Storm Water Improvements. Storm water improvements include such items as culvert repair or reconstruction, holding ponds, erosion control, drainage ditch reconstruction, surface drainage improvements, trunk lines, and lateral lines.

Storm water improvements can generally be placed into two (2) categories:

- a. Lateral Storm Water Management Improvements. Lateral storm water management improvements benefit the immediate adjacent area. Lateral storm water management improvements are storm water infrastructure facilities that receive runoff from adjacent public right of way or from some or all adjacent parcels but do not include significant runoff from locations that are off site of the improvements.
- b. Trunk Storm Water Management Improvements. Trunk storm water management improvements benefit an area that extends beyond the immediate property (i.e. beyond the lateral benefit). Trunk storm water management improvements manage runoff from areas of the City that are not immediately adjacent to the improvement. The trunk portion of an improvement is the size or cost of the improvement that exceeds the lateral storm water needs. Trunk storm water management improvements usually have a design and capacity to receive storm water runoff from lots that adjoin the improvement as well as non-adjoining lots.

Lateral storm water management improvements will be assessed to the adjacent specially benefitted properties on the same basis as a street assessment, taking into account the different classes of streets and allocating the assessable portion of the project on a per buildable lot basis.

With respect to trunk storm water management improvements, 50% of the project costs will be assessed and the assessable amount will be spread or divided among the specially benefitted properties on a per buildable lot basis with each such lot receiving an equal amount of assessment.

Special assessments for lateral storm water management improvements and trunk storm water management improvements will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

APPENDIX F

Benefit Analysis Report



BENEFIT ANALYSIS REPORT
ON
CITY PROJECT NO. 2021-03
ANGELL ROAD EAST
MILL AND OVERLAY PROJECT
FOR
JEFFRY S. SANDBERG, P.E.
CITY ENGINEER
SUNFISH LAKE, MN 55118

Prepared by:
Laurence M. Danich
Real Property Appraiser
Minnesota I.D. #: 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
PHONE: (651) 455-2214 | FAX: (651) 455-2729
WWW.METZENREALTY.COM



December 10th, 2020

Jeffrey S. Sandberg, P.E.
City Engineer
Sunfish Lake, MN 55118

Re: City Project No. 2021-03
Angell Road East
Mill and Overlay Project

Dear Mr. Sandberg, P.E.,

As per your request, I have completed a Benefit Analysis in an effort to determine benefit, if any, as a result of the above referenced project.

I have reviewed the Feasibility Report, and the Scope of Work prepared for the City of Sunfish Lake, as well as, inspecting the area affected by this project on several occasions.

The project focuses on neighborhood improvements that include milling and overlaying. Consisting of grinding off the top two inches of asphalt and then repaving the milled two inches with new asphalt.

The project affects five parcels all fronting on Angell Road East.



December 10th, 2020

Re: City Project No. 2021-03
Angell Road East
Mill and Overlay Project

Jeffrey S. Sandberg, P.E.,

I have been instructed to provide a benefit analysis report of the improvements described later in this report.

As a result of my field inspection, research and comparable sales submitted, it is my opinion that the value-added benefit as a result of the projects is as follows:

Street Mill and Overlay
Up to \$10,470.00 Per Parcel

Prepared by:


Laurence M Danich (Dec 17, 2020 09:37 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
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Certification

I, the undersigned, hereby certify that, except as otherwise noted in this report:

1. I have personally inspected the subject property.
2. I have no present or contemplated future interest in the real estate that is the subject of this report.
3. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
4. The amount of my fee is not contingent upon reporting predetermined value or upon the amount of the value estimate.
5. To the best of my knowledge and belief the statements of fact contained in this report, upon which analysis, opinions and conclusions expressed herein are based, true and correct.
6. This report sets forth all of the assumptions and limiting conditions (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusion contained in this report.
7. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this report.

Respectfully Submitted,



Laurence M Danich (Dec 17, 2020 09:37 CST)

Laurence M. Danich

QUALIFICATIONS

OF

LAURANCE M. DANICH

I. LICENCE INFORMATION

- *Licensed with the State of Minnesota*
- *Registered Appraiser License No.: 4000869*

II. EDUCATION

- *AA Degree from Mankato State University*
- *Completed courses and received designation from Realtor Graduate Institute*
- *Over 200 hours of continuing education*

III. EXPERIENCE

- *Licensed and actively engaged in all facets of real estate since 1973, sales, property management and appraising various types of properties in St. Paul and adjacent counties in Minnesota*
- *Instructor in Real Estate Financing for South St. Paul Adult Education*
- *Qualified as an expert witness on real estate values in District Court of Dakota County*

IV. MEMBERSHIPS

- *National Association of Real Estate Appraisers, No. 28404*
- *Dakota County and Minnesota Board of Realtors*
- *Charter Commission: City of South St. Paul*
- *Certified Real Estate Appraiser, CREA Member*

APPRAISAL ASSIGNMENTS

I. LENDING INSTITUTIONS

- *Southview Bank*
- *The Phalen Bank*
- *Meridian Bank*
- *Dakota County State Bank*
- *Thorpe Loan and Finance*
- *Lenders Service, Inc.*

II. CORPORATIONS

- *Twin City Barge, Inc.*
- *Schanno Transportation*
- *Northern Furniture Companies*
- *Berryland Farms*
- *Joe Miller Homes*
- *St. Paul Companies*
- *Angel Industries*

III. LAW FIRMS

- *Grannis, Grannis*
- *Thuet*
- *Briguet & Associates*
- *Severson, Sheldon, Dougherty & Molenda, P.A.*
- *Farrell & Knutson*
- *Lynch & Pugh*
- *Murane, Conlin White & Brandt*
- *Rosene and Haugrud*

IV. CITIES

- *Inver Grove Heights*
- *Eagan*
- *Apple Valley*
- *South St. Paul*
- *West St. Paul*
- *Savage*

PROPERTY RIGHTS REVIEWED

The real estate interests reviewed is that of fee simple.

DATE OF INSPECTION

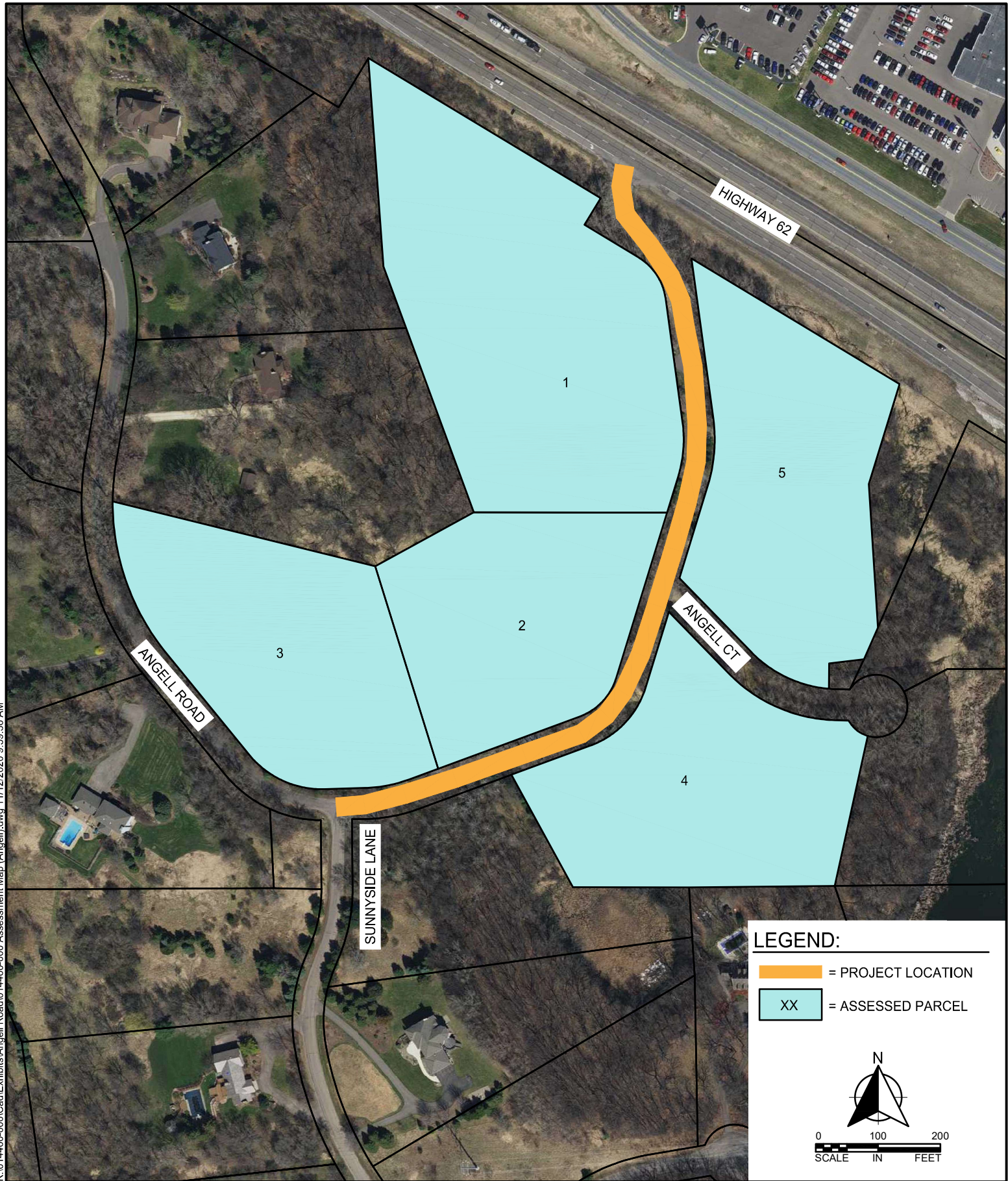
The area was inspected on December 7th, 2020 and subsequent times after.

THE PROJECT

The project will consist of a two-inch mill and overlay. Milling and overlaying consists of grinding off the top two inches of asphalt and repaving the milled two inches with new asphalt. There are no utility improvements proposed.

SITE DESCRIPTION & MAPS

K:\014460-000\Cad\Exhibits\Angell Road\014460-000 Assessment Map (Angell).dwg 11/12/2020 9:59:36 AM



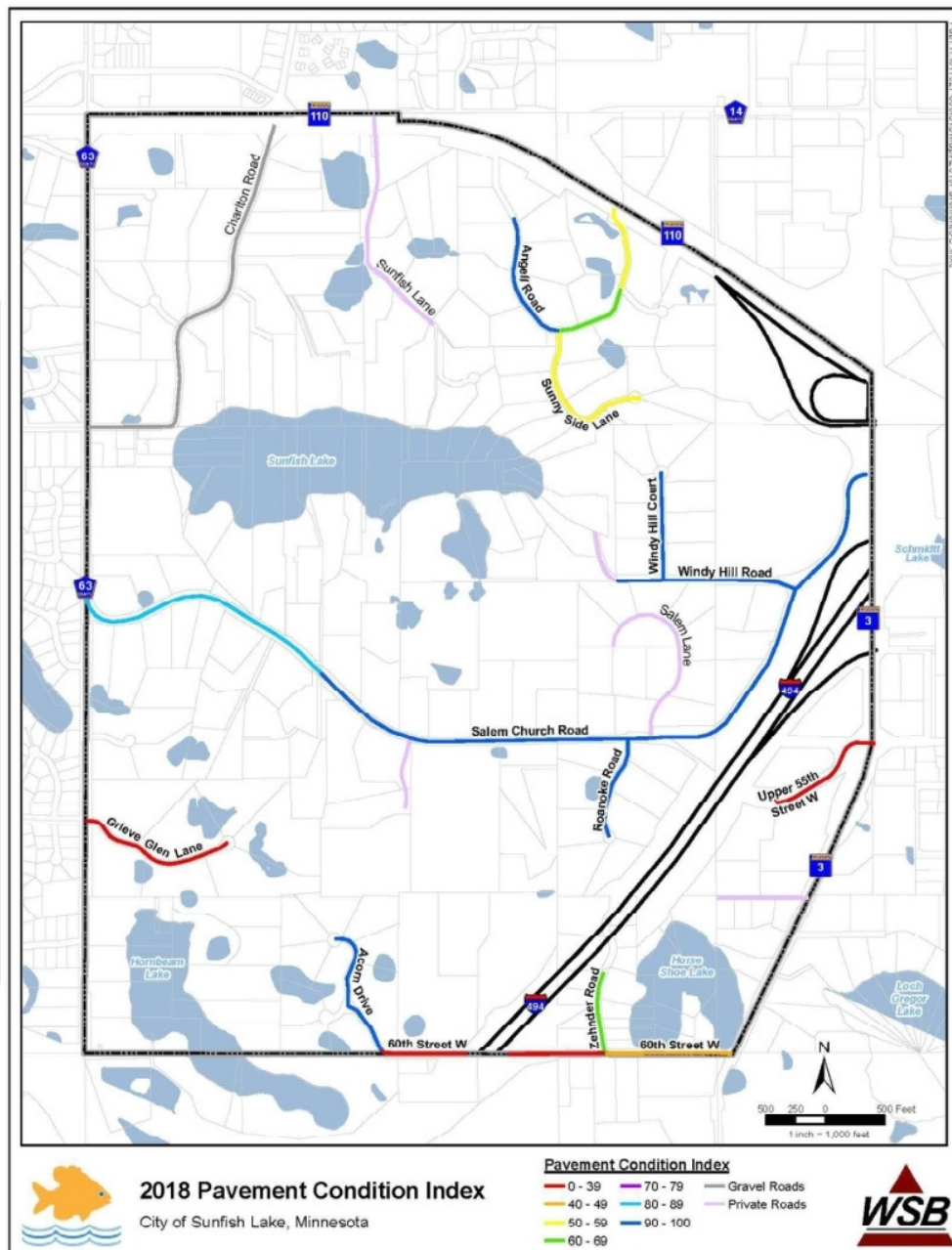
WSB PROJECT NO.:
014460-000

2021 ANGELL ROAD EAST MILL AND OVERLAY PROJECT ASSESSMENT MAP

CITY OF SUNFISH LAKE, MN



SUNFISH LAKE: 2018 PAVEMENT CONDITION INDEX



ESTIMATED ASSESSMENTS

It would be the intent of the city to assess five properties affected by the partial street reconstruction project in accordance with the City's Capital Improvement Plan.

EFFECTIVE DATE

The effective date of this report is December 10th, 2020

PROJECT AREA

The area involved is considered an upscale area of "estate" properties with values more than \$1,000,000.00 situated on small acreage sites, typically 3.5 acres in size. This neighborhood is considered rural residential and is located along the northeastern boarder of Sunfish Lake.

Typical Assessed Market Values of properties fronting on Angell Road range in the \$601,400.00 to \$790,900.00 price range. The average home value for the area is \$698,000.00.

PHOTO'S: ANGELL ROAD

PROJECT AREA PHOTOS: ANGELL ROAD- SOUTHERLY VIEW



PROJECT AREA PHOTOS: ANGELL ROAD- SOUTHERLY VIEW



PROJECT AREA PHOTOS: ANGELL ROAD- SOUTHERLY VIEW



EFFECTS OF THE PROJECT

Currently the properties located within the area are served by roads that are deteriorated and considered to be at the end of their useful life.

After the project, the area affected will be served by new and improved streets that, in my opinion, will serve to enhance functional use as well as aesthetic value.

SINGLE FAMILY HOMES WITHIN THE PROJECT

The single-family homes located on Angell Road range from 20 to 60 years old. They were custom-built homes and range in value, according to the Dakota County Assessor's Office, from \$601,400.00 to \$790,900.00. The average home price is \$698,000.00.

The location is considered "good" with proximity to employment and all amenities.

**DAKOTA COUNTY PROPERTY
INFORMATION:
ASSESSED MARKET VALUES OF
SINGLE-FAMILY HOMES
ON ANGELL ROAD**

Property Card	Parcel ID Number 38-73250-00-090
----------------------	----------------------------------

Owner Information
Fee Owner SHOSHANNAH BARON-PALCHIZACA BENEDICTO PALCHIZACA TENEZACA
Mailing Address 2050 ANGELL RD SUNFISH LAKE MN 55118



Property Address
Address 2050 ANGELL RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	01/02/2019	Total Acres	5.40
Sale Value	\$620,500.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	SUNFISH HEIGHTS
		Lot and Block	005700 9
		Tax Description	ALL OF LOT 9 SUBJ TO ESMNT

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1991	Bedrooms	5
Building Style	1-3/4 STRY	Foundation Sq Ft	2,268	Bathrooms	5.50
Frame	WOOD	Above Grade Sq Ft	3,347	Garage Sq Ft	1,191
Multiple Buildings		Finished Sq Ft	5,085	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

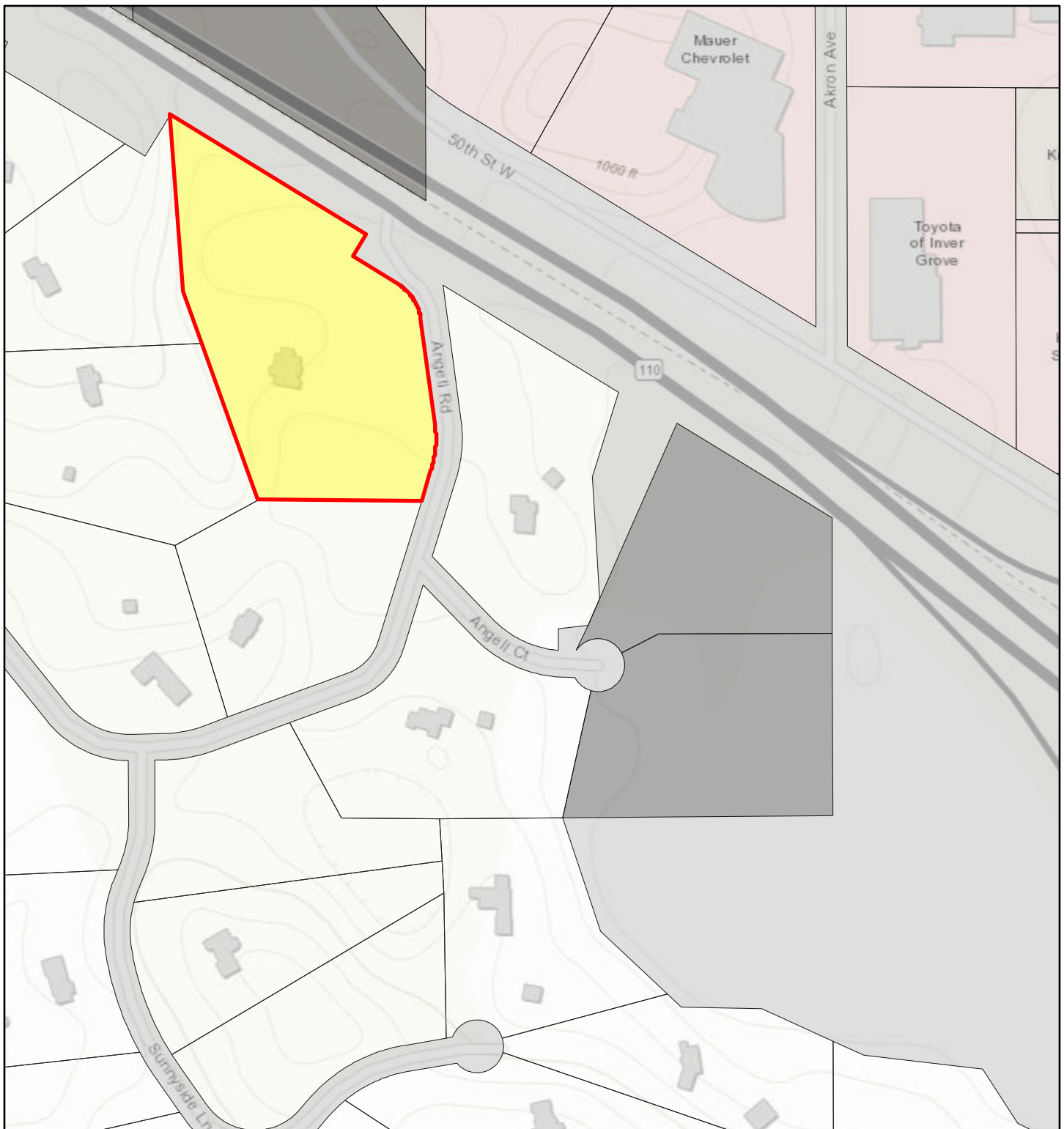
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$267,900.00	\$267,900.00
2020 Building Values (payable 2021)*	\$367,300.00	\$367,300.00
2020 Total Values (payable 2021)*	\$635,200.00	\$635,200.00
2019 Total Values (payable 2020)*	\$620,500.00	\$620,500.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$6,090.00	\$0.00	\$6,090.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 1



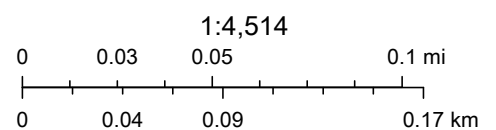
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 Tax Parcels

Parcels

 Dedicated Right of Way

 Right of Way Easement



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-73250-00-100
----------------------	----------------------------------

Owner Information
Fee Owner MICHAEL G COSTELLO
Mailing Address 2150 ANGELL RD SAINT PAUL MN 55118-4702



Property Address
Address 2150 ANGELL RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	01/01/1990	Total Acres	3.00
Sale Value	\$230,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	SUNFISH HEIGHTS
		Lot and Block	003400 10
		Tax Description	ALL OF LOT

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1970	Bedrooms	3
Building Style	SPLIT LEVL	Foundation Sq Ft	1,764	Bathrooms	3.00
Frame	WOOD	Above Grade Sq Ft	1,764	Garage Sq Ft	616
Multiple Buildings		Finished Sq Ft	2,552	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

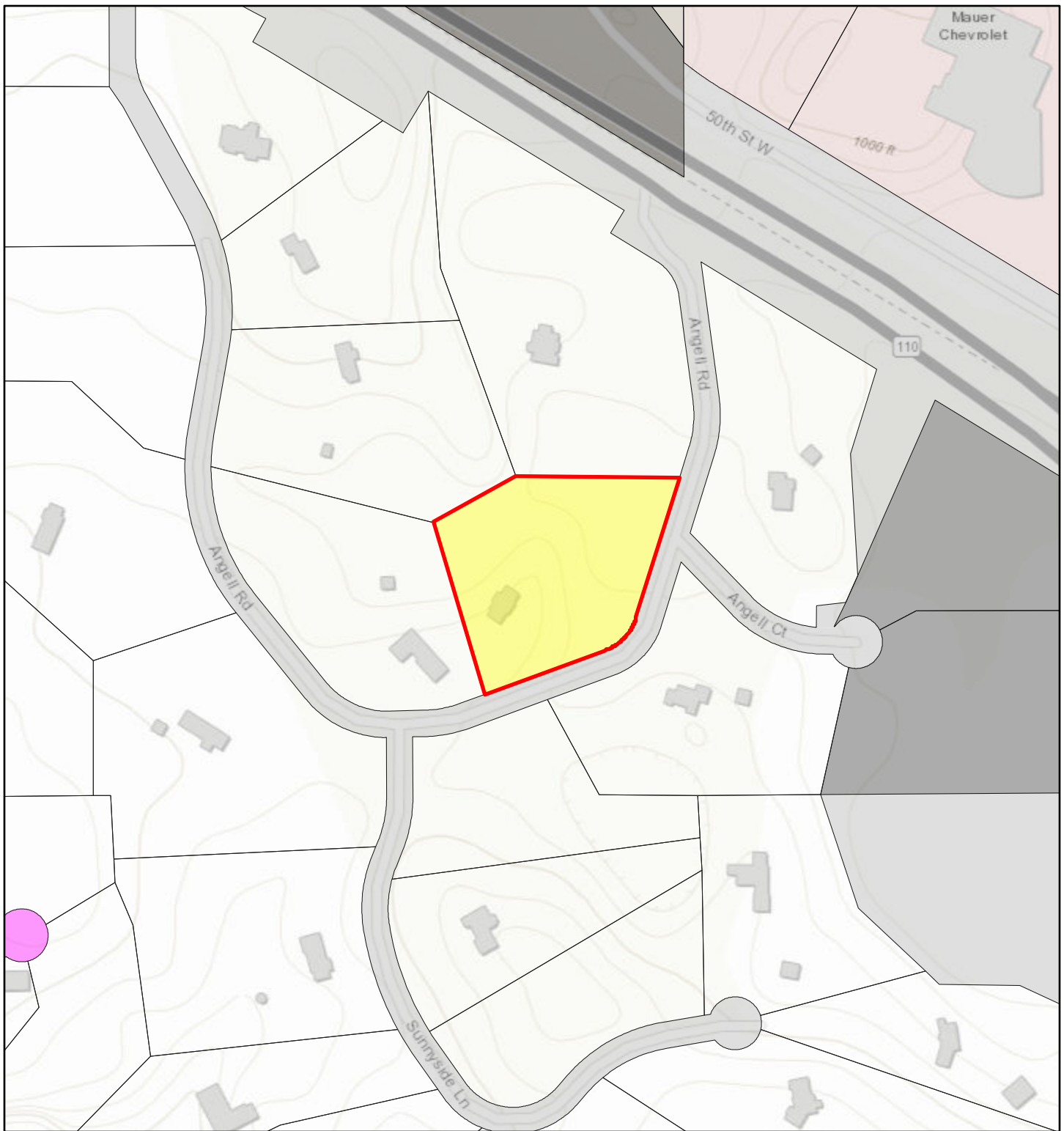
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$337,100.00	\$337,100.00
2020 Building Values (payable 2021)*	\$264,300.00	\$264,300.00
2020 Total Values (payable 2021)*	\$601,400.00	\$601,400.00
2019 Total Values (payable 2020)*	\$609,000.00	\$609,000.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$5,958.00	\$0.00	\$5,958.00

* Manufactured Homes Payable the Same Year as Assessment.

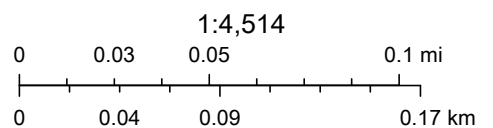
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 2



12/14/2020, 10:39:51 AM

- Tax Parcels
- Multi-owner Parcel
- Right of Way Easement
- Dedicated Right of Way



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-73250-00-110
----------------------	----------------------------------

Owner Information
Fee Owner MEGAN & DEAN MANTERNACH
Mailing Address 2335 ANGELL RD SUN FISH LAKE MN 55118-4703



Property Address
Address 2335 ANGELL RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	11/26/2012	Total Acres	3.33
Sale Value	\$685,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	SUNFISH HEIGHTS
		Lot and Block	003800 11
		Tax Description	ALL OF LOT

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1961	Bedrooms	4
Building Style	ONE STORY	Foundation Sq Ft	3,064	Bathrooms	4.00
Frame	WOOD	Above Grade Sq Ft	3,064	Garage Sq Ft	1,024
Multiple Buildings		Finished Sq Ft	3,627	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

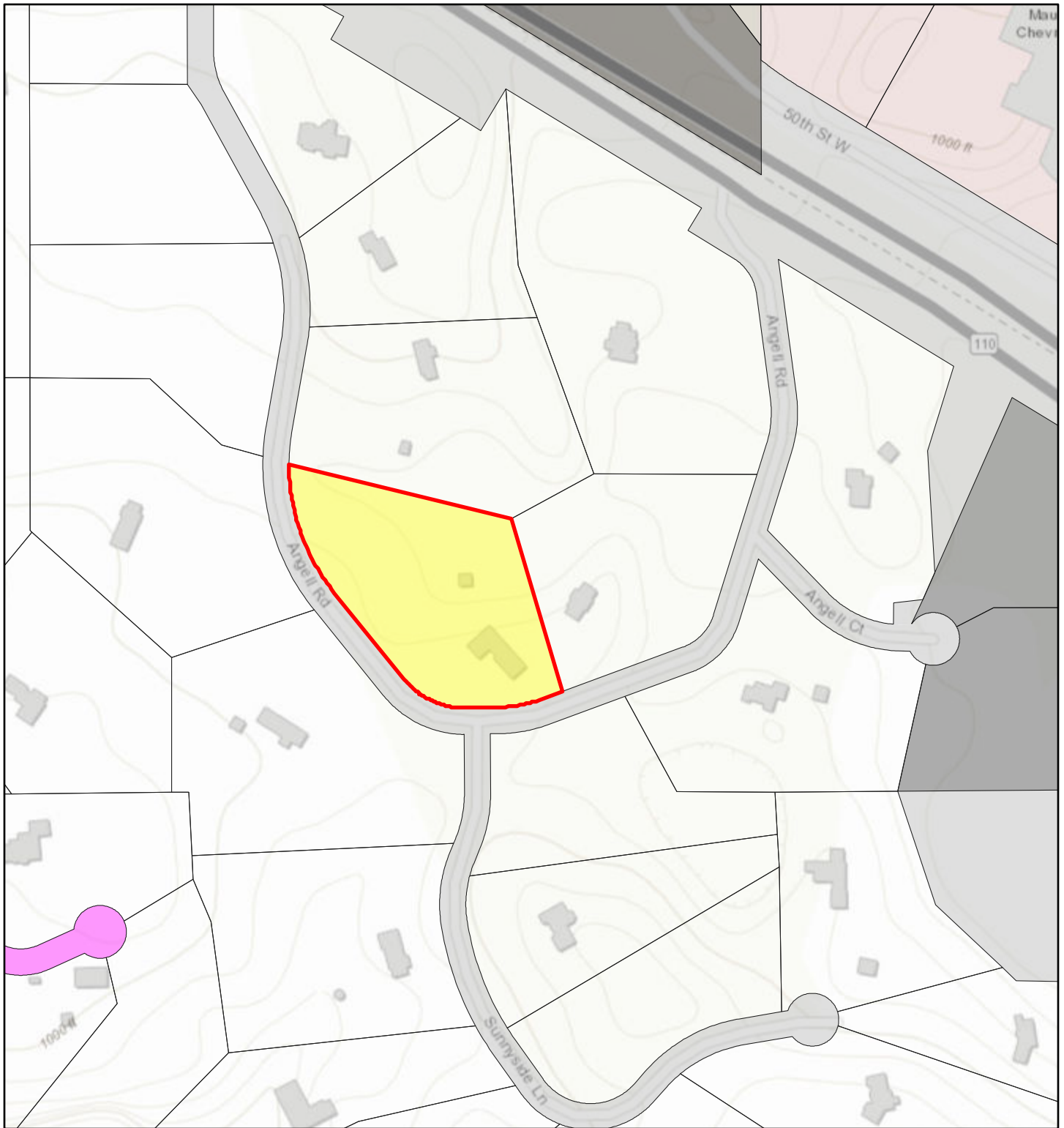
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$369,600.00	\$369,600.00
2020 Building Values (payable 2021)*	\$401,900.00	\$401,900.00
2020 Total Values (payable 2021)*	\$771,500.00	\$771,500.00
2019 Total Values (payable 2020)*	\$790,300.00	\$790,300.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$8,024.00	\$0.00	\$8,024.00

* Manufactured Homes Payable the Same Year as Assessment.

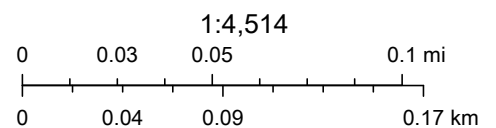
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 3



12/14/2020, 10:41:00 AM

- Tax Parcels
- Multi-owner Parcel
- Right of Way Easement
- Dedicated Right of Way



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-73250-00-050
----------------------	----------------------------------

Owner Information
Fee Owner MAYNARD E TSTE JACOBSON
Mailing Address 3 ANGELL CT SUNFISH LAKE MN 55118



Property Address
Address 3 ANGELL CT
Municipality SUNFISH LAKE

Parcel Information		
Sale Date	Total Acres	3.41
Sale Value \$0.00	R/W Acres	
Uses RESIDENTIAL	Water Acres	
	Plat	SUNFISH HEIGHTS
	Lot and Block	003900 5
	Tax Description	ALL OF LOT

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1971	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	2,479	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	3,609	Garage Sq Ft	626
Multiple Buildings		Finished Sq Ft	3,609	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

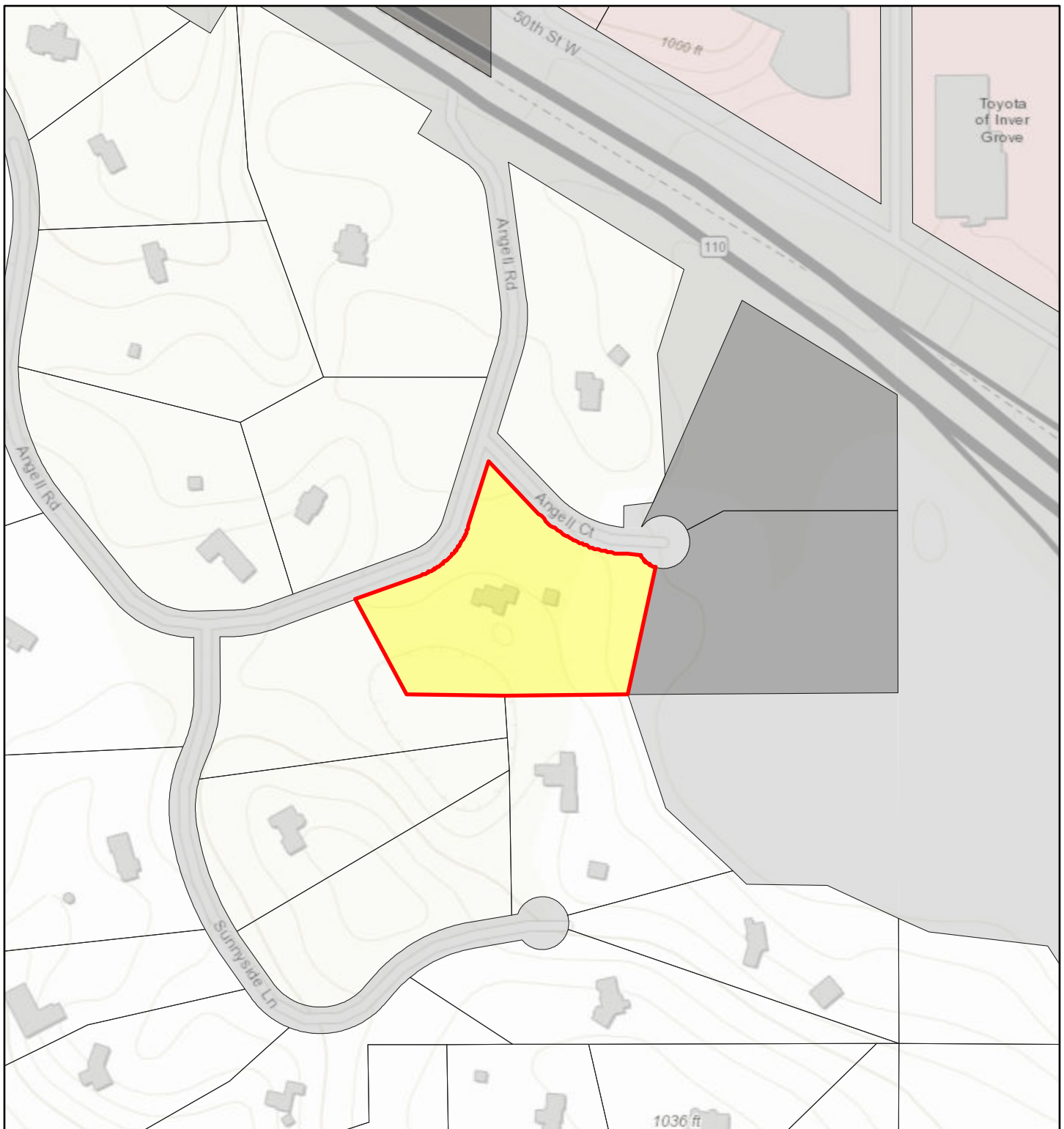
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$327,600.00	\$327,600.00
2020 Building Values (payable 2021)*	\$463,300.00	\$463,300.00
2020 Total Values (payable 2021)*	\$790,900.00	\$790,900.00
2019 Total Values (payable 2020)*	\$815,700.00	\$815,700.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$8,314.00	\$0.00	\$8,314.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 4



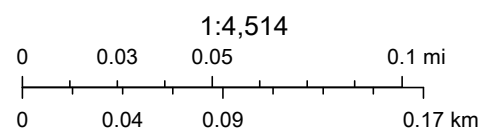
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 Tax Parcels

Parcels

 Dedicated Right of Way

 Right of Way Easement



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-73250-00-080
----------------------	----------------------------------

Owner Information
Fee Owner JOHAN L ERIKSSON PAMELA P SKROCH
Mailing Address 2095 ANGELL RD SUNFISH LAKE MN 55118



Property Address
Address 2095 ANGELL RD
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	10/02/2018	Total Acres	3.54
Sale Value	\$629,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	SUNFISH HEIGHTS
		Lot and Block	8
		Tax Description	ALL OF LOT 8 EX PT IN PARCEL 26 OF STH R/W PLATS NO 19-63 & 64

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	2000	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	1,579	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	2,725	Garage Sq Ft	1,424
Multiple Buildings		Finished Sq Ft	4,123	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

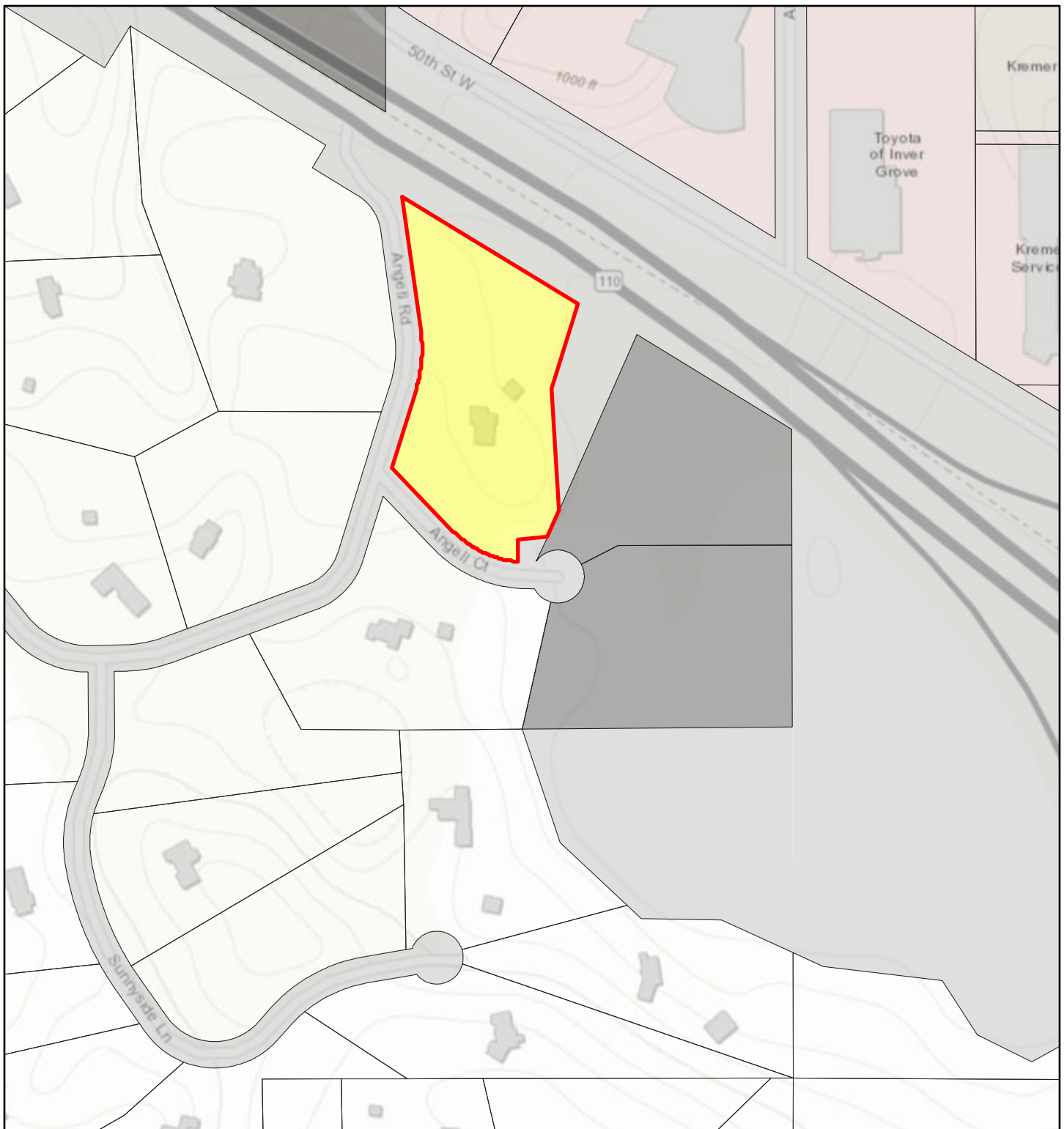
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$203,600.00	\$203,600.00
2020 Building Values (payable 2021)*	\$483,600.00	\$483,600.00
2020 Total Values (payable 2021)*	\$687,200.00	\$687,200.00
2019 Total Values (payable 2020)*	\$730,400.00	\$730,400.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$7,342.00	\$0.00	\$7,342.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 5



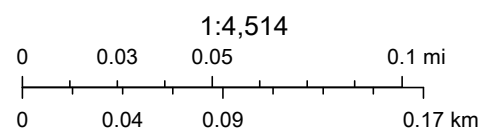
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 Tax Parcels

Parcels

 Dedicated Right of Way

 Right of Way Easement



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

COMPARABLE SALES: ASSESSMENTS ASSUMED BY BUYERS

**COMPRABLE SALES
(ASSESSMENTS ASSUMED BY BUYERS)**

I have submitted and analyzed sales of single-family homes, located in the Twin Cities Metropolitan area where assessments for previous street reconstruction projects were assumed by buyers above the negotiated sales price, thus, in my opinion provided a special value-added benefit to the property.

These sales were closed commencing in April 2017 through May 2018 and according to listing agents, assessments certified and/or pending to the properties were apart of negotiation between buyers and sellers.

Single Family Homes Assessments Assumed:

Sale Number 1: 5625 Vera Cruz Avenue North, Crystal, MN

- Closing Date of 4/13/18
- Assessments for road and sewer improvements \$7,582.00

Sale Number 2: 1112 Emerson Lane North, Brooklyn Center, MN

- Closing Date of 5/1/18
- Assessments for street improvements \$4,953.60

Sale Number 3: 1526 Gettysburg Avenue North, Golden Valley, MN

- Closing Date 4/6/17
- Assessments for street improvements \$6,000.00

Sale Number 4: 1817 Independence Avenue North, Golden Valley, MN

- Closing Date 6/22/17
- Assessments for street improvements \$6,600.00

Listing agents and county records were contacted to verify the sales are closed and data is accurate.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4913772

Type: For Sale

5625 Vera Cruz Avenue N, Crystal MN 55429

Status: Sold

List Price:

\$174,900

Sold Price:

\$190,000

Seller Cont:

\$1,500

Original List Price: \$174,900



Sale #1:

Assessment (4%):
\$7,582.00

Total Bed/Bath: 4 / 2 Garage: 2 Year Built: 1957

Style: (SF) One 1/2 Stories
Const Status: Previously Owned
Foundation Size: 768
AbvGrdFinSqFt: 1,152
BelGrdFinSqFt: 384
Total Fin SqFt: 1,536
Acres: 0.247
Lot Size: 60x150
Yearly/Seasonal: Seasonal
List Date: 03/06/2018

Received By MLS: 03/06/2018

Days On Market: 27

PDOM: 27

CDOM: 27

Off Market Date: 04/02/2018
Date Closed: 04/13/2018

Selling Agent: Sarah J. Appel
Co-Selling Agent: Kerby J. Skurat
Selling Office: RE/MAX Results
Co-Selling Office: RE/MAX Results

Map Page: 91

Map Coord: E1

Directions:

Hwy 100 to Cty Rd 81 North to Bass Lake Rd, head east/right to Vera Cruz, head north/left to home on left side of Vera Cruz Ave

TAX INFORMATION

Property ID: 0411821310002 [Short Format](#)
Tax Year: 2017
Tax Amt: \$3,782
Assess Bal: \$7,582
Tax w/assess: \$11,364
Assess Pend: Yes
Homestead: No

General Property Information

Legal Description: UNPLATTED 04 118 21 THAT PART OF E 180 FT OF S 10 ACRES OF NE 1/4 OF SW 1/4 LYING N OF S 274 15/100 FT
County: Hennepin
Postal City: Crystal
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: Multiple offers received. Final and best offers are due Saturday, March 10, 2018 by 5:00 PM. Perfect home for investors and new home buyers alike. This was a well taken care of rental for the last two years at \$1300/month but could go for \$1450/month. Pending special assessment form the city for road and sewer repairs.

Public Remarks: This adorable home is ready for you to make it your own. It has two large bedrooms with a half bathroom upstairs, and main level has 2 bedrooms with a full bathroom including new flooring, new vanity, and new lighting. The downstairs family room includes new carpet, and new drywall ceiling. It has been freshly painted throughout. The two car garage includes brand new doors, and extra storage space that could be converted to a third garage.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central, Window
Family Rm	Lower	27x12				Water:	City Water/Connected
Kitchen	Main	14x11	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	12x12	Total:	2 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	
Bedroom 3	Upper	17x13				Pool:	
Bedroom 4	Upper	17x12					

Bath Description: Main Floor Full Bath, Upper Level 1/2 Bath
Dining Room Desc: Eat In Kitchen

Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Water Softener - Owned, Furnace Humidifier
Basement: Full, Partial Finished, Concrete Block, Wood
Exterior: Vinyl
Fencing: Chain Link, Other
Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Ceiling Fan(s), Tiled Floors, Washer/Dryer Hookup
Parking Char: Detached Garage, Driveway - Concrete

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$1,500

Sellers Terms: FHA, DVA, Conventional, Cash
Existing Financing: Conventional
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Jason Spiller 952-938-0940](#)
Listing Office: [Keller Williams Premier Realty Lake Minnetonka](#)  Office Phone: 952-475-0111

MLS #: 4913772 Address: 5625 Vera Cruz Avenue N , Crystal, MN 55429

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Search Criteria

List Number is '4913772'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4888571 Type: For Sale

1112 Emerson Lane N, Brooklyn Center MN 55430

Status: Sold List Price: \$167,000 **Sold Price: \$167,250** Original List Price: \$145,000
Seller Cont: \$



Sale #2:

Assessment (3%)

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1963

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 1,044
AbvGrdFinSqFt: 1,044
BelGrdFinSqFt: 900
Total Fin SqFt: 1,944
Acres: 0.258
Lot Size: 90x125
Yearly/Seasonal: Yearly
List Date: 10/31/2017
Off Market Date: 05/01/2018
Date Closed: 05/01/2018

Received By MLS: 10/31/2017
Selling Agent: Pang Chang
Selling Office: Realty Group, Inc.

Map Page: 78 Map Coord: C4
Directions: 252 to 70th Ave - W - Dupont - N - Emerson Lane
TAX INFORMATION
Property ID: 2511921330015 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,107
Assess Bal: \$1,130
Tax w/assess: \$3,237
Assess Pend: Unknown
Homestead: Yes

Days On Market: 56 PDOM: 49 CDOM: 56

General Property Information

Legal Description: LOT 013 BLOCK 001 BROOKDALE MANOR
County: Hennepin
Postal City: Brooklyn Center
School District: 11 - Anoka-Hennepin, 763-506-1000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Irregular Lot
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: 24 hour notice required. Seller will be home for all showings. The buyer will have to assume the street improvement assessment of \$ 4953.60 * DIRECT ALL QUESTIONS TO ROBIN@PLTGRP.NET-952-848-2598

Public Remarks: One level living, 4BR, 3BR, finished lower level, corner lot, 2 car garage. The property needs some TLC and is being sold as is.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	23x11				Fuel:	Natural Gas
Dining Rm	Main	11x8				Air Cond:	Central
Family Rm	Lower	20x10				Water:	City Water /Connected
Kitchen	Main	10x8	Bathrooms			Sewer:	City Sewer /Connected
Bedroom 1	Main	13x12	Total:	2 3/4: 1	1/4: 0	Garage:	2
Bedroom 2	Main	11x10	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3	Main	11x10				Pool:	
Bedroom 4	Lower	20x10					

Bath Description: Main Floor Full Bath, 3/4 Basement
Dining Room Desc: Informal Dining Room
Family Room Char: Lower Level
Fireplaces: 0 Fireplace Characteristics:
Basement: Full
Exterior: Shakes, Metal, Vinyl
Roof: Asphalt Shingles
Amenities-Unit: Ceiling Fan(s), Washer/Dryer Hookup

Parking Char: Detached Garage
Special Search: 3 BR on One Level

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.5 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right

Sale Mortgage Information

Sale Financial Terms: Other
Sale Loan Amount: \$150,750
Seller Contribution: \$

Sellers Terms: Conventional, Cash
In Foreclosure?: Yes
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [The Platinum Group 612-408-3610](#)

Listing Office: [RE/MAX Results](#) 

Office Phone: 952-848-2400

MLS #: 4888571 Address: 1112 Emerson Lane N , Brooklyn Center, MN 55430

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Search Criteria

List Number is '4888571'

Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4784514 Type: For Sale

1526 Gettysburg Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$163,900 **Sold Price: \$158,415** Original List Price: \$163,900
Seller Cont: \$



Sale #3:

Assessment (3.5%):
\$6,000.00
(Buyer Assumed)

Total Bed/Bath: 2 / 2 Garage: 0 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 937
AbvGrdFinSqFt: 937
BelGrdFinSqFt: 165
Total Fin SqFt: 1,102
Acres: 0.4
Lot Size: 125x138
Yearly/Seasonal: Yearly
List Date: 01/03/2017
Off Market Date: 02/09/2017
Date Closed: 04/06/2017

Received By MLS: 01/03/2017
Selling Agent: Bobby Kroog
Selling Office: BRIX Real Estate

Map Page: 105 Map Coord: C1

Directions:

Highway 169 to Plymouth Avenue Exit, E to Gettysburg, N to home on Right.

TAX INFORMATION

Property ID: 3011821330015 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,087
Assess Bal: \$5,967
Tax w/assess: \$8,054
Assess Pend: Unknown
Homestead: Yes

Days On Market: 37 PDOM: 37 CDOM: 37

General Property Information

Legal Description: The 1st Addn to Lakeview Heights, Blk 001, Lots 16 & 17
County: Hennepin
Postal City: Golden Valley
School District: 270 - Hopkins, 952-988-4000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Road Frontage: City, Paved Streets
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: Two lots, combined for the tax purposes, can be easily uncombined by filling out a form provided by the city. No public hearing or rezoning is necessary.

Public Remarks: Cozy house on Knoll with mature tress pines and cedar. Large modern park across street. Parkland preserve east of property. 3 blocks to downtown express bus. New furnace & water heater. Hopkins school dist. Two lots can be uncombined. Home needs remodeling.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	24x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected, Well
Kitchen	Main	11x9	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	11x10	Total:	2 3/4: 0	1 1/4: 0	Garage:	0
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	4
Bedroom 3						Pool:	None
Bedroom 4							

Bath Description: Main Floor Full Bath, 1/2 Basement
Dining Room Desc: Living/Dining Room
Fireplaces: 1
Appliances: Range, Microwave, Refrigerator
Basement: Full
Exterior: Metal, Vinyl, Brick/Stone

Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Kitchen Window
Parking Char: None
Special Search: Main Floor Bedroom, All Living Facilities on One Level

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.70 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$

Sellers Terms: FHA, DVA, Conventional, Cash
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Peggy A Watson 612-720-7511](#)
Listing Office: [Coldwell Banker Burnet](#)  Office Phone: 952-473-3000

MLS #: 4784514 Address: 1526 Gettysburg Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4784514'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4827569 Type: For Sale

1817 Independence Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$160,000 **Sold Price: \$163,000** Original List Price: \$160,000
Seller Cont: \$



Sale #4:

Assessment (4%):
\$6,600.00
(Buyer Assumed)

Total Bed/Bath: 2 / 1 Garage: 2 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 720
AbvGrdFinSqFt: 720
BelGrdFinSqFt:
Total Fin SqFt: 720
Acres: 0.191
Lot Size: 60x132
Yearly/Seasonal: Yearly
List Date: 05/10/2017
Off Market Date: 05/22/2017
Date Closed: 06/22/2017

Received By MLS: 05/10/2017

Map Page: 105 Map Coord: C1

Directions:

Mendelssohn to Earl East to Independence South to home.

TAX INFORMATION

Property ID: 3011821320002 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,421
Assess Bal: \$6,600
Tax w/assess: \$9,021
Assess Pend: Yes
Homestead: No

Days On Market: 8 PDOM: 8 CDOM: 8

Selling Agent: [Ryan Dybevik](#)
Selling Office: [RE/MAX Results](#)

General Property Information

Legal Description: LOT 002 BLOCK 005 LAKEVIEW HEIGHTS INCL ADJ 1/2 OF VAC ALLEY
County: Hennepin
Postal City: Golden Valley
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Lakeview Heights Common Wall: No
Lot Description: Tree Coverage - Light
Road Frontage: City, Paved Streets
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: HIGHEST AND BEST OFFERS DUE AT 5:00 PM ON MAY 18, 2017. - GREAT OPPORTUNITY FOR NEXT BUYER. Buyer and Buyer's agent are to verify all measurements. Street improvement assessment is \$6,600. Payment may be paid in full or spread out over 10 years at 5% interest. See Supplements for detail.

Public Remarks: Don't miss this charming 2 bedroom home in Golden Valley. Large lot with mature trees and a detached 2 car garage in a great location. Home includes hardwood floors in the living room and spacious master bedroom. Why rent when you could own for less than rent! Hurry, this one won't last long!

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x10				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected
Kitchen	Main	13x12	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	14x12	Total:	1 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	13x12	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3						Pool:	
Bedroom 4							

Bath Description: Main Floor Full Bath
Dining Room Desc: Eat In Kitchen
Family Room Char: Main Level
Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal

Basement: Partial, Crawl Space, Sump Pump
Exterior: Metal
Roof: Asphalt Shingles
Amenities-Unit: Deck, Patio, Kitchen Window, Ceiling Fan(s), Hardwood Floors
Parking Char: Detached Garage, Driveway - Asphalt, Garage Door Opener
Special Search: Main Floor Bedroom

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount: \$154,850
Seller Contribution: \$

Sellers Terms: DVA, Conventional, Cash
Existing Financing: FHA
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Mary Pat Nydahl 952-239-4420](#)
Listing Office: [Edina Realty, Inc.](#)  Office Phone: 952-934-5000

MLS #: 4827569 Address: 1817 Independence Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4827569'
Selected 1 of 1 result.

**CONCLUSION OF SINGLE-FAMILY HOMES
(ASSESSMENTS ASSUMED)**

The comparable sales submitted from previous neighborhoods located within the metropolitan area indicated an added value as a result of the street reconstruction projects range in value from 3 to 4 percent.

According to the Dakota County Assessor's Office, the average assessed market value of the homes affected by this project are \$698,000.00.

The comparable sales with assessments assumed were for complete street reconstruction as well as curb, gutter, and storm sewer updates. It is my opinion, that the partial reconstruction is equal to 40 percent of a complete reconstruction project.

Therefore, based on my field inspection, research, and comparable sales submitted, it is my opinion that the value-added benefit as a result of the project is 1.5 percent, which results as follows:

Average Single-Family Home Value at \$698,000.00

\$698,000.00 Per Parcel x 1.5 Percent = \$10,470.00 Per Parcel

Total Benefit up to:

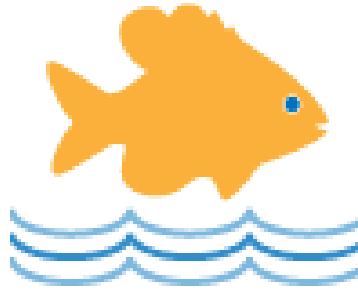
Ten Thousand Four Hundred Seventy Dollars

Prepared by:


Laurence M Danich (Dec 17, 2020 09:37 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

ITEM 7b. ATTACHMENT 1D.



FEASIBILITY REPORT

2021 GRIEVE GLEN LANE RECONSTRUCTION PROJECT

CITY OF SUNFISH LAKE | DAKOTA COUNTY, MINNESOTA

FEBRUARY 26, 2021

Prepared for:
City of Sunfish Lake

CITY PROJECT NO. 2021-04

WSB PROJECT NO. 014460-000

FEASIBILITY REPORT

2021 GRIEVE GLEN LANE RECONSTRUCTION PROJECT

**FOR THE
CITY OF SUNFISH LAKE, MINNESOTA**

February 26, 2021

Prepared By:





February 26, 2021

Honorable Mayor and City Council
City of Sunfish Lake, MN
c/o Cathy Iago, City Clerk
7378 Jordan Ave S
Cottage Grove, MN 55016

Re: Feasibility Report
2021 Grieve Glen Lane Reconstruction Project
City of Sunfish Lake, MN
WSB Project No. 014460-000

Dear Honorable Mayor and City Council Members:

Attached for your review is a feasibility report which addresses improvements associated with the 2021 Grieve Glen Lane Reconstruction Project.

We would be happy to discuss this report with you at your convenience. Please contact me at 651.286.8474 if you have any questions or concerns.

Sincerely,

WSB

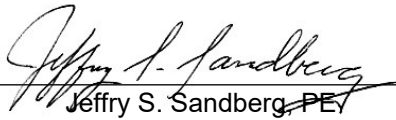

Jeffrey S. Sandberg, PE
City Engineer

Attachment

bpm

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.


Jeffrey S. Sandberg, PE

Date: February 26, 2021

Lic. No. 25393

Quality Control Review Completed By:


Lydia M. Eher, PE

Date: February 26, 2021

Lic. No. 57221

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CERTIFICATION SHEET
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Appendix A

- Figure 1 – Project Location Map
- Figure 2 – Typical Sections
- Figure 3 – Existing Culvert Conditions

Appendix B

- Opinion of Probable Cost

Appendix C

- Assessment Map
- Preliminary Assessment Roll

Appendix D

- Pavement Condition Report

Appendix E

- Grieve Glen Lane Forensic Report

Appendix F

- Culvert Condition Report

Appendix G

- Sunfish Lake Assessment Policy

Appendix H

- Benefit Analysis Report

1. EXECUTIVE SUMMARY

The 2021 Grieve Glen Lane Reconstruction Project consists of roadway surface improvements on Grieve Glen Lane from Delaware Avenue (CR 63) to the end of the cul-de-sac. A map illustrating the project location is shown on **Figure 1** in **Appendix A**.

Roadway surface improvements consist of the reconstruction of the existing roadway using the reclamation process. Additionally, existing storm culverts in the project area were reviewed and determined to need maintenance such as jetting out sediment and debris.

The cost of the 2021 Grieve Glen Lane Reconstruction Project, based on the recommended scope of work, is estimated at **\$166,234**. This includes a 10% contingency and 35% indirect costs. Funding for the project will consist of special assessments to benefitting properties and City financing.

The proposed project schedule includes construction beginning May 2021, with final completion by the fall of 2021.

The project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

On October 6, 2020, the Sunfish Lake City Council authorized a feasibility report for the 2021 Grieve Glen Lane Reconstruction Project.

2.2 Scope

This feasibility report includes roadway surface improvements and drainage improvements along Grieve Glen Lane from Delaware Avenue (CR 63) to the end of the cul-de-sac.

2.3 Data Available

Information and materials used in the preparation of this report include the following:

- City of Sunfish Lake Capital Improvement Plan
- City of Sunfish Lake Assessment Policy
- City of Sunfish Lake Property Index Records
- City of Sunfish Lake Pavement Condition Report (2018)
- Grieve Glen Lane Forensic Report
- City of Sunfish Lake Culvert Condition Report (2018)
- Field Observations of the Area

2.4 Project History

Grieve Glen Lane is identified in the City's Capital Improvement Plan to address the poor condition of the roadway.

3. EXISTING CONDITIONS

3.1 Surface

Grieve Glen Lane was constructed in 1996. Routine maintenance using seal coating and crack sealing was completed in 2013, and spot bituminous patching was completed in 2019.

In May of 2018, WSB completed a Pavement Condition Report for the City, summarizing the results of pavement inspections on all City streets. The results are shown as a calculated Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a new roadway with no distresses present.

The existing 2018 and projected 2020 PCI values for Grieve Glen Lane are shown below in **Table 1**.

Table 1 – Existing and Projected PCI Values		
Street	Existing PCI Value (2018)	Projected PCI Value (2020)
Grieve Glen Lane	36	18

The full Pavement Condition Report can be found in **Appendix D**.

Per the results of the Pavement Condition Report and at the direction of the City, WSB completed a Forensic Report for Grieve Glen Lane in May of 2018. A total of three pavement cores were taken along Grieve Glen Lane, and it was recommended that the street should be reconstructed using reclamation. The full Grieve Glen Lane Forensic Report can be found in **Appendix E**.

3.1.1 Roadway Alignment

Grieve Glen Lane has a typical vertical and horizontal alignment for a residential neighborhood.

3.1.2 Right-of-Way

The existing right-of-way width for Grieve Glen Lane is 50 feet.

3.1.3 Street Section

The street width of Grieve Glen Lane is 22 feet and consists of a rural section. The pavement is failing, resulting in large areas of severe bituminous cracking and fracture.

3.2 Drainage

Existing drainage infrastructure consists of roadway ditches along both sides of Grieve Glen Lane, conveying stormwater to neighboring lakes or wetlands. Grieve Glen Lane has seven storm culverts conveying stormwater under driveways of the roadway itself.

In June of 2018, WSB completed a Culvert Condition Report, summarizing the results of culvert inspections on all culverts within the City right-of-way. The results are shown as a calculated rating based on the MnDOT HydInfra Inspection Manual. The ratings are based on a 1 to 4 scale, with 1 being 'excellent' and 4 being 'very poor'.

Five of the seven culverts on Grieve Glen Lane received a rating of 2, or 'fair'. The sixth culvert was not able to be rated and wasn't visible. The seventh culvert received a rating of 3, or 'poor'.

The full Culvert Condition Report can be found in **Appendix F**.

In October of 2020, WSB staff completed a field visit to verify the conditions of all the culverts in the project area. While most of the culverts were filled with sediment, the structural integrity of the culverts is sound. Images taken during the field visit can be found on **Figure 3** in **Appendix A**.

3.3 Private Utilities

Private utilities that have facilities in or near the project area will be notified during the final design phase of the project. They will be requested to coordinate any necessary repairs and replacements as needed at their cost. Private utility companies that have facilities within the project area include the following:

- Comcast (Telephone/Internet)
- CenturyLink (Telephone/Internet)
- Sprint (Telephone)
- Xcel Energy (Electric/Gas)

3.4 Criteria for Investigation

Local streets identified to be reviewed for improvements will be reviewed against current City standards and policy where applicable.

3.4.1 Surface

Bituminous seal coating is a street maintenance method that is recommended on streets with a PCI ranging from 60 to 100.

Milling and overlaying is a street rehabilitation method that is recommended on streets with a PCI ranging from 30 to 70.

Reconstructions and reclamations are street improvement methods that are recommended on streets with a PCI ranging from 0 to 40.

3.4.2 Drainage

Current City Standards will be utilized for stormwater management and water quality design.

4. PROPOSED IMPROVEMENTS

4.1 Surface

Grieve Glen Lane is proposed to be reconstructed using the reclamation process. Reclamation consists of pulverizing the existing bituminous pavement in-place and mixing it with the underlying aggregate base to create a stronger, recycled base layer. On top of this layer of reclaimed aggregate will be two new layers of asphalt.

4.1.1 Roadway Alignment

The proposed improvements will maintain the existing vertical and horizontal alignments of the roadway.

4.1.2 Right-of-Way

All proposed improvements are located within the platted right-of-way, so no permanent easements will be required. Temporary construction easements or waivers of trespass may be required for utility improvements, if applicable.

4.1.3 Street Section

The proposed typical section is shown on *Figure 2* in *Appendix A*.

4.2 Drainage

Due to the ratings of the seven culverts in the Culvert Condition Report, culvert jetting and maintenance is proposed for all seven culverts in the project area.

4.3 Construction Access/Staging

The contractor will be responsible for providing access to properties throughout the project. Signed detours will be required to direct traffic around the construction zones and notify users of the increased truck and construction activity as needed.

5. FINANCING

5.1 Opinion of Probable Cost

A detailed opinion of probable cost is included in **Appendix B** of this report. The opinion of probable cost is based on projected construction costs for 2021 and includes a 10% contingency and 35% indirect costs. The indirect costs include engineering, legal and administrative costs associated with the project.

The total project cost is estimated at **\$166,234**.

5.2 Funding

Funding for the 2021 Grieve Glen Lane Reconstruction Project will be through assessments to benefitting properties and City financing.

Assessments will be levied to the benefitting properties as outlined in Minnesota Statute 429 and the City's assessment policy, found in **Appendix G**. Detailed preliminary assessment rolls are included in **Appendix C**.

Financing the 2021 Grieve Glen Lane Reconstruction Project will be based on the City's special assessment policy, which can be found in **Appendix G**. The policy calls for 80% of the proposed improvements to be specially assessed for roads identified as Local Streets, which Grieve Glen Lane is designated as. The remaining 20% of the improvements will be financed by the City.

As part of the feasibility phase of the project, a Benefit Analysis Report was ordered by the City Council for Grieve Glen Lane. Metzen Realty and Associates Co. provided a report, which has been included as **Appendix H**. In this report, the value-added benefit for a street improvement was found to be up to \$24,000 per parcel for single family homes.

A summary of the assessment rates is:

- Single-Family Reconstruction\$19,000/unit

The project funding is summarized as follows:

2021 Grieve Glen Lane Reconstruction Project Project Funding Summary	
Funding Source	Proposed Funding
Special Assessments	\$133,000
City Financing	\$33,234
TOTAL	\$166,234

6. NECESSITY AND EFFECTIVENESS

The improvements proposed in this report are necessary for several reasons.

The proposed roadway improvements provide the City with a high quality, aesthetically pleasing roadway while minimizing maintenance concerns, eliminating existing safety concerns, and extending the life expectancy of the roadway.

The proposed drainage improvements provide the City with a cost-effective solution while minimizing maintenance concerns and extending the life expectancy of the culverts.

Combining the roadway and drainage improvements into one project will provide a project large enough to ensure a competitive bidding environment and economy of scale, and therefore, are deemed to be cost-effective. Based on the information contained in this report, the proposed improvements as described can be considered to be necessary, cost-effective, and feasible from an engineering standpoint.

7. PROJECT SCHEDULE

The proposed schedule for the 2021 Grieve Glen Lane Reconstruction Project is as follows:

City Council Authorizes Feasibility Report	October 6, 2020
City Council Gives Preliminary Consideration to Draft Feasibility Report	December 1, 2020
City Council Gives Final Consideration to Feasibility Report And Orders Public Hearing	February 2, 2021
City Council Approves Preliminary Financing, and holds Public Hearing	March 2, 2021
City Council Authorized Preparation of Plans and Specifications	March 2, 2021
Plans/Specifications Preparation	March - April 2021
City Council Approves Plans/Specifications & Authorizes Bidding	April 6, 2021
Project Bidding	May 2021
Award Contract	June 2021
Construction	June – September 2021
Assessment Hearing	September 7, 2021
First Payment Due with 2022 Taxes	May 2022

8. FEASIBILITY AND RECOMMENDATION

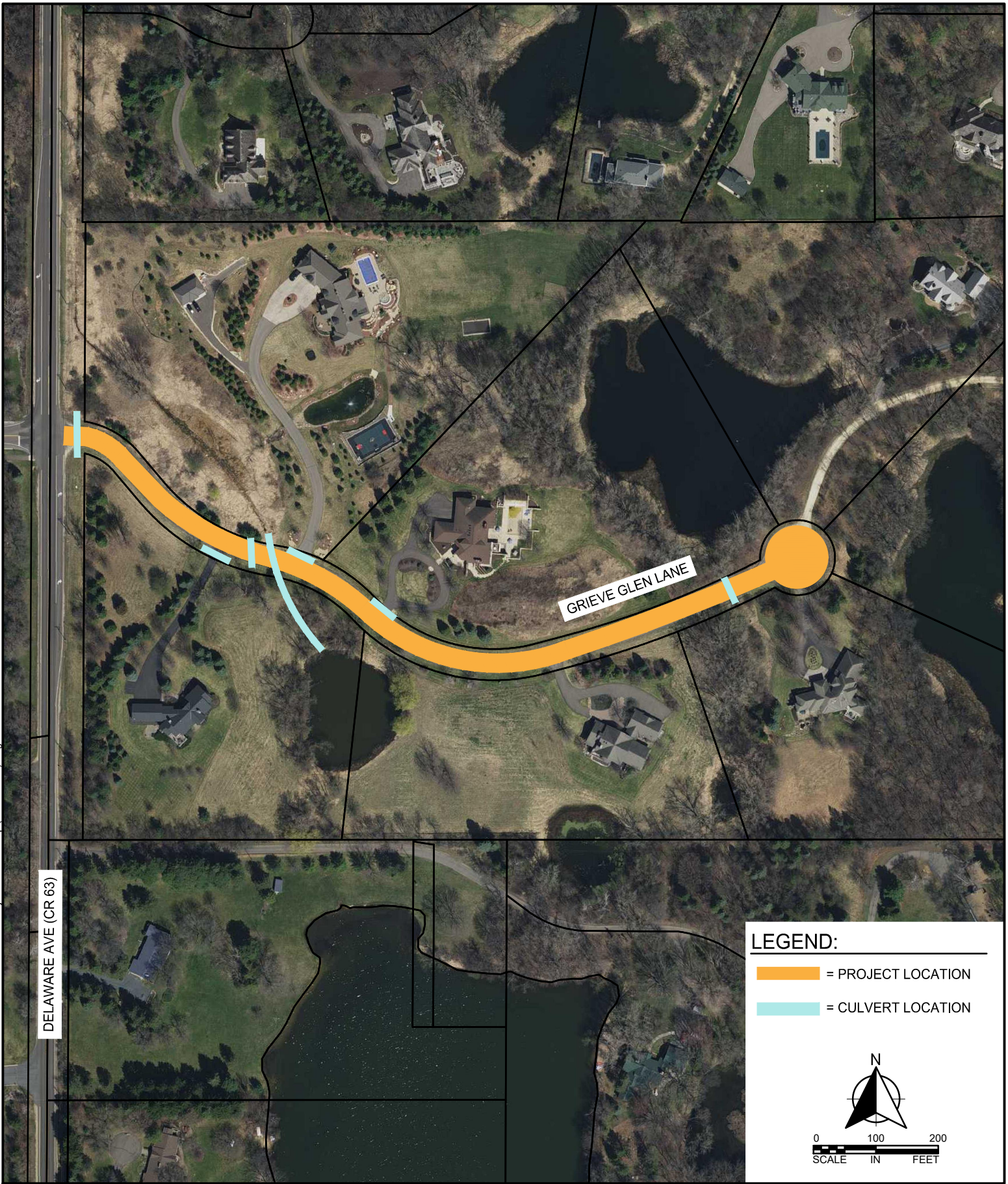
The 2021 Grieve Glen Lane Reconstruction Project consists of roadway and drainage improvements. The cost of the project is estimated at **\$166,234**.

Based on the information contained within this report, the proposed improvements as described are necessary, cost-effective, and feasible from an engineering standpoint. WSB recommends construction of the proposed improvements as detailed in this report. The economic feasibility of this project will be determined by the City Council.

APPENDIX A

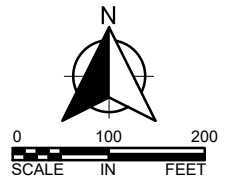
Figure 1 – Project Location Map
Figure 2 – Typical Sections
Figure 3 – Existing Culvert Conditions

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LEGEND:

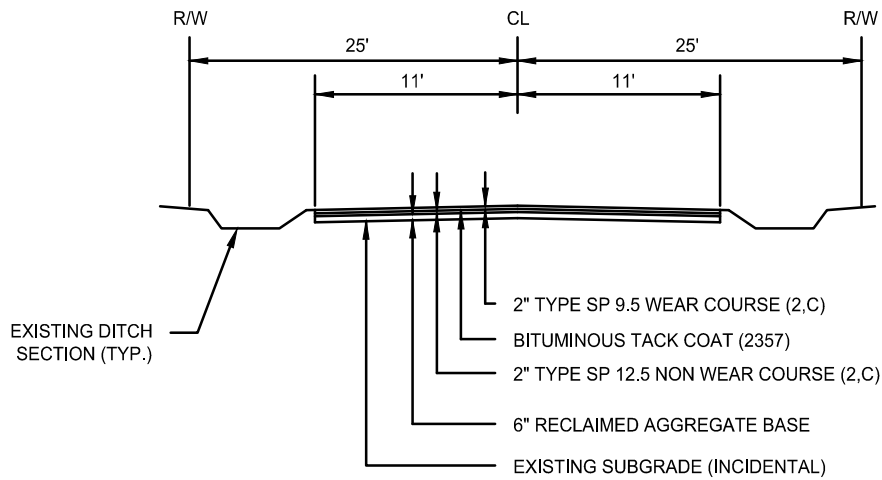
-  = PROJECT LOCATION
-  = CULVERT LOCATION



WSB PROJECT NO.:
014460-000

2021 GRIEVE GLEN LANE RECONSTRUCTION PROJECT
FIGURE 1 - PROJECT LOCATION MAP
CITY OF SUNFISH LAKE, MN





STREET RECONSTRUCTION



WSB PROJECT NO.:
014460-000

2021 GRIEVE GLEN LANE RECONSTRUCTION PROJECT FIGURE 2 - TYPICAL SECTIONS CITY OF SUNFISH LAKE, MN





K:\014460-000\Cad\Exhibits\Grieve Glen Lane\014460-000 Existing Culvert Conditions (Grieve Glen).dwg 11/2/2020 11:26:47 AM



WSB PROJECT NO.:
014460-000

2021 GRIEVE GLEN LANE RECONSTRUCTION PROJECT FIGURE 3 - EXISTING CULVERT CONDITIONS CITY OF SUNFISH LAKE, MN



APPENDIX B

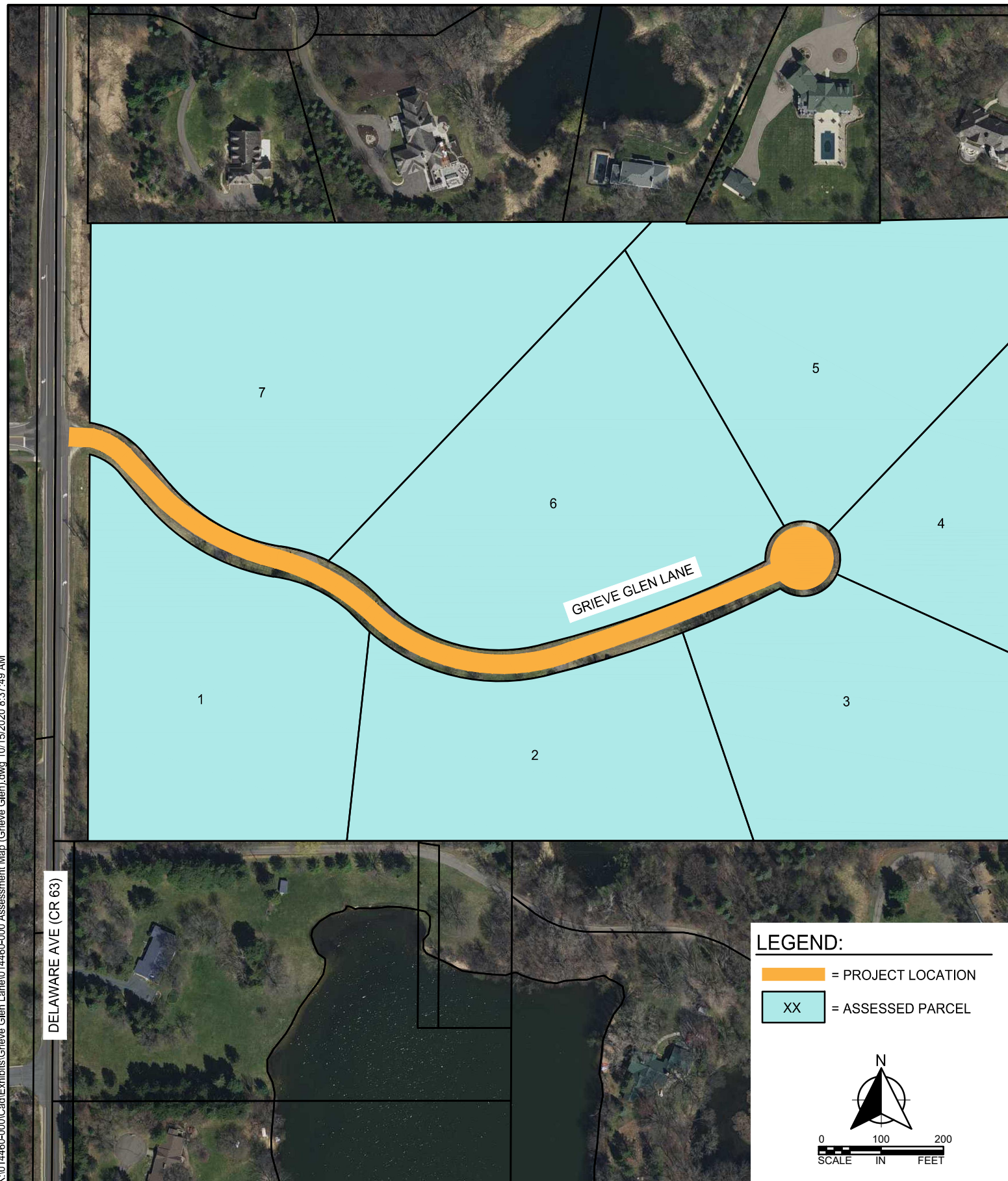
Opinion of Probable Cost

OPINION OF PROBABLE COST						
<i>WSB Project:</i> 2021 Grieve Glen Lane Reconstruction Project <i>Project Location:</i> Sunfish Lake <i>City Project No.:</i> 2021-04 <i>WSB Project No.:</i> 014460-000					<i>Design By:</i> BPM <i>Checked By:</i> JSS <i>Date:</i> 12/1/2020	
Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. Grieve Glen Lane Improvements						
1	2021.501	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00
2	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L F	30	\$ 5.00	\$ 150.00
3	2106.507	EXCAVATION - COMMON	C Y	10	\$ 20.00	\$ 200.00
4	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	10	\$ 150.00	\$ 1,500.00
5	2130.523	WATER	MGAL	20	\$ 50.00	\$ 1,000.00
6	2215.504	FULL DEPTH RECLAMATION	S Y	3980	\$ 3.00	\$ 11,940.00
7	2215.607	HAUL FULL DEPTH RECLAMATION (SV)	C Y	450	\$ 15.00	\$ 6,750.00
8	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	200	\$ 3.00	\$ 600.00
9	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	500	\$ 75.00	\$ 37,500.00
10	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (2,C)	TON	500	\$ 75.00	\$ 37,500.00
11	2501.602	CLEAN PIPE CULVERT	EACH	7	\$ 1,000.00	\$ 7,000.00
12	2563.601	TRAFFIC CONTROL	L S	1	\$ 2,000.00	\$ 2,000.00
13	2573.503	SEDIMENT CONTROL LOG WOOD FIBER	L F	200	\$ 2.00	\$ 400.00
14	2573.503	SILT FENCE TYPE MS	L F	200	\$ 2.00	\$ 400.00
					CONSTRUCTION TOTAL	\$ 111,940.00
					CONTINGENCY TOTAL (10%)	\$ 11,194.00
					SUBTOTAL	\$ 123,134.00
					INDIRECT COST TOTAL (35%)	\$ 43,100.00
					TOTAL	\$ 166,234.00
					GRAND TOTAL	\$ 166,234.00

APPENDIX C

Assessment Map
Preliminary Assessment Roll

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WSB PROJECT NO.:
014460-000

2021 GRIEVE GLEN LANE RECONSTRUCTION PROJECT ASSESSMENT MAP CITY OF SUNFISH LAKE, MN



CITY OF SUNFISH LAKE, MN
2021 GRIEVE GLEN LANE RECONSTRUCTION PROJECT
PRELIMINARY ASSESSMENT ROLL

Date: 12/1/2020	Rate
-----------------	------

City Project No. 2021-03
WSB Project No. 014460-000

Date: 12/1/2020

	Rate
Single Family Reconstruction Assessment:	\$19,000.00

[illegible]

APPENDIX D

Pavement Condition Report



Memorandum

To: Jeff Sandberg, PE, City Engineer

From: Sheue Torng Lee

Date: May 7, 2018

Re: Pavement Condition Report
WSB Project No. 011527

WSB & Associates, Inc. is pleased to submit this pavement condition report summarizing the results of the pavement inspection performed on April 30, 2018 on all the City streets. The distresses observed on the surface of roadways evaluated were analyzed using our pavement management software, PAVER to calculate the Pavement Condition Index (PCI) for each street. The PCI is based on a 0 to 100 scale, with 100 being a brand-new roadway with no distresses present.

Bituminous roadways were evaluated but gravel road and private roads were not rated. A map showing the condition rating can be found labeled in the **Appendix A** section of this report. The condition rating for each street is included in a table in **Appendix B**. Any type of road maintenance (i.e. patching or crack sealing) done prior to inspections is accounted for in each PCI value. The weighted average was computed by averaging the PCI values based on the area of each segment, which was calculated to be 78.

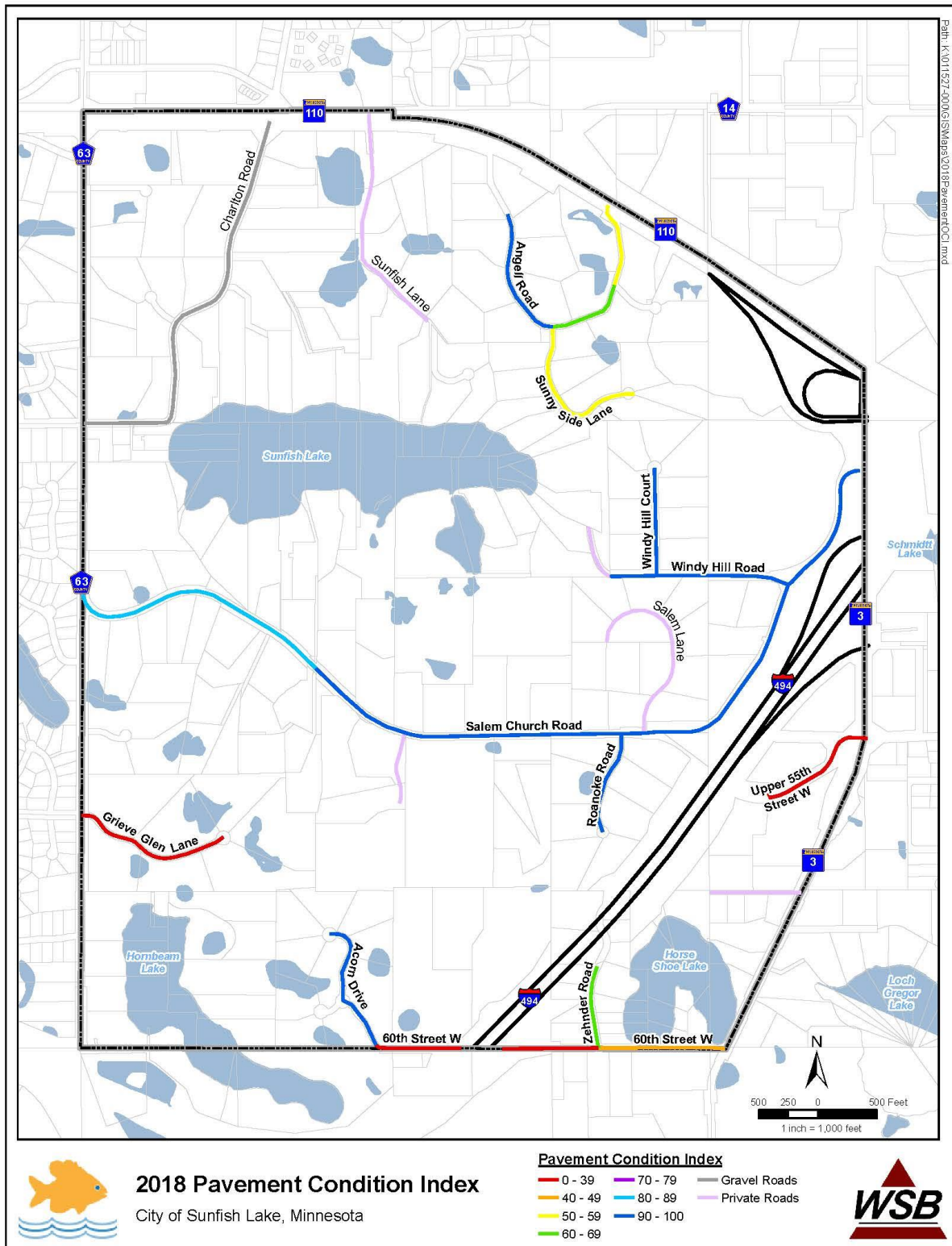
On new roads with high PCI values, which are in the range from 80 to 100, we would recommend performing preventative maintenance such as crack sealing or chip sealing, or a combination of both to protect the road surface from infiltration of water and incompressible materials as well as oxidation. Good candidates for preventative maintenance upon field inspection are Salem Church Road, Roanoke Road, Windy Hill Road, and Windy Hill Court.

There are areas where the PCI values of pavements have dropped drastically since last inspection in 2015, such as 60th Street West and Grieve Glen Lane. It is important to note that these roads were previously chip sealed and the treatment masked the existing distresses of the pavements. Thus, when these roads were reviewed this year, the PCI values are much lower than when rated in 2015 because the distresses have surfaced through the layer of chip seal.

It is our understanding that the condition of Grieve Glen Lane is a concern to the City. The PCI of this road obtained from field inspection is 36, which indicates that the street is in poor condition needing a major repair. The street is highly raveled with potholes developing. Pavement coring will be performed on this street to determine the extent of distresses. If the distresses are only present on the surface and they do not extend through the depth of bituminous pavement, which we believe is most likely the case, a mill and overlay could help eliminate the surface distresses. However, if the distresses are found to be caused by underlying materials, a reclamation or reconstruction needs to be carried out to restore the structural capacity of the pavement. A separate forensic report will be delivered to the City once pavement coring has been completed.

Appendix A

Sunfish Lake
2018 PCI Map



Appendix B

Sunfish Lake
2018 Street PCI

Name	Section ID	Length (ft)	Area (ft²)	2018 PCI
<i>60TH ST W</i>	<i>2</i>	<i>809.83</i>	<i>16,196.58</i>	<i>30.80</i>
<i>60TH ST W</i>	<i>3</i>	<i>726.13</i>	<i>14,522.64</i>	<i>32.12</i>
<i>GRIEVE GLEN LN</i>	<i>8</i>	<i>1,350.79</i>	<i>32,418.85</i>	<i>35.73</i>
<i>UPPER 55TH ST E</i>	<i>1</i>	<i>1,060.26</i>	<i>22,265.37</i>	<i>36.12</i>
<i>60TH ST W</i>	<i>4</i>	<i>1,070.43</i>	<i>21,408.53</i>	<i>46.87</i>
<i>SUNNYSIDE LN</i>	<i>20</i>	<i>1,384.93</i>	<i>27,698.53</i>	<i>57.64</i>
<i>ANGELL RD</i>	<i>7</i>	<i>710.21</i>	<i>14,204.13</i>	<i>59.55</i>
<i>ANGELL RD</i>	<i>6</i>	<i>697.89</i>	<i>13,957.90</i>	<i>60.68</i>
<i>ZEHNDER RD</i>	<i>24</i>	<i>702.02</i>	<i>12,636.30</i>	<i>68.57</i>
<i>SALEM CHURCH RD</i>	<i>13</i>	<i>2,313.04</i>	<i>55,513.03</i>	<i>87.49</i>
<i>ROANOKE RD</i>	<i>9</i>	<i>880.63</i>	<i>20,254.49</i>	<i>92.00</i>
<i>SALEM CHURCH RD</i>	<i>14</i>	<i>2,188.1</i>	<i>52,514.32</i>	<i>92.39</i>
<i>SALEM CHURCH RD</i>	<i>15</i>	<i>537.06</i>	<i>12,889.53</i>	<i>92.82</i>
<i>SALEM CHURCH RD</i>	<i>12</i>	<i>221.21</i>	<i>5,309.00</i>	<i>94.42</i>
<i>ACORN DR</i>	<i>27</i>	<i>1,182.59</i>	<i>28,382.19</i>	<i>94.44</i>
<i>ANGELL RD</i>	<i>5</i>	<i>1,135.66</i>	<i>22,713.12</i>	<i>95.26</i>
<i>WINDY HILL CT</i>	<i>22</i>	<i>1,006.58</i>	<i>26,171.05</i>	<i>99.87</i>
<i>SALEM CHURCH RD</i>	<i>10</i>	<i>1,949.04</i>	<i>46,776.85</i>	<i>100.00</i>
<i>SALEM CHURCH RD</i>	<i>11</i>	<i>1,001.06</i>	<i>24,025.33</i>	<i>100.00</i>
<i>SALEM CHURCH RD</i>	<i>29</i>	<i>237.18</i>	<i>5,692.29</i>	<i>100.00</i>
<i>WINDY HILL CT</i>	<i>21</i>	<i>905.95</i>	<i>18,119.06</i>	<i>100.00</i>
<i>WINDY HILL CT</i>	<i>23</i>	<i>511.06</i>	<i>9,199.03</i>	<i>100.00</i>

APPENDIX E

Grieve Glen Lane Forensic Report



Technical Memorandum

To: *Jeff Sandberg, PE*
City Engineer

From: *Andrea Blanchette, PE*
Sheue Torng Lee, EIT
Tom Wood

Date: *May 11, 2018*

Re: *Pavement Coring Forensic Report*
WSB Project Number: 012011

Introduction

WSB & Associates, Inc. is pleased to submit this pavement forensics report detailing the results of the pavement coring performed on May 10, 2018 along Grieve Glen Lane in the City of Sunfish Lake. The various characteristics of the pavement cores were analyzed to assist in determining an appropriate pavement maintenance or rehabilitation method for this roadway segment.

A total of 3 pavement cores were taken along Grieve Glen Lane. The locations of the pavement cores are summarized in **Figure 1**. A summary of the pavement depths and conditions, and recommended maintenance activity for each core location is shown on **Table 1**. Pictures of the pavement cores and roadway surface are shown in **Appendix A** of this report.

Mr. Jeff Sandberg
May 11, 2018



Figure 1. Pavement core locations taken within the City of Sunfish Lake along Grieve Glen Lane.

Table 1. Pavement core information.

Core ID	Bituminous Depth (inches)	Aggregate Depth (inches)	Notes	Recommended Maintenance Activity
1	4	5.5 - 6	Core was in poor condition with the top 0.5" delaminated from the bottom. Core showed signs of deterioration.	Full Depth Reclamation (FDR)
2	3.5	5.5 - 6	Core was in good condition with a 1.75" top lift.	
3	4	5.5 - 6	Core showed signs of delamination and deterioration. Top lift was 2" thick.	

Note: Please refer to the summary section for detailed explanations.

Full Depth Reclamation (FDR): FDR involves pulverizing the full depth of bituminous and a portion of the underlying material and blending them together to provide a sound base to the new pavement. This process helps to eliminate the existing distresses. The reclaimed mixture can be topped with different types of surface course, depending on the structural requirements and anticipated traffic level.

Mill and Overlay: A mill and overlay involves grinding a portion of the in-place asphalt surface and topping it with a bituminous wearing course over the entire surface. A mill and overlay can only eliminate some of the surface distresses, thus it is common to see cracks reflecting through the new pavement within a few years. It is important to note that additional patching would be anticipated on areas with thinner bituminous that may be encountered once the surface is milled. Because of the existing condition of the pavement and the delamination and condition of the cores, it would not be recommended to try a mill and overlay along Grieve Glen Lane.

Summary of Findings and Recommendations

Several factors are considered when determining the number of pavement cores to be taken, including the pavement condition or visible distresses present on the pavement and the variability of the pavement depth as the cores are being completed. Pavement coring identifies what exists underneath the visible layer of the pavement and can give a lot of information including depths of the pavement layers, signs of bonding or debonding, and distresses that might not be visible from the road surface.

The pavement surface rating on Grieve Glen Lane was determined to be a 36, which falls into the poor category requiring a major fix. The road was previously chip sealed, and observed to be highly raveled with potholes developing. Three cores taken along this street had bituminous depths ranging from 3.5 inches to 4 inches. One of the cores was in good condition but the remaining two cores showed signs of deterioration and delamination. There was 5.5 inches to 6 inches of crushed limestone found underneath the bituminous layer.

Core #3 was taken on one of the worst locations on Grieve Glen Lane where high severity potholes were found and it was determined that delamination was developing on the top 0.5 inches of the bituminous core. It was also seen on Core #1 that the top 0.5 inches was completely stripped off the bottom. Although the distresses observed on the surface did not extend through the full depth of bituminous layer, a 2-inch mill and overlay would not be recommended based on the condition of the cores taken in this study. The left in-place bituminous after milling would be too thin (approximately 1.5 inches to 2 inches), paired with areas where the bituminous had deteriorated, the existing pavement would crumble easily as it does not have the capacity to withstand construction traffic. It would be our recommendation to perform a Full Depth Reclamation (FDR). There is no curb and gutter, and there is sufficient underlying material (crushed limestone) which would serve as a suitable base material for a reclamation. This activity would disrupt existing crack patterns and allow a new surface to be placed over the reclaimed materials. A FDR is estimated to last between 20 and 30 years if properly designed and appropriate preventative maintenance is performed.

Mr. Jeff Sandberg
May 11, 2018

Appendix A

Sunfish Lake Coring Pictures

Core 1



Core 2



Core 3



APPENDIX F

Culvert Condition Report



Memorandum

To: Jeff Sandberg, PE, City Engineer

From: Sheue Torng Lee

Date: June 7, 2018

Re: Culvert Condition Report
WSB Project No. 011527

WSB & Associates, Inc. is pleased to submit this culvert condition report summarizing the results of the culvert inspection performed in May. The culverts were inspected in accordance with the MnDOT HydInfra Inspection Manual. Using the ratings guide from the manual, the condition ratings are listed as follows.

<u>Rating</u>	<u>Condition</u>	<u>Description</u>
1	Excellent	Like new condition
2	Fair	Some wear, but structurally sound
3	Poor	Deteriorated, consider for repair or replacement
4	Very Poor	Serious deterioration

A map showing the condition rating can be found labeled in the **Appendix A** section of this report. Some culverts may be buried, submerged, or out of sight and they were labeled as “Not Able to Rate/Not Visible” with a 0 rating as shown in the map. The condition rating and comment for each culvert is included in a table in **Appendix B**.

The table below summarizes the number of culverts inspected under each condition category.

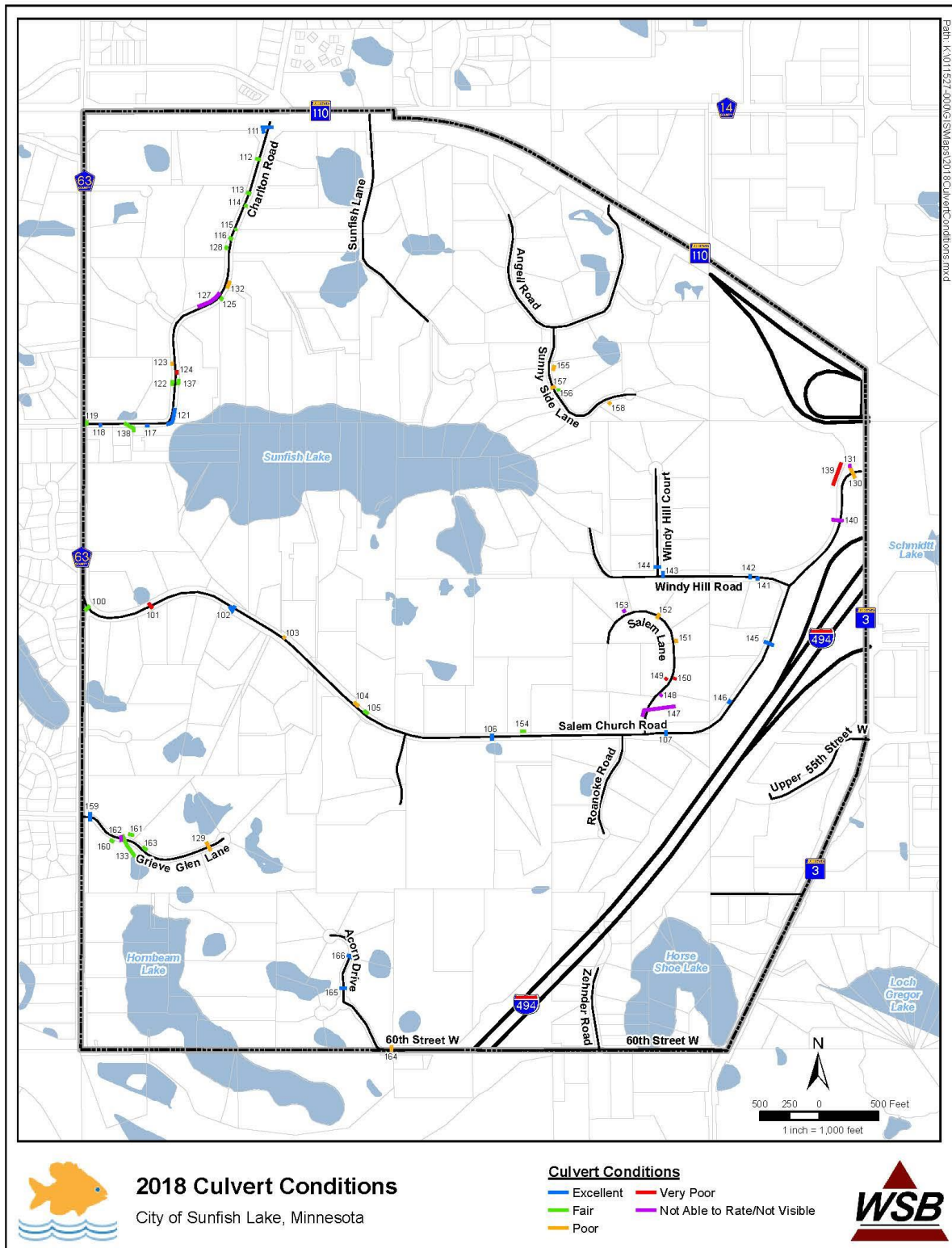
Rating	Condition	Number of Culvert
0	Not able to rate / not visible	7
1	Excellent	16
2	Fair	19
3	Poor	12
4	Very poor	5

Of the 59 culverts evaluated in this survey, it was determined that a majority of the culverts were rated in excellent or fair condition, however, several culverts in these categories have sediment or debris built up and need cleaning performed. Some culverts from the survey were plugged so that water flow is reduced or prevented and they are no longer functioning as desired. There were also a few culverts that need repair.

Photos of the culverts taken during inspection were documented but not included in this report. However, the photos may be provided to the City upon request.

Appendix A

Sunfish Lake 2018 Culvert Condition Map



Appendix B

Sunfish Lake 2018 Culvert Condition and Rating

Culvert ID	Owner	Size	Material	Length (ft)	Rating	Condition	Additional Comments
127	City	4	Drain Tile	225	0	Not Able to Rate/Not Visible	
131	MnDOT	24	RCP	26	0	Not Able to Rate/Not Visible	Could be connecting to Culvert #130 but not visible upon inspection
140	City	24	CMP	97	0	Not Able to Rate/Not Visible	Could not locate the culvert
147	City	12	CMP	55	0	Not Able to Rate/Not Visible	Outlet plugged, inlet mostly plugged
148	City	10	CMP	18.5	0	Not Able to Rate/Not Visible	Almost full of debris
153	City	12	CMP	25	0	Not Able to Rate/Not Visible	Could not locate the culvert
162	City	18	CMP	52	0	Not Able to Rate/Not Visible	Could not locate the culvert
102	City	18	CHD Plastic	45	1	Excellent	Culvert has been lined with plastic
106	City	24	CHD Plastic	56	1	Excellent	
107	City	24	CMP	47	1	Excellent	
111	MnDOT	18	CMP	89	1	Excellent	New, located on state right-of-way
117	City	15	CMP	36	1	Excellent	Looks new
118	City	18	CMP	21	1	Excellent	
121	City	16	CMP	172	1	Excellent	Clean
141	City	15	CMP	24.5	1	Excellent	Bush covering West end of the culvert
142	City	18	CMP	44	1	Excellent	New
143	City	18	CMP	47	1	Excellent	2 culverts
144	City	15	CMP	54	1	Excellent	
145	City	48	RCP	86	1	Excellent	
146	City	15	CMP	30	1	Excellent	
159	City	15	RCP	74	1	Excellent	Very good
165	City	18	RCP	56	1	Excellent	Discharge needs cleaning
166	City	18	RCP	50	1	Excellent	Needs cleaning

Culvert ID	Owner	Size	Material	Length (ft)	Rating	Condition	Comments
100	City	18	CMP	55	2	Fair	1/3 full of debris
105	City	18	CMP	48	2	Fair	
112	City	18	RCP	46	2	Fair	East end needs cleaning
113	City	18	RCP	42	2	Fair	West discharge needs cleaning
114	City	15	CMP	27	2	Fair	Ditch needs cleaning
115	City	12	CMP	19	2	Fair	Needs cleaning
116	City	18	RCP	34	2	Fair	
119	MnDOT	27	RCP	36	2	Fair	
122	City	15	CMP	42	2	Fair	Needs cleaning
125	City	16	CMP	34	2	Fair	
128	City	15	CMP	34	2	Fair	Half full of debris. Ditch needs cleaning
133	City	24	RCP	210	2	Fair	Discharge needs cleaning
137	City	15	CMP	50	2	Fair	Discharge needs cleaning
138	City	15	CMP	36	2	Fair	
154	City	16	RCP	48	2	Fair	Needs cleaning
156	City	12	CMP	12	2	Fair	
160	City	15	CMP	35	2	Fair	East apron needs repair
161	City	15	CMP	48	2	Fair	
163	City	15	CMP	35	2	Fair	
103	City	24	CMP	22	3	Poor	Needs cleaning, Clean and Re-Evaluate
104	City	15	CMP	51	3	Poor	Discharge half full of debris, Clean and Re-Evaluate
123	City	12	CMP	20	3	Poor	Needs cleaning, Clean and Re-Evaluate
129	City	18	RCP	85	3	Poor	Needs cleaning, Clean and Re-Evaluate
130	MnDOT	24	RCP	99	3	Poor	North apron is broken, needs to be replaced

Culvert ID	Owner	Size	Material	Length (ft)	Rating	Condition	Comments
132	City	12	CMP	63	3	Poor	Discharge 80% plugged, Clean and Re-Evaluate
151	City	12	CMP	25	3	Poor	Outlet plugged, Clean and Re-evaluate
152	City	18	CMP	46	3	Poor	
155	City	12	CMP	45	3	Poor	East end smashed needs to be replaced
157	City	18	CMP	37	3	Poor	Needs cleaning, Clean and Re-Evaluate
158	City	12	CMP	18	3	Poor	Discharge needs cleaning, Clean and Re-Evaluate
164	City	18	CMP	50	3	Poor	Discharge needs cleaning, Clean and Re-Evaluate
101	City	27	CMP	56	4	Very poor	North end smashed. South end buried under logs
124	City	15	CMP	36	4	Very poor	Culvert 60% plugged
139	City	30	CMP	203	4	Very poor	North outlet submerged
149	City	12	CMP	20	4	Very poor	Ends smashed could not see into the culvert
150	City	18	CMP	19	4	Very poor	Rusty

APPENDIX G

Sunfish Lake Assessment Policy

CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA

SPECIAL ASSESSMENT POLICY

Section 1. Background. Chapter 429 of the Minnesota Statutes authorizes the City to levy special assessments for certain public improvements. The two most common types of public improvements within the City are street improvements and storm water improvements.

The City acknowledges that the validity of any special assessment to a particular lot depends on whether the amount of the assessment is equal to or less than the benefit conferred upon the lot by reason of the public improvement. Under state law, the benefit is determined by the increase in fair market value of the lot caused by reason of the improvement. The benefit rule controls all special assessments and supersedes any City formulas and calculations relating to how project costs are allocated. The City also acknowledges that assessments have to be uniformly imposed on similarly situated properties within a class of properties.

The first step in determining an assessment is to determine which portion of project costs will be paid by the City and which portion will be specially assessed. The second step is to spread or divide the total assessment amount among the various lots that have received a special benefit. This policy addresses both steps. The policy is a guideline and the Council has the authority to alter the policy from time to time based on facts and circumstances that the Council believes justify such changes.

Section 2. Street Improvements. The typical types of street improvements in the City are:

- a. Sealcoating;
- b. Mill and overlay; and
- c. Street reconstruction, including new pavement where none existed before.

If only sealcoating is being performed, the policy is not to assess the cost of the sealcoating. Rather, the City will pay the cost of sealcoating out of the general fund as a maintenance item.

Projects involving mill and overlay and street reconstruction will be specially assessed. The percentage of costs that will be specially assessed depends on the type of street.

Within the City, there are three (3) types of streets. They are:

- a. Collector Street. – A collector street is a City street that provides access to local streets, private streets, direct driveway access and is utilized by the surrounding area for trips originating outside of the City and terminating outside of the City limits. The number of through trips exceed the number of local trips. The City streets that meet this criteria are:

- Salem Church Road; and
- Charlton Road.

The assessment policy for a Collector Street is to assess 40% of street improvement cost to the specially benefitted properties.

- b. Neighborhood Collector Street - a neighborhood collector street is a City street that provides direct access to local streets, private streets, direct driveway access and has fewer trips that originate outside of the area and terminate outside the area than local trips. A local trip is considered a trip that remains within the City limits. The City streets that meet this criteria are:

- 60th Street North;
- Windy Hill Road; and
- Angell Road (east of Sunnyside Lane).

The assessment policy for a Neighborhood Collector Street is to assess 60% of street improvement cost to the specially benefitted properties.

- c. Local Street - a local street is a City Street that only provides direct access to private driveways which has trips that originate on the street and or terminate on the street. A local street includes a public street that provides access to shared driveways. The City Streets that meet this criteria are:

- Acorn Drive;
- Zehnder Road;
- 55th Street West;
- Roanoke Road;
- Grieve Glen Lane;
- Windy Hill Court; and
- Angell Road (west of Sunnyside Lane).

The assessment policy for a Local Street is to assess 80% of street improvement cost to the specially benefitted properties.

The special assessments for mill and overlay and for street reconstruction will be spread or divided on a per buildable lot basis with each such lot receiving an equal amount of assessment.

A special assessment for mill and overlay and for street reconstruction will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

To the extent storm water improvements are constructed with the street improvements and are incident and ancillary to the street improvement and do not otherwise confer significant benefit to properties outside of the lots that would typically be assessed for the street improvements and do not constitute more than 50% of the project costs, the storm water improvements will be considered as part of the street assessments and will be levied on the same basis as the street assessments.

In general, in determining the specially benefitted properties for a street assessment, the following lots will be included:

- a. The lots that adjoin a public street or have indirect driveway access to the public street.
- b. The lots that adjoin or have indirect driveway access to a private street where the private street has access to the public street that is being improved.

Section 3. Storm Water Improvements. Storm water improvements include such items as culvert repair or reconstruction, holding ponds, erosion control, drainage ditch reconstruction, surface drainage improvements, trunk lines, and lateral lines.

Storm water improvements can generally be placed into two (2) categories:

- a. Lateral Storm Water Management Improvements. Lateral storm water management improvements benefit the immediate adjacent area. Lateral storm water management improvements are storm water infrastructure facilities that receive runoff from adjacent public right of way or from some or all adjacent parcels but do not include significant runoff from locations that are off site of the improvements.
- b. Trunk Storm Water Management Improvements. Trunk storm water management improvements benefit an area that extends beyond the immediate property (i.e. beyond the lateral benefit). Trunk storm water management improvements manage runoff from areas of the City that are not immediately adjacent to the improvement. The trunk portion of an improvement is the size or cost of the improvement that exceeds the lateral storm water needs. Trunk storm water management improvements usually have a design and capacity to receive storm water runoff from lots that adjoin the improvement as well as non-adjoining lots.

Lateral storm water management improvements will be assessed to the adjacent specially benefitted properties on the same basis as a street assessment, taking into account the different classes of streets and allocating the assessable portion of the project on a per buildable lot basis.

With respect to trunk storm water management improvements, 50% of the project costs will be assessed and the assessable amount will be spread or divided among the specially benefitted properties on a per buildable lot basis with each such lot receiving an equal amount of assessment.

Special assessments for lateral storm water management improvements and trunk storm water management improvements will be amortized over a period of time not less than five years and not more than ten years. The interest rate payable by the landowners on the remaining balance of the special assessments will not be more than 2% above the bond interest rate charged the City. If the City has not issued bonds, the interest rate charged the landowners will not be more than 2% above the estimated interest rate that the City would have incurred if bonds were issued to finance the project. Interest will begin to accrue from the date the assessments are levied.

APPENDIX H

Benefit Analysis Report



BENEFIT ANALYSIS REPORT
ON
CITY PROJECT NO. 2021-04
GRIEVE GLEN LANE
RECONSTRUCTION PROJECT
FOR
JEFFRY S. SANDBERG, P.E.
CITY ENGINEER
SUNFISH LAKE, MN 55118

Prepared by:
Laurence M. Danich
Real Property Appraiser
Minnesota I.D. #: 4000869

METZEN REALTY AND ASSOCIATES CO.
412 SOUTHVIEW BLD., SOUTH SAINT PAUL, MN 55075
PHONE: (651) 455-2214 | FAX: (651) 455-2729
WWW.METZENREALTY.COM



December 10th, 2020

Jeffrey S. Sandberg, P.E.
City Engineer
Sunfish Lake, MN 55118

Re: City Project No. 2021-04
Grieve Glen Lane
Reconstruction Project

Dear Mr. Sandberg, P.E.,

As per your request, I have completed a Benefit Analysis in an effort to determine benefit, if any, as a result of the above referenced project.

I have reviewed the Feasibility Report, and the Scope of Work prepared for the City of Sunfish Lake, as well as, inspecting the area affected by this project on several occasions.

The project focuses on neighborhood improvements that include removing and replacing the asphalt on the roadway, and replacing any poor subgrade encountered.

The project affects seven parcels all fronting on Grieve Glen Lane.



December 10th, 2020

Re: City Project No. 2021-04
Grieve Glen Lane
Reconstruction Project

Jeffrey S. Sandberg, P.E.,

I have been instructed to provide a benefit analysis report of the improvements described later in this report.

As a result of my field inspection, research and comparable sales submitted, it is my opinion that the value-added benefit as a result of the projects is as follows:

Street Reconstruction
Up to \$24,000.00 Per Parcel

Prepared by:

Laurence M Danich (Dec 17, 2020 09:45 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

METZEN REALTY AND ASSOCIATES CO.
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Certification

I, the undersigned, hereby certify that, except as otherwise noted in this report:

1. I have personally inspected the subject property.
2. I have no present or contemplated future interest in the real estate that is the subject of this report.
3. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
4. The amount of my fee is not contingent upon reporting predetermined value or upon the amount of the value estimate.
5. To the best of my knowledge and belief the statements of fact contained in this report, upon which analysis, opinions and conclusions expressed herein are based, true and correct.
6. This report sets forth all of the assumptions and limiting conditions (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusion contained in this report.
7. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this report.

Respectfully Submitted,



Laurence M Danich (Dec 17, 2020 09:45 CST)

Laurence M. Danich

QUALIFICATIONS

OF

LAURANCE M. DANICH

I. LICENCE INFORMATION

- *Licensed with the State of Minnesota*
- *Registered Appraiser License No.: 4000869*

II. EDUCATION

- *AA Degree from Mankato State University*
- *Completed courses and received designation from Realtor Graduate Institute*
- *Over 200 hours of continuing education*

III. EXPERIENCE

- *Licensed and actively engaged in all facets of real estate since 1973, sales, property management and appraising various types of properties in St. Paul and adjacent counties in Minnesota*
- *Instructor in Real Estate Financing for South St. Paul Adult Education*
- *Qualified as an expert witness on real estate values in District Court of Dakota County*

IV. MEMBERSHIPS

- *National Association of Real Estate Appraisers, No. 28404*
- *Dakota County and Minnesota Board of Realtors*
- *Charter Commission: City of South St. Paul*
- *Certified Real Estate Appraiser, CREA Member*

APPRAISAL ASSIGNMENTS

I. LENDING INSTITUTIONS

- *Southview Bank*
- *The Phalen Bank*
- *Meridian Bank*
- *Dakota County State Bank*
- *Thorpe Loan and Finance*
- *Lenders Service, Inc.*

II. CORPORATIONS

- *Twin City Barge, Inc.*
- *Schanno Transportation*
- *Northern Furniture Companies*
- *Berryland Farms*
- *Joe Miller Homes*
- *St. Paul Companies*
- *Angel Industries*

III. LAW FIRMS

- *Grannis, Grannis*
- *Thuet*
- *Briguet & Associates*
- *Severson, Sheldon, Dougherty & Molenda, P.A.*
- *Farrell & Knutson*
- *Lynch & Pugh*
- *Murane, Conlin White & Brandt*
- *Rosene and Haugrud*

IV. CITIES

- *Inver Grove Heights*
- *Eagan*
- *Apple Valley*
- *South St. Paul*
- *West St. Paul*
- *Savage*

PROPERTY RIGHTS REVIEWED

The real estate interests reviewed is that of fee simple.

DATE OF INSPECTION

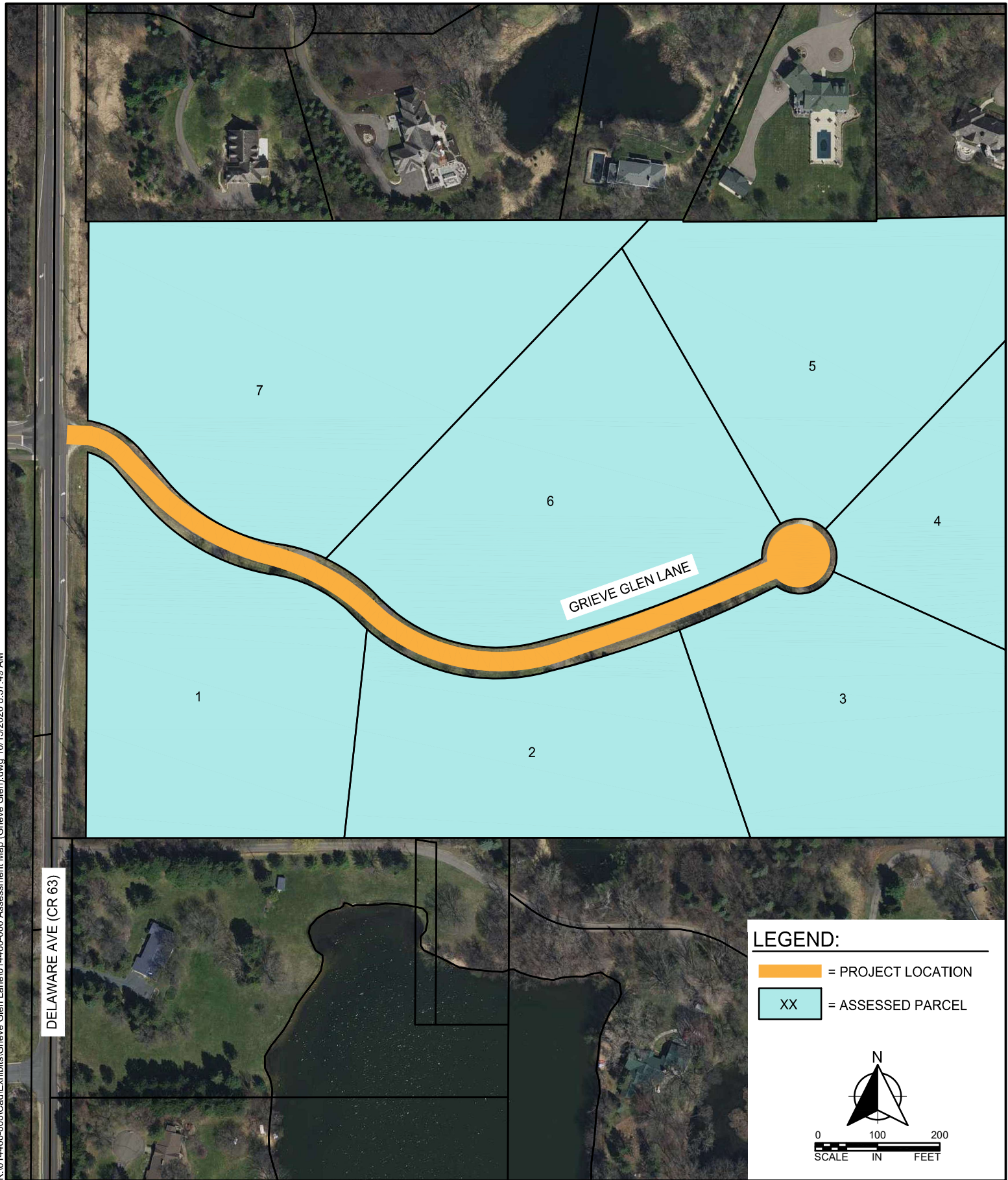
The area was inspected on December 7th, 2020 and subsequent times after.

THE PROJECT

The project will consist of reconstructing Grieve Glen Lane by using the reclamation process. Reclamation consists of pulverizing the existing bituminous pavement in-place and mixing it with the underlying aggregate base to create a stronger, recycled base layer. On top of this layer of reclaimed aggregate will be two new layers of asphalt. There are no utility improvements proposed.

SITE DESCRIPTION & MAPS

K:\014460-000\Cad\Exhibits\Grieve Glen Lane\014460-000 Assessment Map (Grieve Glen).dwg 10/15/2020 8:37:49 AM

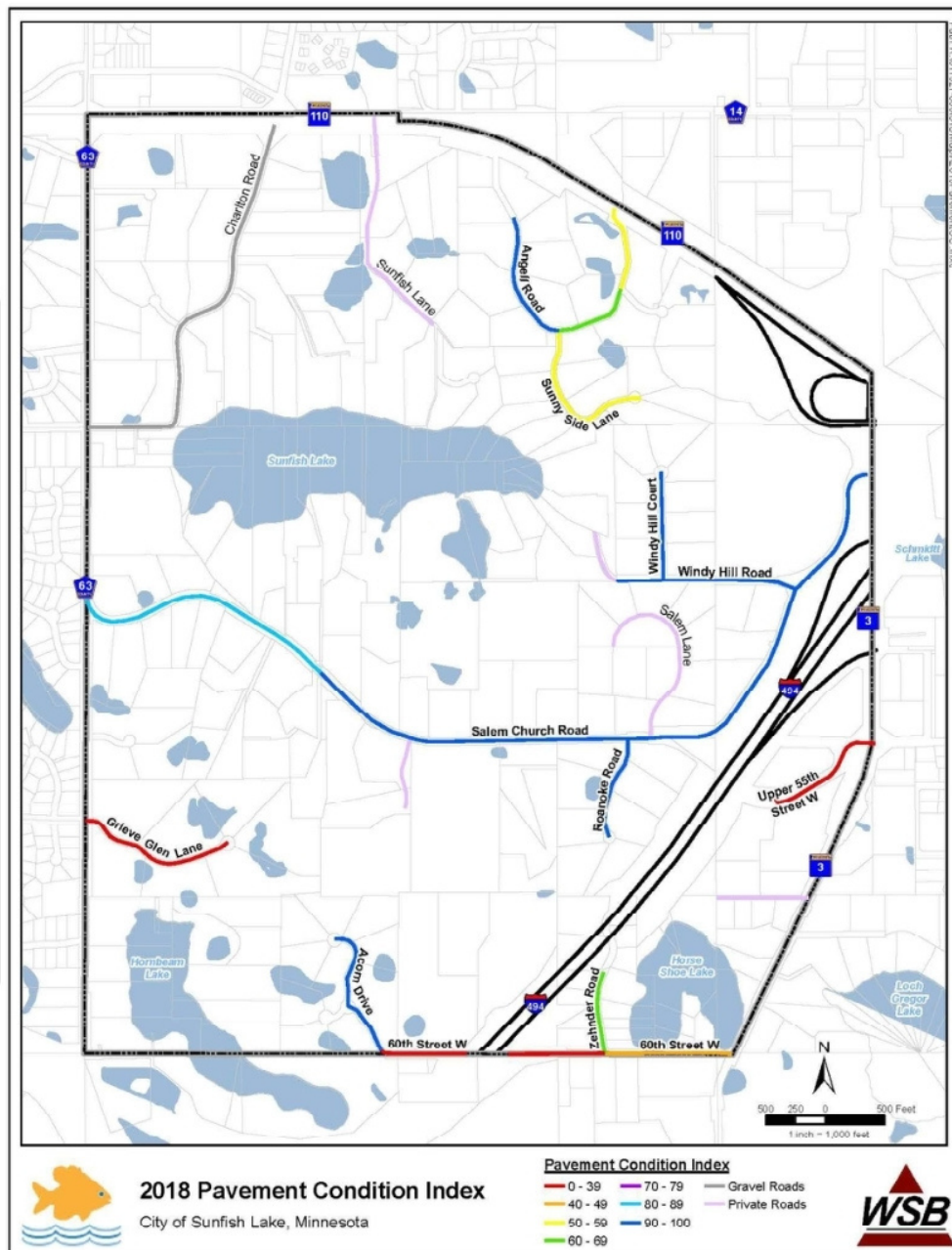


WSB PROJECT NO.:
014460-000

2021 GRIEVE GLEN LANE RECONSTRUCTION PROJECT
ASSESSMENT MAP
CITY OF SUNFISH LAKE, MN



SUNFISH LAKE: 2018 PAVEMENT CONDITION INDEX



ESTIMATED ASSESSMENTS

It would be the intent of the city to assess seven properties affected by the partial street reconstruction project in accordance with the City's Capital Improvement Plan.

EFFECTIVE DATE

The effective date of this report is December 10th, 2020.

PROJECT AREA

The area involved is considered an upscale area of "estate" properties with values more than \$1,000,000.00 situated on small acreage sites, typically 5.5 acres in size. Many properties have pond and lake views.

Typical Assessed Market Values of properties fronting on Grieve Glen Lane range in the \$1,345,900.00 to \$2,758,800.00 price range. The average home value for the area is \$1,600,000.00.

PHOTO'S: GRIEVE GLEN LANE

PROJECT AREA PHOTOS: GRIEVE GLEN LANE- EASTERERLY VIEW



PROJECT AREA PHOTOS: GRIEVE GLEN LANE- EASTERERLY VIEW



PROJECT AREA PHOTOS: GRIEVE GLEN LANE- EASTERERLY VIEW



EFFECTS OF THE PROJECT

Currently the properties located within the area are served by roads that are deteriorated and considered to be at the end of their useful life.

After the project, the area affected will be served by new and improved streets that, in my opinion, will serve to enhance functional use as well as aesthetic value.

SINGLE FAMILY HOMES WITHIN THE PROJECT

The single-family homes located on Grieve Glen Lane range from 14 to 24 years old. They were custom-built homes and range in value, according to the Dakota County Assessor's Office, from \$1,345,900.00 to \$2,758,800.00 The average home price is \$1,600,000.00.

The location is considered "good" with proximity to employment and all amenities.

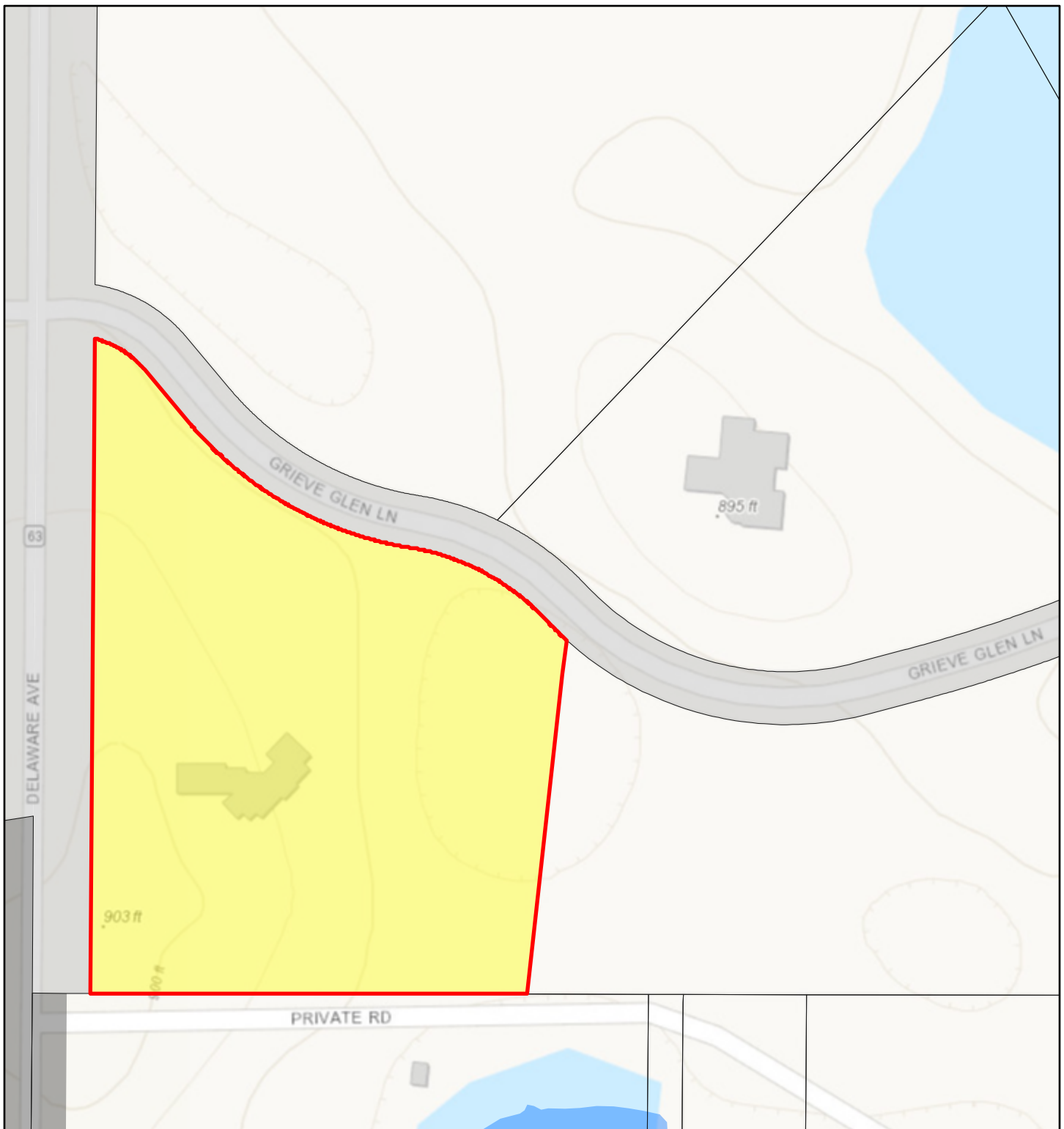
**DAKOTA COUNTY PROPERTY
INFORMATION:
ASSESSED MARKET VALUES
OF SINGLE-FAMILY HOMES
ON GRIEVE GLEN LANE**

Property Card		Parcel ID Number 38-27500-01-080	
Owner Information Fee Owner ANTHONY & MARY COOK			
Mailing Address 2 GRIEVE GLEN LN SUNFISH LAKE MN 55118			
Property Address Address 2 GRIEVE GLEN LN Municipality SUNFISH LAKE			
Parcel Information			
Sale Date	02/27/1997	Total Acres	4.66
Sale Value	\$1,127,633.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	GRIEVE GLEN
		Lot and Block	8 1
		Tax Description	
2020 Building Characteristics (payable 2021)*			
Building Type	S.FAM.RES	Year Built	1996
Building Style	ONE STORY	Foundation Sq Ft	3,201
Frame	WOOD	Above Grade Sq Ft	3,201
Multiple Buildings		Finished Sq Ft	6,023
		Bedrooms	5
		Bathrooms	4.50
		Garage Sq Ft	1,213
		Other Garage	
Miscellaneous Information			
School District	Watershed District	Homestead	Green Acres
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD	Ag Preserve
			Open Space
Assessor Valuation			
	Taxable	Estimated	
2020 Land Values (payable 2021)	\$575,900.00	\$575,900.00	
2020 Building Values (payable 2021)*	\$874,400.00	\$874,400.00	
2020 Total Values (payable 2021)*	\$1,450,300.00	\$1,450,300.00	
2019 Total Values (payable 2020)*	\$1,375,300.00	\$1,375,300.00	
Property Tax Information			
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)	
\$14,688.00	\$0.00	\$14,688.00	

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 1



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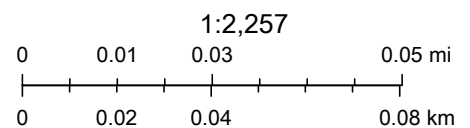
 Tax Parcels

 Water in Tax Parcel

Parcels

 Right of Way Easement

 Dedicated Right of Way



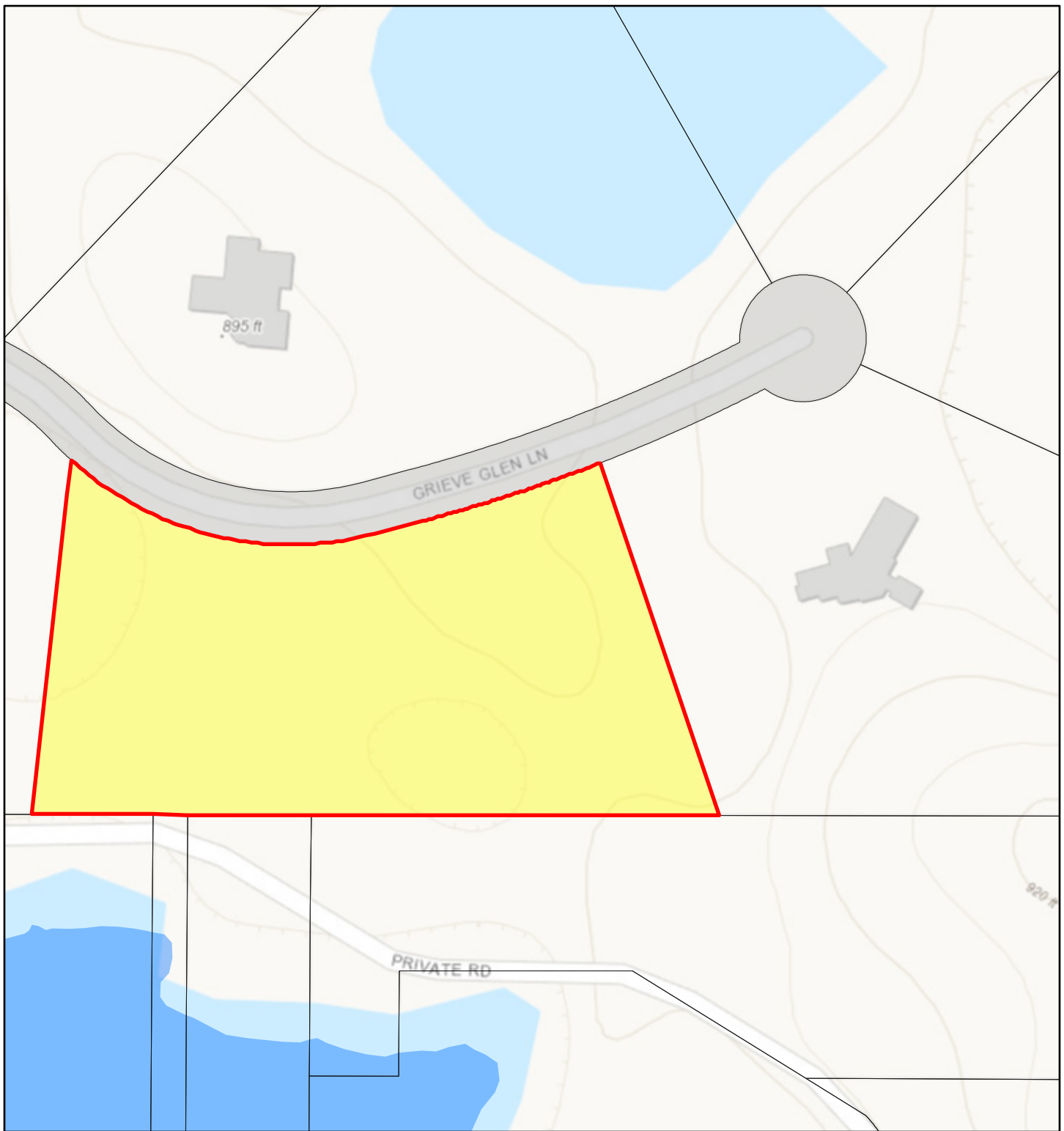
County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card		Parcel ID Number 38-27500-01-070																									
Owner Information Fee Owner LAUREL L TSTE GROOT Mailing Address 4 GRIEVE GLEN LN SUNFISH LAKE MN 55118-4753																											
Property Address Address 4 GRIEVE GLEN LN Municipality SUNFISH LAKE																											
Parcel Information <table border="1"> <tr> <td>Sale Date</td> <td></td> <td>Total Acres</td> <td>3.85</td> </tr> <tr> <td>Sale Value</td> <td>\$0.00</td> <td>R/W Acres</td> <td></td> </tr> <tr> <td>Uses</td> <td>RESIDENTIAL</td> <td>Water Acres</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Plat</td> <td>GRIEVE GLEN</td> </tr> <tr> <td></td> <td></td> <td>Lot and Block</td> <td>7 1</td> </tr> <tr> <td></td> <td></td> <td>Tax Description</td> <td></td> </tr> </table>				Sale Date		Total Acres	3.85	Sale Value	\$0.00	R/W Acres		Uses	RESIDENTIAL	Water Acres				Plat	GRIEVE GLEN			Lot and Block	7 1			Tax Description	
Sale Date		Total Acres	3.85																								
Sale Value	\$0.00	R/W Acres																									
Uses	RESIDENTIAL	Water Acres																									
		Plat	GRIEVE GLEN																								
		Lot and Block	7 1																								
		Tax Description																									
2020 Building Characteristics (payable 2021)* <table border="1"> <tr> <td>Building Type</td> <td>S.FAM.RES</td> <td>Year Built</td> <td>1996</td> <td>Bedrooms</td> <td>4</td> </tr> <tr> <td>Building Style</td> <td>1-1/2 STRY</td> <td>Foundation Sq Ft</td> <td>3,367</td> <td>Bathrooms</td> <td>4.50</td> </tr> <tr> <td>Frame</td> <td>WOOD</td> <td>Above Grade Sq Ft</td> <td>4,204</td> <td>Garage Sq Ft</td> <td>1,080</td> </tr> <tr> <td>Multiple Buildings</td> <td></td> <td>Finished Sq Ft</td> <td>6,308</td> <td>Other Garage</td> <td></td> </tr> </table>				Building Type	S.FAM.RES	Year Built	1996	Bedrooms	4	Building Style	1-1/2 STRY	Foundation Sq Ft	3,367	Bathrooms	4.50	Frame	WOOD	Above Grade Sq Ft	4,204	Garage Sq Ft	1,080	Multiple Buildings		Finished Sq Ft	6,308	Other Garage	
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Miscellaneous Information <table border="1"> <tr> <td>School District</td> <td>Watershed District</td> <td>Homestead</td> <td>Green Acres</td> <td>Ag Preserve</td> <td>Open Space</td> </tr> <tr> <td>197</td> <td>LOWER MISSISSIPPI RIVER</td> <td>FULL HOMESTEAD</td> <td></td> <td></td> <td></td> </tr> </table>						School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space	197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD													
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space																						
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD																									
Assessor Valuation <table border="1"> <thead> <tr> <th></th> <th>Taxable</th> <th>Estimated</th> </tr> </thead> <tbody> <tr> <td>2020 Land Values (payable 2021)</td> <td>\$528,000.00</td> <td>\$528,000.00</td> </tr> <tr> <td>2020 Building Values (payable 2021)*</td> <td>\$869,200.00</td> <td>\$869,200.00</td> </tr> <tr> <td>2020 Total Values (payable 2021)*</td> <td>\$1,397,200.00</td> <td>\$1,397,200.00</td> </tr> <tr> <td>2019 Total Values (payable 2020)*</td> <td>\$1,353,400.00</td> <td>\$1,353,400.00</td> </tr> </tbody> </table>							Taxable	Estimated	2020 Land Values (payable 2021)	\$528,000.00	\$528,000.00	2020 Building Values (payable 2021)*	\$869,200.00	\$869,200.00	2020 Total Values (payable 2021)*	\$1,397,200.00	\$1,397,200.00	2019 Total Values (payable 2020)*	\$1,353,400.00	\$1,353,400.00							
	Taxable	Estimated																									
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2019 Total Values (payable 2020)*	\$1,353,400.00	\$1,353,400.00																									
Property Tax Information <table border="1"> <tr> <td>Net Tax (payable 2020)</td> <td>Special Assessments (2020)</td> <td>Total Tax & Assessments (2020)</td> </tr> <tr> <td>\$14,440.00</td> <td>\$0.00</td> <td>\$14,440.00</td> </tr> </table>						Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)	\$14,440.00	\$0.00	\$14,440.00																
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)																									
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* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 2



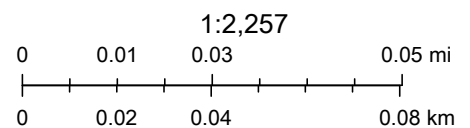
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 Tax Parcels

Parcels

 Dedicated Right of Way

 Water in Tax Parcel



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card		Parcel ID Number 38-27500-01-060	
----------------------	--	----------------------------------	--

Owner Information		
Fee Owner STEVEN & MICHELLE SHALLER		
Mailing Address 6 GRIEVE GLEN LN SUNFISH LAKE MN 55118-4753		
Property Address		
Address 6 GRIEVE GLEN LN		
Municipality SUNFISH LAKE		

Parcel Information			
Sale Date		Total Acres	6.02
Sale Value	\$0.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	GRIEVE GLEN
		Lot and Block	6 1
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1996	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	3,383	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	4,418	Garage Sq Ft	964
Multiple Buildings		Finished Sq Ft	7,150	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

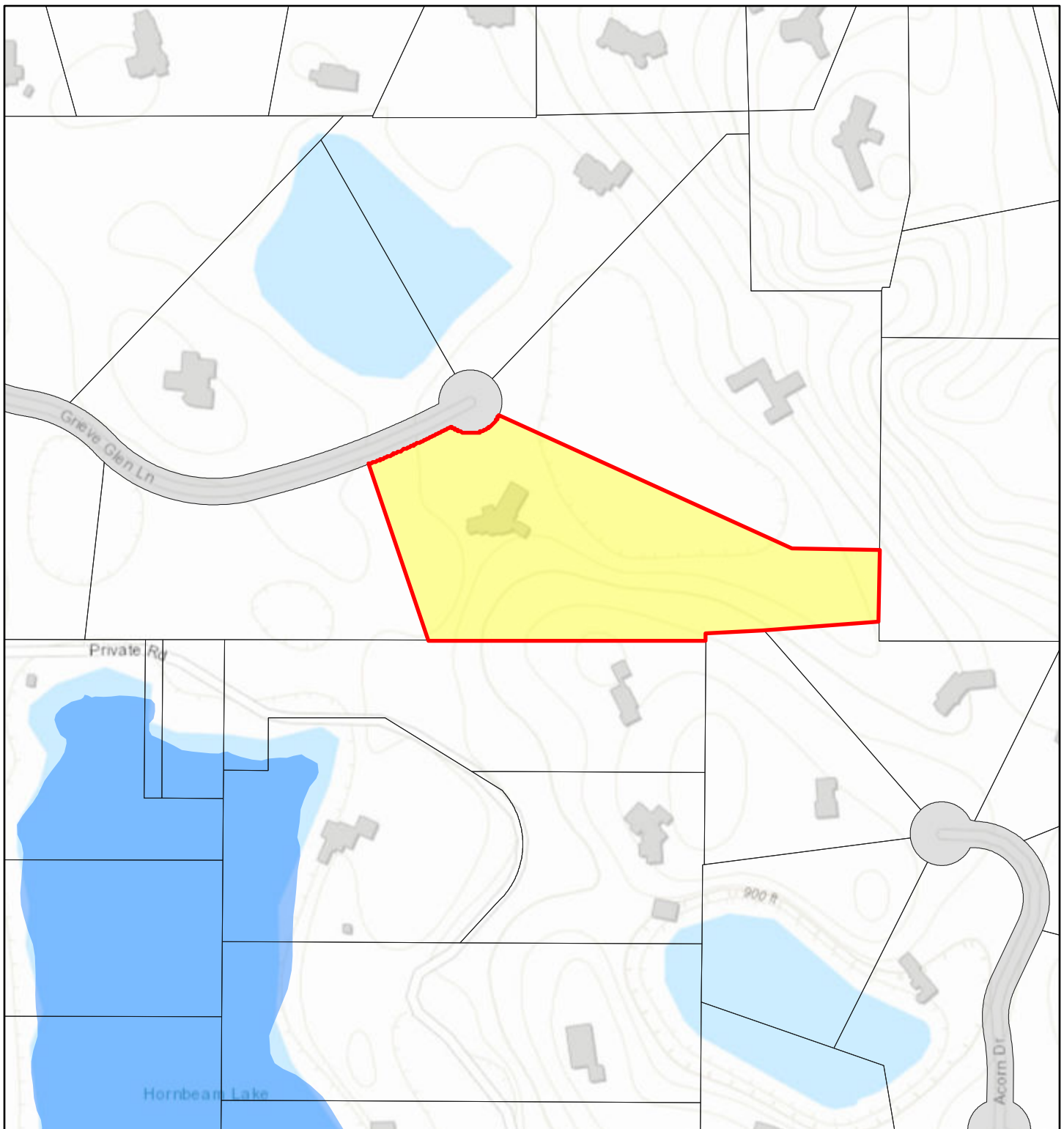
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$537,400.00	\$537,400.00
2020 Building Values (payable 2021)*	\$924,000.00	\$924,000.00
2020 Total Values (payable 2021)*	\$1,461,400.00	\$1,461,400.00
2019 Total Values (payable 2020)*	\$1,491,000.00	\$1,491,000.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$16,008.00	\$0.00	\$16,008.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 3



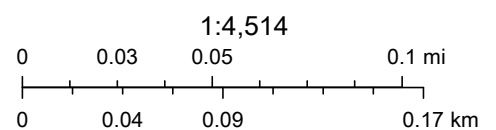
12/15/2020, 11:16:59 AM

 Tax Parcels

Parcels

 Dedicated Right of Way

 Water in Tax Parcel



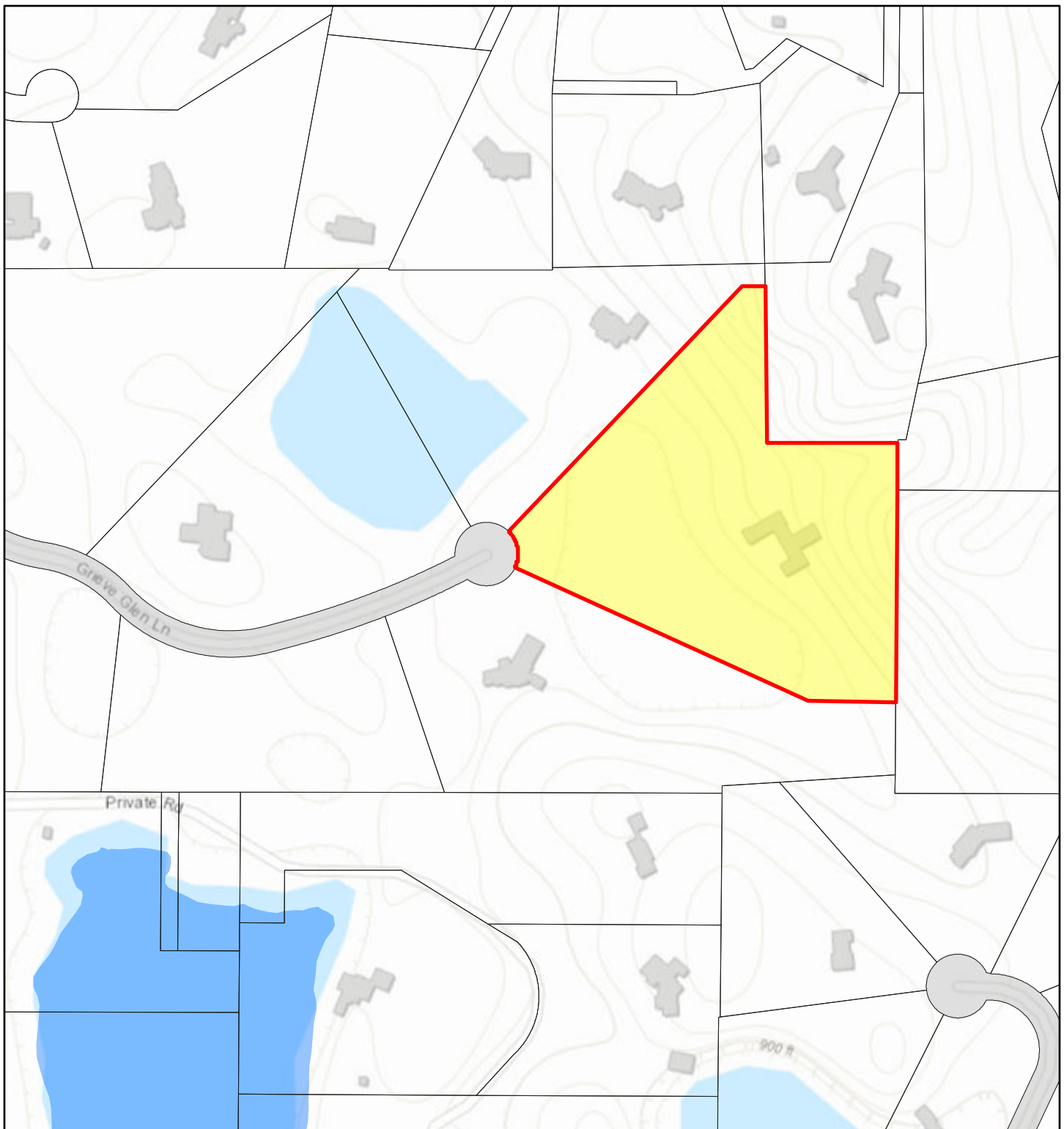
County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card		Parcel ID Number 38-27500-01-050	
Owner Information Fee Owner FLORENCE B TSTE GRIEVE			
Mailing Address 8 GRIEVE GLEN LN SUNFISH LAKE MN 55118-4753			
Property Address Address 8 GRIEVE GLEN LN			
Municipality SUNFISH LAKE			
Parcel Information			
Sale Date		Total Acres	7.52
Sale Value	\$0.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	GRIEVE GLEN
		Lot and Block	5 1
		Tax Description	
2020 Building Characteristics (payable 2021)*			
Building Type	S.FAM.RES	Year Built	1997
Building Style	ONE STORY	Foundation Sq Ft	3,886
Frame	WOOD	Above Grade Sq Ft	3,886
Multiple Buildings		Finished Sq Ft	7,250
		Bedrooms	4
		Bathrooms	5.50
		Garage Sq Ft	1,112
		Other Garage	
Miscellaneous Information			
School District	Watershed District	Homestead	Green Acres
197	LOWER MISSISSIPPI RIVER	NON HOMESTEAD	Ag Preserve
			Open Space
Assessor Valuation			
		Taxable	Estimated
2020 Land Values (payable 2021)		\$790,800.00	\$790,800.00
2020 Building Values (payable 2021)*		\$1,018,500.00	\$1,018,500.00
2020 Total Values (payable 2021)*		\$1,809,300.00	\$1,809,300.00
2019 Total Values (payable 2020)*		\$1,673,800.00	\$1,673,800.00
Property Tax Information			
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)	
\$18,090.00	\$0.00	\$18,090.00	

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 4



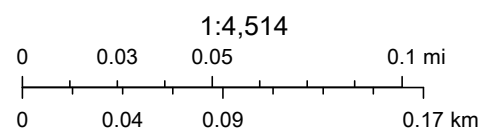
12/15/2020, 11:18:15 AM

 Tax Parcels

Parcels

 Dedicated Right of Way

 Water in Tax Parcel



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card		Parcel ID Number 38-27500-01-040	
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Owner Information		
Fee Owner WILLIAM R & JANE N JOHNSON		
Mailing Address 7 GRIEVE GLEN LN MENDOTA HEIGHTS MN 55118-4753		
Property Address		
Address 7 GRIEVE GLEN LN		
Municipality SUNFISH LAKE		

Parcel Information			
Sale Date	09/19/1997	Total Acres	5.10
Sale Value	\$325,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	GRIEVE GLEN
		Lot and Block	4 1
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1998	Bedrooms	4
Building Style	1-3/4 STRY	Foundation Sq Ft	2,868	Bathrooms	4.50
Frame	WOOD	Above Grade Sq Ft	4,421	Garage Sq Ft	1,565
Multiple Buildings		Finished Sq Ft	6,715	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

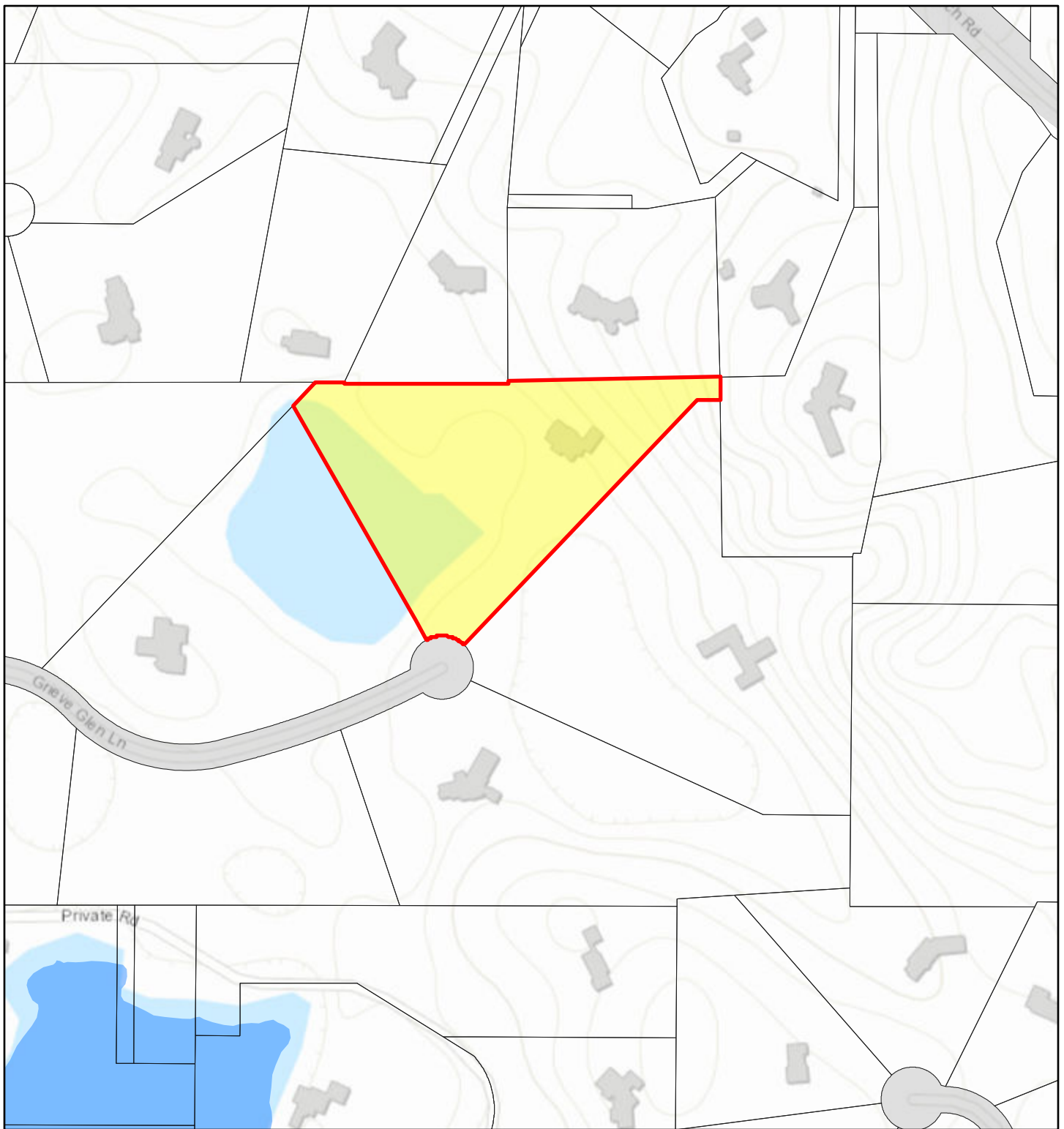
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$484,900.00	\$484,900.00
2020 Building Values (payable 2021)*	\$861,000.00	\$861,000.00
2020 Total Values (payable 2021)*	\$1,345,900.00	\$1,345,900.00
2019 Total Values (payable 2020)*	\$1,446,400.00	\$1,446,400.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$15,498.00	\$0.00	\$15,498.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 5



12/15/2020, 11:19:10 AM

 Tax Parcels  Water in Tax Parcel

Parcels  Tax Parcel

 Dedicated Right of Way

1:4,514
0 0.03 0.05 0.1 mi
0 0.04 0.09 0.17 km

County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-27500-01-030
----------------------	----------------------------------

Owner Information
Fee Owner DEUCE DEUCE PROPERTIES LLC
Mailing Address 27 SUNNYSIDE LN SUNFISH LAKE MN 55118



Property Address
Address 5 GRIEVE GLEN LN
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	04/12/2017	Total Acres	5.71
Sale Value	\$1,650,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	GRIEVE GLEN
		Lot and Block	3 1
		Tax Description	

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	1999	Bedrooms	4
Building Style	ONE STORY	Foundation Sq Ft	3,128	Bathrooms	4.50
Frame	WOOD	Above Grade Sq Ft	3,128	Garage Sq Ft	1,649
Multiple Buildings		Finished Sq Ft	5,478	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	NON HOMESTEAD			

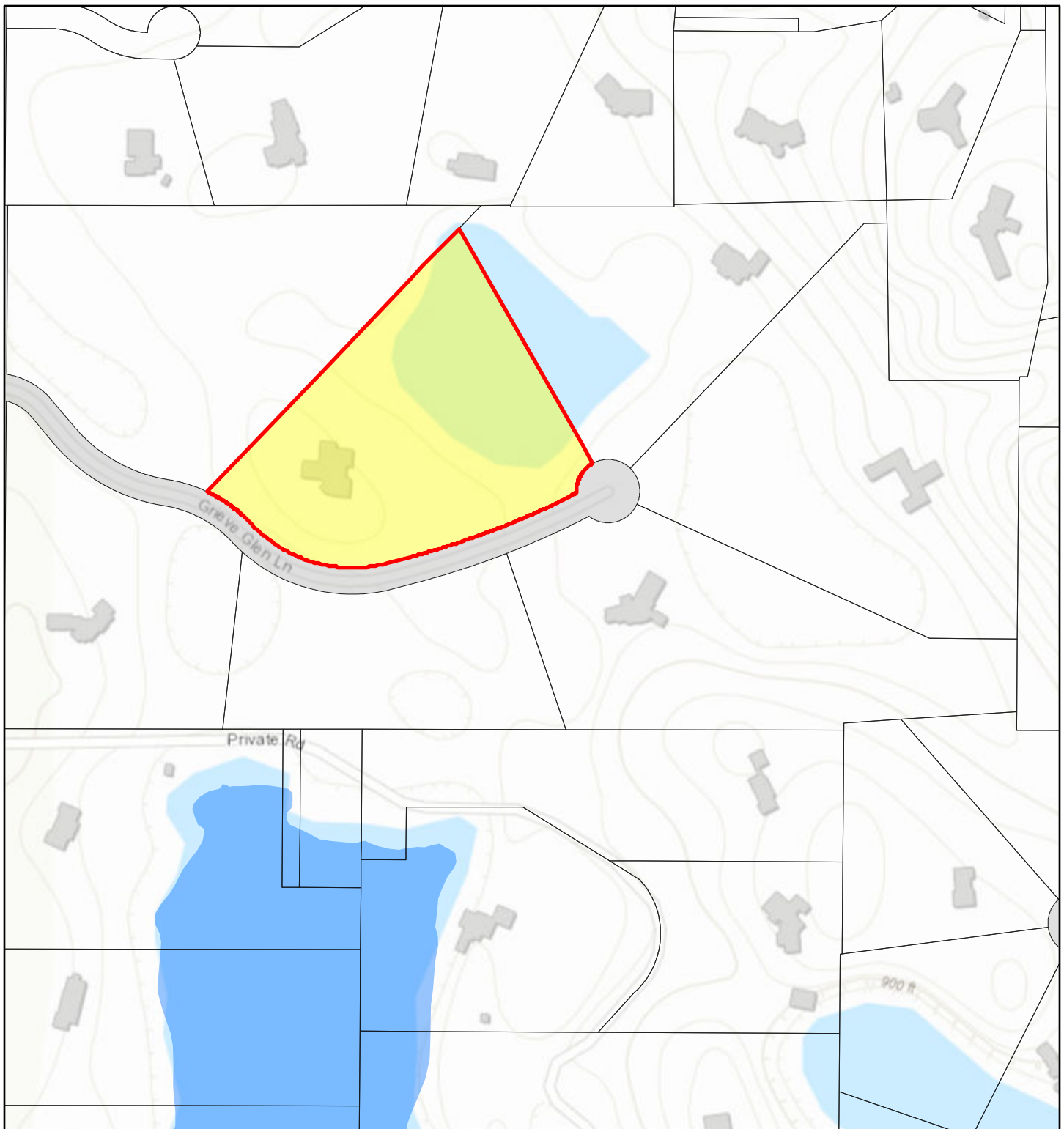
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$588,200.00	\$588,200.00
2020 Building Values (payable 2021)*	\$1,014,100.00	\$1,014,100.00
2020 Total Values (payable 2021)*	\$1,602,300.00	\$1,602,300.00
2019 Total Values (payable 2020)*	\$1,394,800.00	\$1,394,800.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$14,912.00	\$0.00	\$14,912.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 6



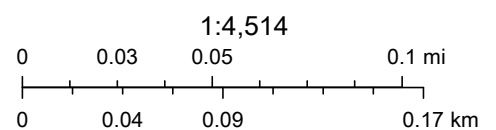
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 Tax Parcels

Parcels

 Dedicated Right of Way

 Water in Tax Parcel



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Property Card	Parcel ID Number 38-27500-01-021
----------------------	----------------------------------

Owner Information
Fee Owner JOEL & JOLENE OWENS
Mailing Address 1 GRIEVE GLEN LN SUNFISH LAKE MN 55118



Property Address
Address 1 GRIEVE GLEN LN
Municipality SUNFISH LAKE

Parcel Information			
Sale Date	08/19/2013	Total Acres	7.16
Sale Value	\$2,995,000.00	R/W Acres	
Uses	RESIDENTIAL	Water Acres	
		Plat	GRIEVE GLEN
		Lot and Block	2 1
		Tax Description	LOTS 1 &

2020 Building Characteristics (payable 2021)*					
Building Type	S.FAM.RES	Year Built	2006	Bedrooms	5
Building Style	TWO STORY	Foundation Sq Ft	4,153	Bathrooms	4.50
Frame	WOOD	Above Grade Sq Ft	6,898	Garage Sq Ft	3,772
Multiple Buildings		Finished Sq Ft	9,655	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
197	LOWER MISSISSIPPI RIVER	FULL HOMESTEAD			

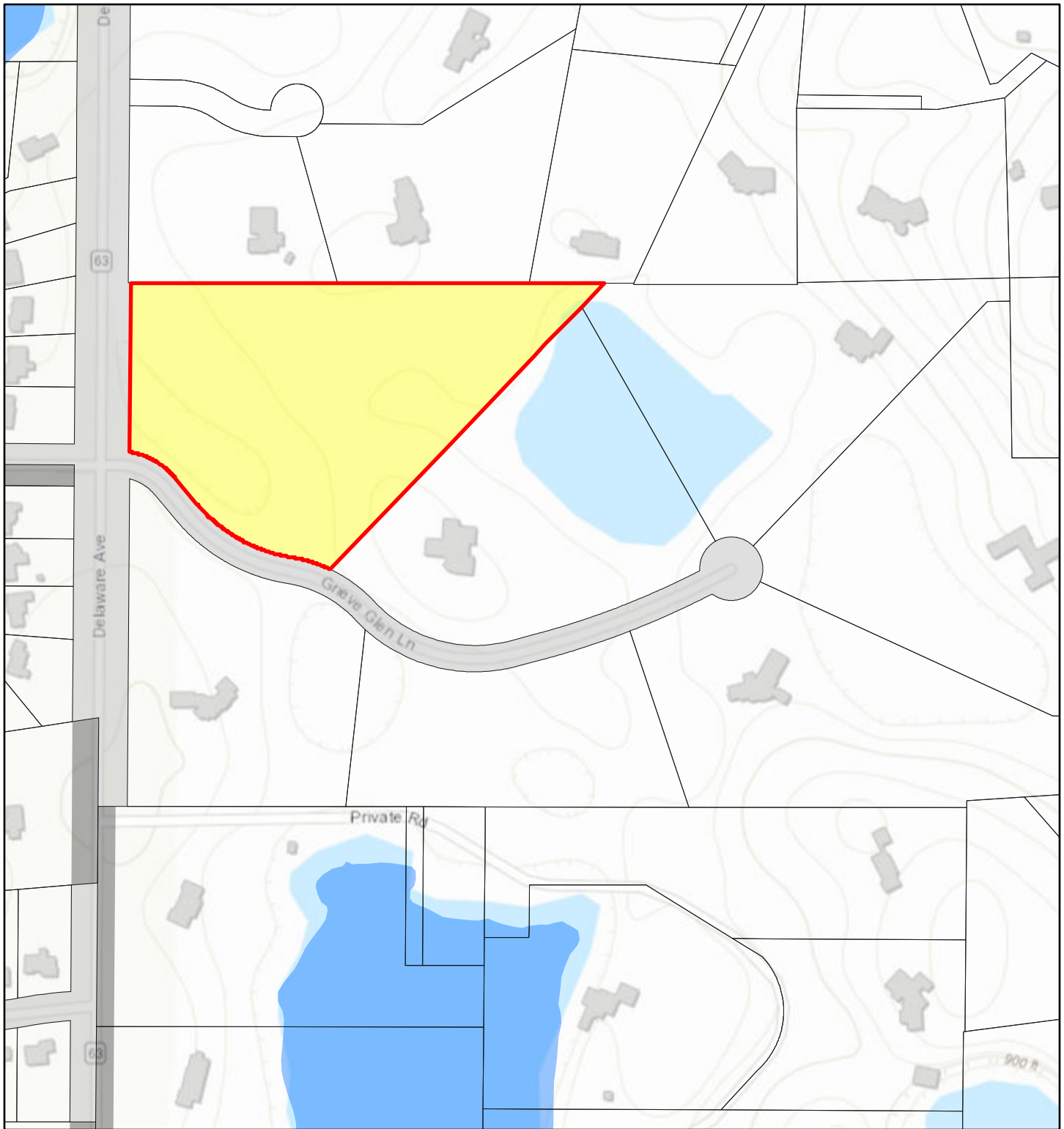
Assessor Valuation		
	Taxable	Estimated
2020 Land Values (payable 2021)	\$1,076,100.00	\$1,076,100.00
2020 Building Values (payable 2021)*	\$1,682,700.00	\$1,682,700.00
2020 Total Values (payable 2021)*	\$2,758,800.00	\$2,758,800.00
2019 Total Values (payable 2020)*	\$2,238,800.00	\$2,238,800.00

Property Tax Information		
Net Tax (payable 2020)	Special Assessments (2020)	Total Tax & Assessments (2020)
\$24,526.00	\$0.00	\$24,526.00

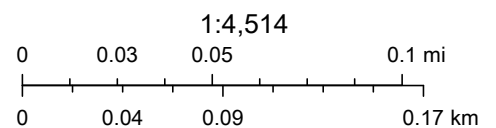
* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Single Family Home Site 7



12/15/2020, 11:20:37 AM



County of Dakota, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

COMPARABLE SALES: ASSESSMENTS ASSUMED BY BUYERS

**COMPRABLE SALES
(ASSESSMENTS ASSUMED BY BUYERS)**

I have submitted and analyzed sales of single-family homes, located in the Twin Cities Metropolitan area where assessments for previous street reconstruction projects were assumed by buyers above the negotiated sales price, thus, in my opinion provided a special value-added benefit to the property.

These sales were closed commencing in April 2017 through May 2018 and according to listing agents, assessments certified and/or pending to the properties were apart of negotiation between buyers and sellers.

Single Family Homes Assessments Assumed:

Sale Number 1: 5625 Vera Cruz Avenue North, Crystal, MN

- Closing Date of 4/13/18
- Assessments for road and sewer improvements \$7,582.00

Sale Number 2: 1112 Emerson Lane North, Brooklyn Center, MN

- Closing Date of 5/1/18
- Assessments for street improvements \$4,953.60

Sale Number 3: 1526 Gettysburg Avenue North, Golden Valley, MN

- Closing Date 4/6/17
- Assessments for street improvements \$6,000.00

Sale Number 4: 1817 Independence Avenue North, Golden Valley, MN

- Closing Date 6/22/17
- Assessments for street improvements \$6,600.00

Listing agents and county records were contacted to verify the sales are closed and data is accurate.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4913772

Type: For Sale

5625 Vera Cruz Avenue N, Crystal MN 55429

Status: Sold

List Price:

\$174,900

Sold Price:

\$190,000

Seller Cont:

\$1,500

Original List Price: \$174,900



Sale #1:

Assessment (4%):
\$7,582.00

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1957

Style: (SF) One 1/2 Stories
Const Status: Previously Owned
Foundation Size: 768
AbvGrdFinSqFt: 1,152
BelGrdFinSqFt: 384
Total Fin SqFt: 1,536
Acres: 0.247
Lot Size: 60x150
Yearly/Seasonal: Seasonal
List Date: 03/06/2018

Received By MLS: 03/06/2018

Days On Market: 27

PDOM: 27

CDOM: 27

Off Market Date: 04/02/2018
Date Closed: 04/13/2018

Selling Agent: Sarah J. Appel
Co-Selling Agent: Kerby J. Skurat
Selling Office: RE/MAX Results
Co-Selling Office: RE/MAX Results

Map Page: 91

Map Coord: E1

Directions:

Hwy 100 to Cty Rd 81 North to Bass Lake Rd, head east/right to Vera Cruz, head north/left to home on left side of Vera Cruz Ave

TAX INFORMATION

Property ID: 0411821310002 Short Format
Tax Year: 2017
Tax Amt: \$3,782
Assess Bal: \$7,582
Tax w/assess: \$11,364
Assess Pend: Yes
Homestead: No

General Property Information

Legal Description: UNPLATTED 04 118 21 THAT PART OF E 180 FT OF S 10 ACRES OF NE 1/4 OF SW 1/4 LYING N OF S 274 15/100 FT
County: Hennepin
Postal City: Crystal
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: Multiple offers received. Final and best offers are due Saturday, March 10, 2018 by 5:00 PM. Perfect home for investors and new home buyers alike. This was a well taken care of rental for the last two years at \$1300/month but could go for \$1450/month. Pending special assessment form the city for road and sewer repairs.

Public Remarks: This adorable home is ready for you to make it your own. It has two large bedrooms with a half bathroom upstairs, and main level has 2 bedrooms with a full bathroom including new flooring, new vanity, and new lighting. The downstairs family room includes new carpet, and new drywall ceiling. It has been freshly painted throughout. The two car garage includes brand new doors, and extra storage space that could be converted to a third garage.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central, Window
Family Rm	Lower	27x12				Water:	City Water/Connected
Kitchen	Main	14x11	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	12x12	Total:	2 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	
Bedroom 3	Upper	17x13				Pool:	
Bedroom 4	Upper	17x12					

Bath Description: Main Floor Full Bath, Upper Level 1/2 Bath
Dining Room Desc: Eat In Kitchen

Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Water Softener - Owned, Furnace Humidifier
Basement: Full, Partial Finished, Concrete Block, Wood
Exterior: Vinyl
Fencing: Chain Link, Other
Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Ceiling Fan(s), Tiled Floors, Washer/Dryer Hookup
Parking Char: Detached Garage, Driveway - Concrete

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$1,500

Sellers Terms: FHA, DVA, Conventional, Cash
Existing Financing: Conventional
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Jason Spiller 952-938-0940](#)
Listing Office: [Keller Williams Premier Realty Lake Minnetonka](#)  Office Phone: 952-475-0111

MLS #: 4913772 Address: 5625 Vera Cruz Avenue N , Crystal, MN 55429

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Search Criteria

List Number is '4913772'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4888571 Type: For Sale

1112 Emerson Lane N, Brooklyn Center MN 55430

Status: Sold List Price: \$167,000 **Sold Price: \$167,250** Original List Price: \$145,000
Seller Cont: \$



Sale #2:

Assessment (3%)

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1963

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 1,044
AbvGrdFinSqFt: 1,044
BelGrdFinSqFt: 900
Total Fin SqFt: 1,944
Acres: 0.258
Lot Size: 90x125
Yearly/Seasonal: Yearly
List Date: 10/31/2017
Off Market Date: 05/01/2018
Date Closed: 05/01/2018

Received By MLS: 10/31/2017

Map Page: 78 Map Coord: C4
Directions:
252 to 70th Ave - W - Dupont - N - Emerson Lane

TAX INFORMATION
Property ID: 2511921330015 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,107
Assess Bal: \$1,130
Tax w/assess: \$3,237
Assess Pend: Unknown
Homestead: Yes

Days On Market: 56 PDOM: 49 CDOM: 56

Selling Agent: Pang Chang
Selling Office: Realty Group, Inc.

General Property Information

Legal Description: LOT 013 BLOCK 001 BROOKDALE MANOR
County: Hennepin
Postal City: Brooklyn Center
School District: 11 - Anoka-Hennepin, 763-506-1000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Irregular Lot
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: 24 hour notice required. Seller will be home for all showings. The buyer will have to assume the street improvement assessment of \$ 4953.60 * DIRECT ALL QUESTIONS TO ROBIN@PLTGRP.NET-952-848-2598

Public Remarks: One level living, 4BR, 3BR, finished lower level, corner lot, 2 car garage. The property needs some TLC and is being sold as is.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	23x11				Fuel:	Natural Gas
Dining Rm	Main	11x8				Air Cond:	Central
Family Rm	Lower	20x10				Water:	City Water /Connected
Kitchen	Main	10x8	Bathrooms			Sewer:	City Sewer /Connected
Bedroom 1	Main	13x12	Total:	2 3/4: 1	1/4: 0	Garage:	2
Bedroom 2	Main	11x10	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3	Main	11x10				Pool:	
Bedroom 4	Lower	20x10					

Bath Description: Main Floor Full Bath, 3/4 Basement
Dining Room Desc: Informal Dining Room
Family Room Char: Lower Level
Fireplaces: 0
Basement: Full
Exterior: Shakes, Metal, Vinyl
Roof: Asphalt Shingles
Amenities-Unit: Ceiling Fan(s), Washer/Dryer Hookup

Parking Char: Detached Garage
Special Search: 3 BR on One Level

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.5 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right

Sale Mortgage Information

Sale Financial Terms: Other
Sale Loan Amount: \$150,750
Seller Contribution: \$

Sellers Terms: Conventional, Cash
In Foreclosure?: Yes
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [The Platinum Group 612-408-3610](#)

Listing Office: [RE/MAX Results](#) 

Office Phone: 952-848-2400

MLS #: 4888571 Address: 1112 Emerson Lane N , Brooklyn Center, MN 55430

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Search Criteria

List Number is '4888571'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4784514 Type: For Sale

1526 Gettysburg Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$163,900 Sold Price: \$158,415 Original List Price: \$163,900
Seller Cont: \$



Sale #3:

Assessment (3.5%):
\$6,000.00
(Buyer Assumed)

Total Bed/Bath: 2 / 2 Garage: 0 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 937
AbvGrdFinSqFt: 937
BelGrdFinSqFt: 165
Total Fin SqFt: 1,102
Acres: 0.4
Lot Size: 125x138
Yearly/Seasonal: Yearly
List Date: 01/03/2017
Off Market Date: 02/09/2017
Date Closed: 04/06/2017

Received By MLS: 01/03/2017
Selling Agent: Bobby Kroog
Selling Office: BRIX Real Estate

Map Page: 105 Map Coord: C1
Directions: Highway 169 to Plymouth Avenue Exit, E to Gettysburg, N to home on Right.

TAX INFORMATION

Property ID: 3011821330015 Short Format
Tax Year: 2017
Tax Amt: \$2,087
Assess Bal: \$5,967
Tax w/assess: \$8,054
Assess Pend: Unknown
Homestead: Yes

Days On Market: 37 PDOM: 37 CDOM: 37

General Property Information

Legal Description: The 1st Addn to Lakeview Heights, Blk 001, Lots 16 & 17
County: Hennepin
Postal City: Golden Valley
School District: 270 - Hopkins, 952-988-4000
Manufactured Home?: No
Complex/Dev/Sub: Common Wall: No
Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
Road Frontage: City, Paved Streets
Zoning: Residential-Single

Accessibility: None

Remarks

Agent Remarks: Two lots, combined for the tax purposes, can be easily uncombined by filling out a form provided by the city. No public hearing or rezoning is necessary.

Public Remarks: Cozy house on Knoll with mature tress pines and cedar. Large modern park across street. Parkland preserve east of property. 3 blocks to downtown express bus. New furnace & water heater. Hopkins school dist. Two lots can be uncombined. Home needs remodeling.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	24x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected, Well
Kitchen	Main	11x9	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	11x10	Total:	2 3/4: 0	1 1/4: 0	Garage:	0
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	4
Bedroom 3						Pool:	None
Bedroom 4							

Bath Description: Main Floor Full Bath, 1/2 Basement
Dining Room Desc: Living/Dining Room
Fireplaces: 1
Appliances: Range, Microwave, Refrigerator
Basement: Full
Exterior: Metal, Vinyl, Brick/Stone

Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Kitchen Window
Parking Char: None
Special Search: Main Floor Bedroom, All Living Facilities on One Level

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.70 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right

Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$

Sellers Terms: FHA, DVA, Conventional, Cash
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Peggy A Watson 612-720-7511](#)
Listing Office: [Coldwell Banker Burnet](#)  Office Phone: 952-473-3000

MLS #: 4784514 Address: 1526 Gettysburg Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4784514'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4827569 Type: For Sale

1817 Independence Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$160,000 **Sold Price: \$163,000** Original List Price: \$160,000
Seller Cont: \$



Sale #4:

Assessment (4%):
\$6,600.00
(Buyer Assumed)

Total Bed/Bath: 2 / 1 Garage: 2 Year Built: 1948

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 720
AbvGrdFinSqFt: 720
BelGrdFinSqFt:
Total Fin SqFt: 720
Acres: 0.191
Lot Size: 60x132
Yearly/Seasonal: Yearly
List Date: 05/10/2017
Off Market Date: 05/22/2017
Date Closed: 06/22/2017

Received By MLS: 05/10/2017

Map Page: 105 Map Coord: C1

Directions:

Mendelssohn to Earl East to Independence South to home.

TAX INFORMATION

Property ID: 3011821320002 [Short Format](#)
Tax Year: 2017
Tax Amt: \$2,421
Assess Bal: \$6,600
Tax w/assess: \$9,021
Assess Pend: Yes
Homestead: No

Days On Market: 8 PDOM: 8 CDOM: 8

Selling Agent: [Ryan Dybevik](#)
Selling Office: [RE/MAX Results](#)

General Property Information

Legal Description: LOT 002 BLOCK 005 LAKEVIEW HEIGHTS INCL ADJ 1/2 OF VAC ALLEY
County: Hennepin
Postal City: Golden Valley
School District: 281 - Robbinsdale, 763-504-8000
Manufactured Home?: No
Complex/Dev/Sub: Lakeview Heights Common Wall: No
Lot Description: Tree Coverage - Light
Road Frontage: City, Paved Streets
Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: HIGHEST AND BEST OFFERS DUE AT 5:00 PM ON MAY 18, 2017. - GREAT OPPORTUNITY FOR NEXT BUYER. Buyer and Buyer's agent are to verify all measurements. Street improvement assessment is \$6,600. Payment may be paid in full or spread out over 10 years at 5% interest. See Supplements for detail.

Public Remarks: Don't miss this charming 2 bedroom home in Golden Valley. Large lot with mature trees and a detached 2 car garage in a great location. Home includes hardwood floors in the living room and spacious master bedroom. Why rent when you could own for less than rent! Hurry, this one won't last long!

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x10				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected
Kitchen	Main	13x12	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	14x12	Total:	1 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	13x12	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3						Pool:	
Bedroom 4							

Bath Description: Main Floor Full Bath
Dining Room Desc: Eat In Kitchen
Family Room Char: Main Level
Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal

Basement: Partial, Crawl Space, Sump Pump
Exterior: Metal
Roof: Asphalt Shingles
Amenities-Unit: Deck, Patio, Kitchen Window, Ceiling Fan(s), Hardwood Floors
Parking Char: Detached Garage, Driveway - Asphalt, Garage Door Opener
Special Search: Main Floor Bedroom

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount: \$154,850
Seller Contribution: \$

Sellers Terms: DVA, Conventional, Cash
Existing Financing: FHA
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Mary Pat Nydahl](#) 952-239-4420
Listing Office: [Edina Realty, Inc.](#)  Office Phone: 952-934-5000

MLS #: 4827569 Address: 1817 Independence Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4827569'
Selected 1 of 1 result.

**CONCLUSION OF SINGLE-FAMILY HOMES
(ASSESSMENTS ASSUMED)**

The comparable sales submitted from previous neighborhoods located within the metropolitan area indicated an added value as a result of the street reconstruction projects range in value from 3 to 4 percent.

According to the Dakota County Assessor's Office, the average assessed market value of the homes affected by this project are \$1,600,000.00.

The comparable sales with assessments assumed were for complete street reconstruction as well as curb, gutter, and storm sewer updates. It is my opinion, that the partial reconstruction is equal to 40 percent of a complete reconstruction project. In a total reconstruction there would be utility improvements (i.e., sewer and water main replacement), which are not a part of this project.

Therefore, based on my field inspection, research, and comparable sales submitted, it is my opinion that the value-added benefit as a result of the project is 1.5 percent, which results as follows:

Average Single-Family Home Value at \$1,600,000.00

\$1,600,000.00 Per Parcel x 1.5 Percent = \$24,000.00 Per Parcel

Total Benefit up to:

Twenty-Four Thousand Dollars

Prepared by:


Laurence M Danich (Dec 29, 2020 12:33 CST)

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

ITEM 7b. ATTACHMENT 1E.



Staff Involved in Each Phase of Development Review

Project Phase	Planner	Engineer	Forester	Building Official
Pre-Application	Coordinates a site visit with the City Engineer, City Forester, Building Official. Site visit occurs with the Builder/owner. Proposed improvements are discussed, and each professional points out areas of concern to be considered in the design of the improvements. Contact information for Owner (name, cell phone number and email address) is obtained for the City.	Engineer participates in site visit.	Forester participates in site visit. Discuss need and extent of tree inventory. Generally, discuss building placement on lot.	Building Official participates in site visit.
Application/Permitting	Planner performs cursory review of application to determine if all required documents have been included in the submittal. If not, Planner notifies applicant that the submittal is incomplete. If Planner deems the application complete, he forwards to Engineer and Forester for review.	Engineer performs a cursory review of materials to determine if all necessary information has been provided to complete the review. If not, Engineer notifies Planner that application is incomplete. Once application is deemed complete, Engineer, reviews the application.	Forester performs a cursory review of materials to determine if all necessary information has been provided to complete the review. If not, Forester notifies Planner that application is incomplete. Once application is deemed complete,	The Building Official (BO) issues permits without Planner, Engineer or Forester review for exterior projects such as: siding, roofing, windows, doors, decking replacement, etc., and for interior remodeling such as kitchens, baths, basements and any

Project Phase	Planner	Engineer	Forester	Building Official
	Once application is deemed complete, Engineer, Planner, and Forester reviews the application.		Forester reviews the application.	other remodeling that doesn't change the building footprint.
Application Review	Application materials • Narrative describing proposal and requests, if applicable • Survey of existing conditions • Survey of proposed conditions • Landscape plan • Lighting plan • Building drawings showing height, building materials • Existing and proposed features • Setbacks • Impervious cover calcs • Number of structures • Determine if outside approvals (DNR, COE) approvals are required.	Once application is deemed complete, engineering reviews the application for the following: • Survey and Setbacks • Stormwater Management report, plan, and design – special consideration for sites adjacent to lakes or wetlands or other critical drainage features. • Emergency overflow locations and proposed elevations in relation to the building finished floor/ low openings. • Site Grading/ Proper Erosion Controls – special consideration for sites adjacent to lakes or wetlands or other critical drainage features. • Retaining wall locations, note that engineered walls required if over 4' • Check that water well has proper separation from septic. • Site restoration plan. • Operations and maintenance plan for on-site BMP's. • Soil borings for conduciveness of infiltration	Review Tree Removal/ Restoration Plans. Draft comment letter to City Planner outlining any deficient items that require that the application cannot go forward. Receive revised submittal, review for compliance that the application has met all Forestry requirements.	Typically, no action by BO required.

Project Phase	Planner	Engineer	Forester	Building Official
		- Wetland information – determine if approvals are required. - Steep slopes/ bluff zone/ shoreland management area. Determine if outside approvals (DNR, COE) approvals are required. - Proposed garage drains. Note that special treatment structure approval by the city is required for garage drains, and that effluent cannot be directed to the septic system. - Other items as deemed necessary by the City Engineer. Draft comment letter to City Planner outlining any deficient items that require that the application cannot go forward. Receive revised submittal, review for compliance with all Engineering Development Standards.		
Staff Report	Compose staff report that summarizes proposal and examines request against criteria described in the Zoning Ordinance. Include Engineering and Forestry Comments with Planning Report.	Draft report to City Planner that the application has met Engineering requirements.	Draft report to City Planner that the application has met Forestry requirements.	Typically, no action by BO required.

Project Phase	Planner	Engineer	Forester	Building Official
Approvals	City Planner brings the application to Planning Commission for approval. City Planner brings the application to City Council for approval.	Attend Planning Commission meeting if requested by Planner or if otherwise deemed necessary. Provide input to City Council as needed.	Attend Planning Commission meeting if requested by Planner. Provide input to City Council as needed.	Planner sends an electronic copy of the approved plans and survey to the BO, with applicant name and phone #.
Building Permit Application/ Approvals	Planner advises that application has been approved by Planning Commission and City Council. Planner forwards 2 full size copies of approved plans to the BO and advises BO that he can review the Building Permit application.	Typically, no action required by Engineering.	Typically, no action required by Forestry.	BO receives 2 full sized copies of the approved plans from the Contractor and verifies w/ Planner their authenticity, completes review and issues the permit.
Pre-Construction	City Planner advises applicant that erosion controls must be installed and inspected by Engineering before any earthwork activities can start.	Certified Erosion Control Inspector with Engineering inspects site for all erosion controls and septic system fencing to be in place and properly installed before any site disturbance activities may begin.	Forester inspects site to confirm trees identified to be saved are properly flagged and fenced off.	BO verifies that silt fence and septic system fencing are in place before construction begins.
Construction	During construction, if Building Official, City Planner, or City Forester notice erosion controls appear deficient upon their individual site inspections, they should notify Engineering to coordinate an erosion control inspection. Evaluate Project change requests on a case-by-case basis and communicate with Engineer, BO, and Forester as needed.	Engineering coordinates erosion control inspections after significant rain events. Building Official is notified of non-compliance. Evaluate Project change requests on a case-by-case basis and communicate with Planner, BO, and Forester as needed.	During construction, if Building Official, City Planner, or City Forester notice erosion controls appear deficient upon their individual site inspections, they should notify Engineering to coordinate an erosion control inspection.	During construction, BO notifies the engineer if erosion control appears deficient and needs inspection. All changes must be approved by the BO. The BO will contact the Planner, Engineer and Forester for their reviews before

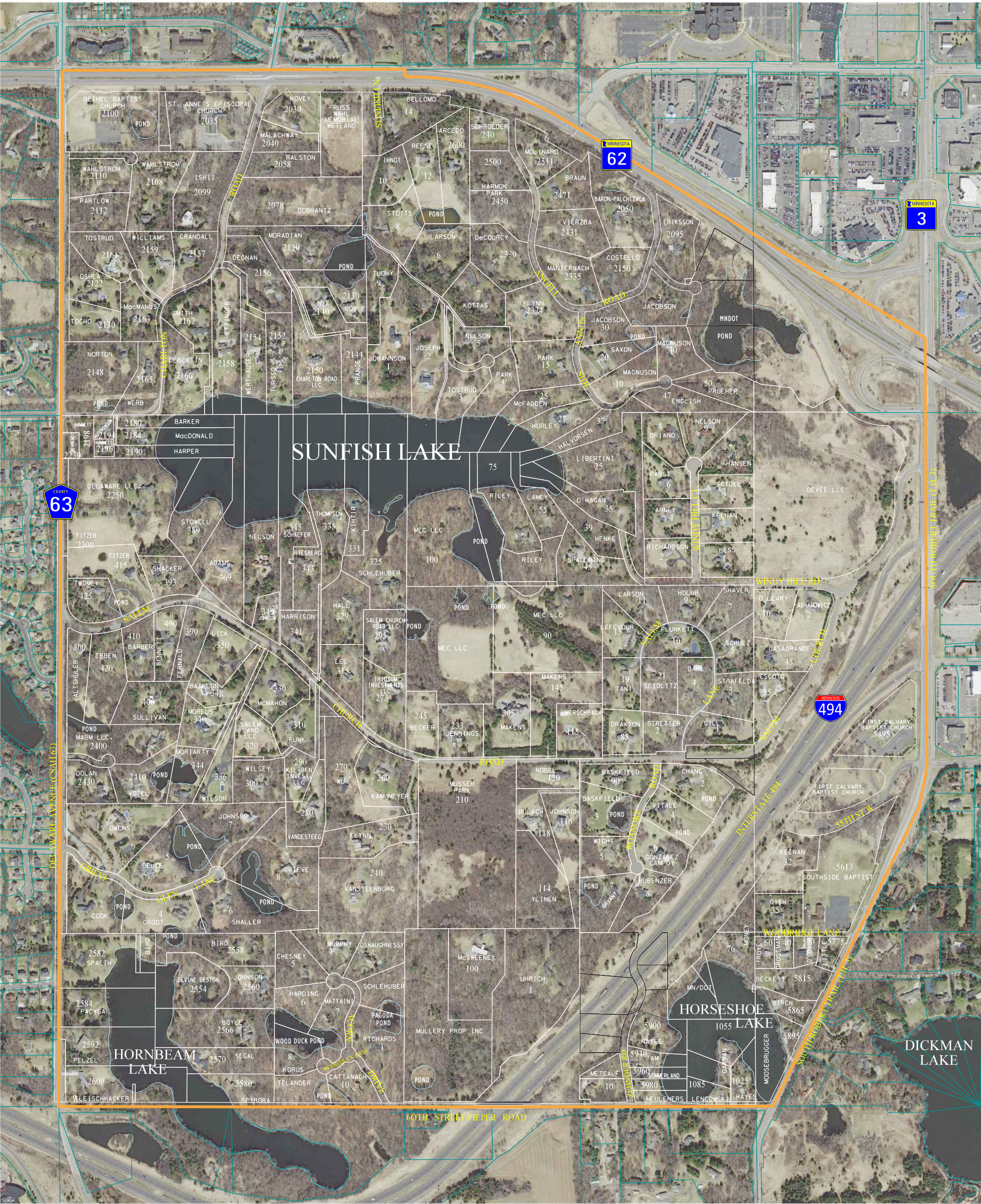
Project Phase	Planner	Engineer	Forester	Building Official
			Evaluate Project change requests on a case-by-case basis and communicate with Planner, BO, and Engineer as needed.	approving the changes.
Post-Construction/ Cert. of Occupancy	At end of construction, builder coordinates an on-site walk-through with the City Planner. City Planner coordinates inspection with City Engineer, City Forester, and Building Official. City Planner notifies BO when all Planning, Engineering, and Forester items are satisfied and Certificate of Occupancy (CO) can be issued.	At final walk-through, City Engineer inspects that improvements visually appear to meet the approved design. Engineer inspects turf establishment and determines when erosion controls can be removed (only after turf establishment). As-built survey is completed by the builder and submitted to the City Engineer for approval. The as-built survey should show that the as-built conditions are in conformance with the approved design. City Engineer notifies City Planner when all Engineering items are satisfied, and CO can be issued.	City Forester notifies City Planner when all Tree/ Restoration items are satisfied, and CO can be issued. This may include an agreement with the Owner regarding future tree planting at correct time of year.	All building inspections have been completed. Upon notification by the Planner that all planning, engineering and forester items are satisfied, BO issues the CO or Temporary CO as determined by the Planner.

CITY OF

Sunfish Lake

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Updated February 2021



2021 City Map

City of Sunfish Lake, Minnesota

