

Feasibility Report

2026 Clearwater Road, North Lynndale Area, and Brentwood Circle Street & Utility Improvements

Baxter, Minnesota

Municipal Project No. 4068

BAXTE 184519 | July 1, 2025

CITY COUNCIL ACCEPTANCE DATE: July 1, 2025



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July 1, 2025

RE: 2026 Clearwater Road, North Lynndale Area, and
Brentwood Circle Street & Utility Improvements
Feasibility Report
Baxter, Minnesota
Municipal Project No. 4068
SEH No. BAXTE 184519 4.00

Honorable Mayor and City Council
c/o Trevor Walter, PE
City of Baxter
13190 Memorywood Drive
Baxter, MN 56425

Dear Mayor and Members of the City Council:

Short Elliott Hendrickson Inc. (SEH®) is pleased to present this Feasibility Report for the project referenced above. It illustrates the proposed improvements, opinions of probable cost, and preliminary assessments.

Please contact me with any questions or concerns.

Sincerely,

Neil Heinonen, PE
Project Manager
(Lic. MN)

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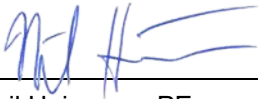
Feasibility Report

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Baxter, Minnesota

SEH No. BAXTE 184519
Municipal Project No. 4068

July 1, 2025

I hereby certify that this 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.



Neil Heinonen, PE

Date: July 1, 2025

License No.: 46229

Reviewed By: Paul Sandy, PE

Date: July 1, 2025

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Executive Summary

Following City Council action on April 16, 2025, a resolution was adopted to prepare a feasibility report for the 2026 Clearwater Road, North Lynndale Area, and Brentwood Circle Street and Utility Improvements Project. The report evaluates proposed infrastructure improvements, including streets, sanitary sewer, and water systems, on the following public roadways:

- Clearwater Road – Whipple Beach to Memorywood Drive
- Lynndale Drive – Clearwater Road to Lynndale Lane
- Lynndale Lane – Lynndale Drive to Woida Road
- Lynndale Court
- Brentwood Circle

This comprehensive feasibility report consolidates prior planning documents, current field evaluations, utility assessments, and community input, with coordination from City staff and Council.

Existing Conditions and Land Use Overview

Clearwater Road is bordered by R-1 (Low Density Residential) and PB (Public Benefit) zoning. It contains 29 benefiting parcels—14 developed, 12 undeveloped, and 3 tax-forfeited—plus City-owned Whipple Beach. The corridor includes an 80-foot right-of-way and a bituminous trail constructed in 2011. The roadway has a 2022 PASER rating of 7 and relies on rural drainage features. No municipal sewer or water service currently exists along most of the corridor; homes depend on private septic systems and wells, many of which may not meet current standards.

North Lynndale Area (Lynndale Drive, Lane, and Court) is zoned R-1 and includes 51 parcels, 46 of which are developed. Existing roadways were constructed in 1994 and have deteriorated, with PASER ratings ranging from 3 (poor) to 5 (fair). Sewer and water service is absent, and several documented septic systems are failing. Wells in the area have shown signs of contamination, including elevated arsenic levels.

Brentwood Circle includes 13 parcels in the Southdale neighborhood, all zoned R-1. The roadway, built in 1987, is rated in poor condition (PASER 3). While water service exists, the area lacks a gravity sewer system. Aging infrastructure and potential failure risks (e.g., plastic tees) have been identified.

Proposed Improvements

Streets, Trails, and Drainage

Clearwater Road: The City of Baxter standard for 26-foot rural roadway with ditches and an upgraded storm sewer system will be constructed. The existing trail will be removed and replaced with a 10-foot-wide trail. New crosswalks, stormwater treatment (hydrodynamic separator), and updated pavement striping and signage are included.

North Lynndale Area: The City of Baxter standard for rural cross-section roadways with improved ditches and stormwater handling will be built. Signage and striping will be upgraded.

Brentwood Circle: A 24-foot-wide rural road with drainage ditches is proposed. Since this does not meet the City's 26-foot minimum, a code amendment will be required. Signage, striping, and mailbox supports will be updated.

Executive Summary (continued)

Sanitary Sewer

Clearwater Road: Installation of a new lift station at Whipple Beach and gravity sewer mains serving the entire project area. Two forcemain alignments are proposed, with one preferred route discharging eastward. Individual gravity service lines will be extended beyond the trail to reduce future disturbance.

North Lynndale Area: New 8-inch gravity mains will be extended through Lynndale Drive, Lane, and Court. Each lot will receive a new service line terminating in a surface-accessible cleanout.

Brentwood Circle: An 8-inch gravity sewer main will be extended, with services to each lot. Final design must confirm adequate depth to serve all properties by gravity.

Watermain

Clearwater Road: A new 12-inch PVC main will be installed, with connections to existing mains and hydrants spaced approximately every 600 feet. Services will use 1-inch PE pipe. Additional easements and trail reconstruction is proposed.

North Lynndale Area: A 10-inch main on Lynndale Drive/Lynndale Lane and 8-inch loops will provide service to all properties. Hydrants and valves will support fire protection and system maintenance.

Brentwood Circle: Plastic tee fittings will be evaluated and potentially replaced. An unnecessary main stub will be removed.

Feasibility and Recommendations

From an engineering perspective, the proposed project is feasible and cost-effective. The improvements will modernize essential infrastructure, expand municipal utility access, improve stormwater management, and address roadway deterioration.

Key Recommendations:

- Proceed with the construction of street, drainage, water, and sanitary sewer improvements as proposed.
- Dedicate or retain necessary easements.
- Conduct geotechnical investigations to support final design.
- Review and refine project cost estimates as needed.
- Review existing utility appurtenances prior to final design.
- Consider levying special assessments to offset City costs and initiate the public hearing process accordingly.

This report presents a clear path forward for the City of Baxter to modernize infrastructure, support public health, and invest in sustainable development within these three key project areas.

Contents

Letter of Transmittal
Certification Page
Executive Summary
Contents

1	Introduction	1
1.1	Clearwater Road.....	1
1.2	North Lynndale Area.....	2
1.3	Brentwood Circle	2
2	Existing Conditions	2
2.1	Zoning and Land Use	2
2.2	Streets, Trails and Drainage.....	4
2.3	Sanitary Sewer	5
2.4	Watermain	6
3	Project Improvements	7
3.1	Street, Trails, and Drainage.....	7
3.2	Sanitary Sewer	9
3.3	Watermain	10
3.4	Street Lighting	11
4	Opinion of Probable Cost.....	12
5	Financial Considerations.....	12
5.1	Assessments and SAC/WAC Charges	12
5.2	Summary of Assessed Costs.....	13
5.3	Additional Non-Assessable City-Imposed Fees.....	14
5.4	Street.....	15
5.5	Storm Sewer.....	15
5.6	Trails.....	15
5.7	Sanitary Sewer	16
5.8	Watermain	17
6	Assessment Payment Terms and Procedures	17
6.1	Multiple ERU Assessment Units on a Single Lot of Record.....	18
6.2	Deferred Assessments	18
6.3	Annexation and Future Connection Charges.....	18

Contents (continued)

7	Financial Summary	20
7.1	Parcel 99360556 Annexed and Assessed	20
7.2	Parcel 99360556 Attributed Future Connection Charges	21
8	Feasibility and Recommendations.....	22

List of Tables

Table 4-1 – Summary of Costs.....	12
Table 5-1 – Street and Assessable Street Costs.....	15
Table 5-2 – Storm Sewer Costs	15
Table 5-3 – Trail Costs.....	15
Table 5-4 – Sanitary Sewer and Assessable Sanitary Sewer Costs	16
Table 5-5 – Watermain and Assessable Watermain Costs	17
Table 7-1 – Financial Summary with Parcel 99360556 Annexed and Assessed.....	20
Table 7-2 – Financial Summary with Parcel 99360556 Attributed Future Connection Charges	21

List of Figures

Figure 1 – Project Location Map
Figure 2 – Typical Sections
Figure 3 – Project Layout - Clearwater Road
Figure 4 – Project Layout - North Lynndale Area
Figure 5 – Project Layout - Brentwood Circle
Figure 6 – Equivalent Residential Units (ERUs) - Clearwater Road
Figure 7 – Equivalent Residential Units (ERUs) - North Lynndale Area
Figure 8 – Equivalent Residential Units (ERUs) - Brentwood Circle

List of Appendices

Appendix A	Opinion of Probable Costs and Preliminary Assessments
Appendix B	Potential Lot Split Parcel Exhibits
Appendix C	Preliminary Project Schedule

Feasibility Report

2026 Clearwater Road, North Lynndale Area, and Brentwood Circle Street & Utility Improvements

Prepared for City of Baxter, Minnesota

1 Introduction

Following City Council action on April 16, 2025, a resolution was adopted to prepare a feasibility report for the 2026 Clearwater Road, North Lynndale Area, and Brentwood Circle Street and Utility Improvements Project. Project streets outlined in this report include:

- Clearwater Road – Whipple Beach to Memorywood Drive
- Lynndale Drive – Clearwater Road to Lynndale Lane
- Lynndale Lane – Lynndale Drive to Woida Road
- Lynndale Court
- Brentwood Circle

This report presents design recommendations, opinions of probable cost, and supporting information for the proposed construction of streets, sanitary sewer, and water systems. The content has been developed based on prior planning documents, field evaluations, and coordination with City staff and City Council.

1.1 Clearwater Road

Clearwater Road was last studied in 2007 under Baxter's Water and Sewer Capital Improvements Plan. In 2009, the City received a Minnesota DNR grant to construct a trail along Clearwater Road and secured an 80-foot-wide right-of-way for the trail and future road improvements. Though plans and bids for the trail and overlay were developed, the City did not proceed, opting instead to expand the project to include water and sewer services.

An initial improvement hearing in 2011 proposed a full reconstruction of Clearwater Road, including sanitary sewer, watermain, a 26-foot-wide rural roadway, and a 12-foot trail from Memorywood Drive to Whipple Beach. The project cost was estimated at \$1,184,000, with a proposed assessment cap of \$15,700 per ERU, comprising \$14,000 in special assessments, \$600 SAC, \$600 WAC, and a \$500 lift station fee, leaving the City responsible for \$778,100.

Following resident concerns, a second hearing was held in February 2011, presenting three options:

- Option 1 – Full reconstruction as initially proposed
- Option 2 – Road overlay with 12-foot trail; estimated \$2,000 per ERU
- Option 3 – No-build option

The Council selected Option 2, and the project was completed in 2011.

In December 2023, the Council again ordered a feasibility report for Clearwater Road. The final report revealed only 18.3% of costs were assessable, below the 20% threshold needed to issue bonds without a public vote. In March 2024, the Council deferred the project to 2026 and combined it with the North Lynndale area to increase assessable cost share.

1.2 North Lynndale Area

The North Lynndale Area, which includes Lynndale Drive, Lynndale Lane, and Lynndale Court, was last evaluated in 2007 as part of the City's Water and Sewer Capital Improvement Plan. In 2008, the City Council authorized Widseth to initiate the design development phase for the proposed infrastructure improvements, with construction originally anticipated in 2009. However, due to prevailing economic uncertainties, the City Council subsequently deferred the project, and the associated design plans were placed on hold. The project has since been reprogrammed for implementation in 2026 under the City's revised Capital Improvement Plan.

1.3 Brentwood Circle

Brentwood Circle was last reviewed in 2005 when the City Council accepted the "Brentwood Circle Area Improvements" report. As outlined in the City's current Capital Improvement Plan, the project is scheduled for construction in 2026, with the intent to consolidate improvements with the planned Clearwater Road and North Lynndale Area projects.

2 Existing Conditions

2.1 Zoning and Land Use

2.1.1 Clearwater Road

Zoning within the Clearwater Road project area consists of a mix of R-1 – Low Density Residential and PB – Public Benefit zoning districts, including the Whipple Beach area.

There are a total of 32 recorded lots directly abutting Clearwater Road within the project limits, in addition to the Whipple Beach properties acquired by the City from the State of Minnesota. Of these, five parcels are corner lots with addresses on Northwoods Drive, Cottage Grove Drive, and Memorywood Drive. These properties already have access to sanitary sewer and water services and are not included in this improvement project.

Two additional parcels located off the roadway corridor will benefit from the planned sanitary sewer, water, and roadway improvements. As a result, the total number of parcels directly benefiting from the project is 30, categorized as follows:

- 1 City-owned Whipple Beach property
- 14 Developed single-family residential properties
- 12 Undeveloped R-1 zoned properties
- 3 Undeveloped, tax-forfeited R-1 zoned properties

The original right-of-way for Clearwater Road between Welton Road and Memorywood Drive was 66 feet wide. In 2010, the City acquired an additional 7 feet on each side of the roadway, expanding the corridor to a total width of 80 feet. This additional right-of-way was secured through a combination of platting and easement acquisitions, depending on the property.

2.1.2 North Lynndale Area

The North Lynndale study area, located between Clearwater Road and Woida Road, is zoned R-1 (Low Density Residential). To the west, the area borders Red Sand Lake, which is classified as a Recreational Development (RD) lake. The northern boundary of the study area adjoins the unorganized First Assessment District of Crow Wing County.

Within the project area, there are 51 parcels or lots of record located inside the City of Baxter, along with one parcel situated outside the city limits in the First Assessment District. A parcel located at the northeast corner of the Clearwater Road and Lynndale Drive intersection received sanitary sewer and water service in 2006 and is not included in the proposed project. Therefore, the total number of parcels within the project area considered for improvements is 51, categorized as follows:

- 46 Developed single-family residential properties
- 4 Undeveloped R-1 zoned properties
- 1 Developed residential property located in the First Assessment District

The project area consists primarily of platted lots within the Northdale Third Addition. All roadways in this area have a platted right-of-way width of 66 feet. The cul-de-sac on Lynndale Court is platted with a 65-foot radius. Standard utility easements are included in the plat, with 10-foot easements along the right-of-way and 5-foot easements along all interior lot lines.

Additionally, there are four lots within the City that are described by metes and bounds rather than being part of the plat. These lots, located at the northern edge of the project area along Red Sand Lake, lie outside the platted roadway and do not impact the existing right-of-way width.

2.1.3 Brentwood Circle

The properties within the project area are located in the Southdale neighborhood and are zoned R-1 (Low Density Residential). There are thirteen (13) recorded lots that directly abut Brentwood Circle. Of these, two are corner lots with addresses on Brentwood Drive, while the remaining eleven (11) are addressed from Brentwood Circle. The lots in this area were established through the following plats:

- Sixth Southdale Addition to Baxter
- Seventh Southdale Addition to Baxter
- Eighth Southdale Addition to Baxter

The right-of-way for Brentwood Circle was dedicated through the Seventh and Eighth Southdale Addition to Baxter plats. It includes a 66-foot-wide corridor and a cul-de-sac with a 132-foot diameter. These plats also provide 10-foot-wide utility easements along the roadway and 5-foot-wide utility easements along all interior lot lines.

In contrast, the Sixth Southdale Addition to Baxter plat, which includes Parcel 40140710 (5000 Brentwood Drive) located at the northwest corner of the Brentwood Drive and Brentwood Circle intersection, does not include additional utility easements.

2.2 Streets, Trails and Drainage

2.2.1 Clearwater Road

The original construction date of the roadway is unknown. However, in 2011, the City completed a 2-inch bituminous overlay on the existing surface. As part of the same project, a 12-foot-wide bituminous trail was constructed along the north side of the roadway, extending from the Whipple Beach parking lot to the existing trail north of Memorywood Drive, which was originally built in 2007. The north edge of the trail is set 1-foot from the current right-of-way line. Trail construction included 4 inches of Class 5 aggregate base and a 2-inch bituminous wearing course.

In 2022, the roadway received a PASER rating of 7. The PASER system evaluates pavement condition based on the extent of longitudinal and lateral cracking in the bituminous surface. Based on this rating, the roadway is currently considered to be in fair condition.

Drainage along the rural portion of the roadway is managed through swales and ditches. In 2011, ditch improvements were completed as part of the roadway overlay and trail construction project. These ditches are approximately 18 inches deep, with 4:1 side slopes and 6-foot flat bottoms.

At the eastern end of the Clearwater Road project area, stormwater drains toward the intersection with Memorywood Drive, where it is collected by two catch basins located along the curb line. From there, a 12-inch reinforced concrete (RC) pipe conveys the water north to a drainage structure situated just north of the trail. A 24-inch pipe extends from this structure and discharges directly into a wetland, with no pre-treatment.

The storm sewer system in this area was constructed in 2007, prior to the use of storm castings that include a full flange at the base. The older casting design does not effectively seal the top of the concrete drainage structure, allowing water to infiltrate. This infiltration carries sand into the structure, which can eventually lead to sinkholes and pavement failure near the affected area.

Aside from the lack of stormwater treatment prior to discharge into the wetland, no other issues with the storm sewer system are currently known.

2.2.2 North Lynndale Area

The roadways within the project area were originally constructed in 1994 as part of the Olivewood Drive, Northdale Third Addition, and Camwood Trail Road Improvements Project. The existing roads are 24 feet wide with 1-foot shoulders and minimal swales for drainage. The roadway structure consists of 4 inches of Class 5 aggregate base and 2 inches of bituminous pavement.

PASER ratings, which assess pavement surface condition based on factors such as longitudinal and lateral cracking, were assigned to the various roadway segments in the project area as follows:

- Lynndale Drive (Clearwater Road to Lynndale Lane): 4 (Fair Condition)
- Lynndale Drive (Lynndale Lane to Lynndale Lane): 3 (Poor Condition)
- Lynndale Lane (Lynndale Drive to Lynndale Drive): 3 (Poor Condition)
- Lynndale Lane (Lynndale Drive to Lynndale Court): 4 (Fair Condition)
- Lynndale Lane (Lynndale Court to Woida Road): 5 (Fair Condition)

2.2.3 Brentwood Circle

The roadway was originally constructed in 1987 as part of the Southdale Utility Extension project. It has a 24-foot-wide surface, consisting of 1½ inches of bituminous pavement over a 4-inch aggregate base. In 2022, the roadway received a PASER rating of 3. This rating, which assesses pavement condition based on longitudinal and lateral cracking, indicates the roadway is currently in poor condition.

Drainage along this rural roadway is managed through swales and ditches. At present, there are no known drainage issues within the project area.

2.3 Sanitary Sewer

2.3.1 Clearwater Road

Currently, there is no municipal gravity sanitary sewer system serving the project area, except for the Whipple Beach Area, which uses a small grinder station and a 2-inch diameter forcemain. This forcemain extends east along Clearwater Road and south on Northwoods Drive, discharging into an existing sanitary sewer manhole. While gravity sanitary sewer systems are present on Northwoods Drive, Cottage Grove Drive, and Memorywood Drive, none of these systems are deep enough to provide gravity sewer service to the project area.

There are two forcemains stubbed into the project area. The first is a 4-inch diameter high density polyethylene (HDPE) forcemain, stubbed out at the Northwoods Drive intersection and constructed in 2005 as part of the Whipple Beach Area project. This forcemain empties into the gravity sewer system that drains to Lift Station 6. The second is a 6-inch diameter HDPE forcemain, constructed in 2007 at Memorywood Drive. This forcemain extends east and connects to the gravity sanitary sewer system served by Lift Station 20.

Currently, homes within the study area rely on individual subsurface sewage treatment systems (SSTS). The condition of these systems is unknown, but it is likely that many are either failing or not compliant with current standards.

2.3.2 North Lynndale Area

Currently, there is no municipal gravity sanitary sewer system serving the project area. The nearest sanitary sewer collection system is located on Clearwater Road, which was installed in 2006. An 8-inch PVC gravity sanitary sewer line is stubbed north into the project area at Lynndale Drive. The properties at 14562 Lynndale Drive, 14581 Lynndale Lane, 14959 Lynndale Lane, and 14617 Lynndale Lane received gravity sewer service from Clearwater Road in 2006, along with the associated assessments. While 14562 Lynndale Drive is currently connected to the Clearwater Road service, the other properties on Lynndale Lane are not connected but are large enough to be subdivided, with the services intended for use by those future subdivided lots.

Existing homes within the study area are served by individual subsurface sewage treatment systems (SSTS), with one system per lot. The condition of most of these systems is unknown, but it is likely that many are either failing or not compliant with current standards. The City is aware of three failing systems at 14610 Lynndale Drive, 14804 Lynndale Drive, and 14634 Lynndale Lane. A new system was installed at 14804 Lynndale Drive in early June 2024.

2.3.3 Brentwood Circle

There is currently no municipal gravity sanitary sewer system serving the project area. However, a gravity sanitary sewer line is located on Brentwood Drive, with an 8-inch PVC sanitary sewer main stubbed into the project area. This existing gravity sewer system connects to Lift Station 8, which is situated along Brentwood Drive, south of Briarwood Lane.

Homes within the study area are currently served by individual subsurface sewage treatment systems (SSTS) on each lot. The condition of these systems is unknown, but given their age, it is likely that many are either failing or not in compliance with current standards.

2.4 Watermain

2.4.1 Clearwater Road

There is currently no municipal water distribution system in the project area, except for a 12-inch diameter polyvinyl chloride (PVC) watermain that extends from Northwoods Drive to Whipple Beach. This 12-inch watermain connects to a short section of 10-inch diameter PVC and a 6-inch diameter PVC watermain that runs south on Northwoods Drive. Additionally, municipal water is available at two other locations: a 6-inch PVC watermain on Cottage Grove Drive and a 12-inch watermain stubbed west from the Memorywood Drive intersection. The nearest hydrants are located in the Whipple Beach parking lot and at the intersections of Northwoods Drive, Cottage Grove Drive, and Memorywood Drive.

Homes within the study area rely on individual wells for their water supply. The condition of these wells is unknown, but it is likely that some are shallow and therefore susceptible to contamination.

2.4.2 North Lynndale Area

There is no municipal water distribution system serving the project area. The nearest municipal water service is located on Clearwater Road at Lynndale Drive, where a 10-inch watermain has been stubbed into the project area.

Homes within the study area currently rely on individual wells for their water supply. The condition of these wells is unknown, but it is likely that some are shallow and vulnerable to contamination. The City is aware of high arsenic levels in at least one well within the project area, where the property owner had to install a reverse osmosis system to make the well water safe for consumption. It is probable that other wells in the area also have elevated arsenic levels.

2.4.3 Brentwood Circle

Municipal water service was introduced to the project area in 1987 as part of the Southdale Utility Extension project. The system consists of a 6-inch PVC watermain and 1-inch service lines extended to all existing lots. The 6-inch PVC watermain runs along Brentwood Circle, dead-ending at the cul-de-sac with a hydrant and a future watermain stub to the northwest. According to the 2019 Watermain Fitting Review report, the fittings in the project area are likely made of PVC and will need to be replaced.

3 Project Improvements

3.1 Street, Trails, and Drainage

3.1.1 Clearwater Road

The planned roadway enhancements within the project area include a 26-foot-wide bituminous-surfaced rural roadway featuring 1-foot turf shoulders, ditches, 4:1 side and back slopes, and 6- to 9-foot ditch bottoms to provide stormwater storage and infiltration, pursuant to Baxter standards. The proposed width for Clearwater Road reflects its function as a local collector route and is proposed to be constructed to a 26-foot-wide road surface, regardless of any future reductions to standard city roadway widths through code and policy revisions. Local collector roads within the City of Baxter serve as an extension of the City's Municipal State Aid (MSAS) system, in which supports higher traffic counts, connectivity to other State Aid routes, County Roads, and Trunk Highways, and are generally deemed to collect traffic from surrounding neighborhoods and distribute traffic to other higher traffic corridors in the City. The current City of Baxter design standard for residential streets includes a pavement structure of 6 inches of Class 5 aggregate base topped with 3.5 inches of bituminous surfacing, placed in two lifts of 2 inches and 1.5 inches.

To align with the existing 40-foot-wide urban street section east of Memorywood Drive, the new roadway will need to be shifted approximately 4 feet to the south. On the east end, concrete curb and gutter are proposed to be extended approximately 175 feet westward from Memorywood Drive through the tapering section of the roadway.

A 12-inch reinforced concrete pipe (RCP) storm sewer will be extended roughly 205 feet to the west to connect to drainage structures in the ditches located on both the north and south sides of Clearwater Road. These structures will gather surface runoff from the ditches and direct stormwater to the existing storm sewer system at Memorywood Drive.

To improve stormwater management, the existing drainage structure north of the trail will be replaced with a hydrodynamic separator. This device is designed to remove suspended solids and floating debris before discharging into downstream systems. It is important to note that the proposed stormwater features are not intended to eliminate stormwater discharge into the wetland area between White Sand and Red Sand Lakes. The upgrades will offer modest treatment benefits but will result in increased stormwater flow due to the new drainage structures. The improvements will not meet the City of Baxter's requirement to detain the 100-year storm event on-site.

All existing roadway signage, excluding street name and 911 address signs, will be replaced. Pavement striping will include a 4-inch double solid yellow line along the curve near Whipple Beach and a 4-inch broken yellow centerline on the remainder of the roadway.

The existing trail, constructed in 2011, must be removed to allow installation of sanitary sewer and water services for lots on the north side of the roadway, as well as deeper portions of mainline sanitary sewer along Welton Road and the west end of Clearwater Road.

Eighteen pairs of utility service connections will cross the trail, each requiring removal of 40 to 50 feet of trail. In total, approximately 1,100 feet, or about 50%, of the existing trail will need to be removed to accommodate utility installation. Given the extent of disturbance, full trail reconstruction is recommended over spot repairs. The new trail will be 10 feet wide, consistent with newer trails in the Baxter area, and constructed with a 5-inch Class 5 aggregate base and 3 inches of bituminous, placed in two lifts of 1.5 inches.

New crosswalks are proposed at Northwoods Drive and Cottage Grove Drive. Additionally, the existing crosswalk at Memorywood Drive will be relocated westward to match current pavement markings. These crosswalk improvements will include pedestrian curb ramps with truncated domes, crosswalk signage, and 8-inch-wide pavement markings on the roadway.

3.1.2 North Lynndale Area

Planned roadway upgrades in the project area include a 24-foot-wide rural roadway with a bituminous surface, 1-foot turf shoulders, and ditches featuring 4:1 side and back slopes, along with 6- to 9-foot ditch bottoms designed to collect and infiltrate stormwater. The current residential roadway design standard consists of a pavement section made up of 6 inches of Class 5 aggregate base and 3.5 inches of bituminous surfacing, placed in two lifts of 2 inches and 1.5 inches.

All roadway signage, with the exception of street name signs and 911 address markers, will be replaced. Pavement striping will include a 4-inch double solid yellow line ahead of intersection stop conditions and a 4-inch broken yellow centerline or skip line for the remainder of the roadway.

3.1.3 Brentwood Circle

As directed by the Council, the proposed roadway improvements within the project area include construction of a 24-foot-wide rural roadway with a bituminous surface, 1-foot-wide grass shoulders, and ditches featuring 4:1 side and back slopes and 6- to 9-foot-wide ditch bottoms designed to store and infiltrate stormwater runoff. It is important to note that, according to City Code 11-4-2, the minimum allowable width for a local street is 26 feet. Therefore, building a 24-foot-wide section will require a formal amendment to the code.

The current residential roadway design standard includes a structural pavement section consisting of 6 inches of Class 5 aggregate base and 3.5 inches of bituminous surfacing, placed in two lifts of 2 inches and 1.5 inches.

All existing roadway signage, with the exception of street name signs and 911 address markers, will be replaced. Pavement striping is proposed as part of the improvements. Additionally, all existing mailbox supports will be replaced with City-approved swing-away style supports.

3.2 Sanitary Sewer

3.2.1 Clearwater Road

Sanitary sewer improvements include the installation of a new sanitary sewer lift station on the Whipple Beach Area property, located along the west side of Welton Road. From the lift station, a 10-inch PVC gravity sewer line will run eastward to the centerline of Welton Road. An additional manhole is planned outside the roadway corridor along this 10-inch segment to provide a designated location for temporary bypass operations during future lift station maintenance or repair. Without this manhole, bypass piping would have to be placed in the existing manhole on Welton Road, resulting in more than half the roadway being obstructed during such work.

An 8-inch PVC gravity sewer is also proposed to extend southward to Clearwater Road, then continue east along Clearwater Road to Memorywood Drive. A stub of 8-inch PVC mainline will branch north along Ninebark Drive to serve anticipated future development. The sanitary sewer is currently designed to follow the minimum allowable grade, resulting in a relatively deep alignment. During final design, further analysis should be completed to determine if a shallower depth can provide adequate gravity service to Clearwater Road and potential development to the north. It is anticipated that a shallower alignment may be feasible without compromising service.

Additionally, an 8-inch PVC sanitary sewer line will extend approximately 220 feet west from the manhole at the Welton Road intersection into the Whipple Beach Area property. The existing 2-inch forcemain currently serving Whipple Beach will be redirected to this new manhole, and the remainder of the old forcemain will be removed up to the connecting manhole on Northwoods Drive.

A 6-inch forcemain is also planned to run south and west along Clearwater Road to the end of the project limits. This line is designed to function as the discharge route for a future lift station to be located on the Camp Vanasek property.

From the new lift station, a separate 6-inch forcemain will extend along the north side of Clearwater Road and connect with the existing 6-inch forcemain at Memorywood Drive. This alignment would route flow through Lift Stations 20, 17, 13, 2, and 1. If the existing 4-inch forcemain extending from Northwoods Drive were used instead, the flow would travel through Lift Stations 6, 5, 4, 3, and 1. Discharging eastward to Lift Station 20 would increase loading on Lift Station 2, while discharging south to Lift Station 6 would increase pressure at Lift Station 3. Additional modeling and flow analysis is recommended during final design to determine the optimal discharge route. For the purposes of this report, the preferred routing assumes extension of the 6-inch forcemain to Memorywood Drive and the abandonment of the 4-inch line from Northwoods Drive.

Individual 4-inch PVC gravity sewer services will be extended from the main to the right-of-way or easement line for each existing or future lot in the project area. Each service will terminate in a 4-inch cleanout riser, which will be brought to grade and protected within an irrigation-style utility box. To prevent trail damage when future property connections occur, services will be extended beyond the trail. The proposed extension length is 11 feet beyond the trail or approximately 10 feet beyond the current right-of-way or easement line. This will require securing an additional 10-foot-wide utility easement along the north side of Clearwater Road.

3.2.2 North Lynndale Area

Gravity sanitary sewer improvements will involve the installation of 8-inch PVC sanitary sewer lines throughout the designated project area. The new main will extend along Lynndale Drive and continue north along Lynndale Lane until reaching Woida Road. An additional 8-inch main will be installed from the southern intersection of Lynndale Drive to provide service to the south end of Lynndale Lane. A separate 8-inch PVC line will be extended along Lynndale Court and will terminate at the end of the cul-de-sac. It is important to note that due to limited depth, the existing sanitary sewer main near Woida Road cannot be extended farther east along Woida Road or to the north along Garrett Lane. The planned sanitary sewer configuration is based on the design outlined in the 2021 Woida Road North Improvements, Municipal Project No. 4133 Feasibility Report, which was approved by the City Council on October 20, 2020.

Each current or future lot within the project area will receive a 4-inch PVC gravity sanitary sewer service line, which will be extended up to the right-of-way line. These service lines will terminate with a 4-inch cleanout assembly. The cleanout will be brought to the surface and enclosed in a protective irrigation box to ensure durability and accessibility.

3.2.3 Brentwood Circle

Gravity sanitary sewer improvements will include the extension of an 8-inch PVC sanitary sewer main along Brentwood Circle, terminating at the north end of the cul-de-sac. The proposed 8-inch main is anticipated to have sufficient depth to serve all existing homes in the area with gravity sanitary sewer service; however, this should be confirmed during the final design phase to ensure proper functionality.

In addition, 4-inch PVC gravity sanitary sewer service lines will be installed to reach the property line of each existing or potential lot within the project limits. Each service will end with a 4-inch cleanout assembly that will be brought to the surface and protected with an irrigation box for durability and ease of maintenance.

3.3 Watermain

3.3.1 Clearwater Road

Water distribution improvements will include the installation of a 12-inch PVC watermain along the south side of Clearwater Road, extending from just west of Northwoods Drive to Memorywood Drive. As part of this work, a short segment of existing 10-inch PVC watermain at the Northwoods Drive intersection will be removed and replaced. A 12-inch PVC watermain will also be extended north along Welton Road by wet tapping the existing 12-inch watermain on Clearwater Road. Additional connections will be made to the existing 6-inch PVC watermain on Northwoods Drive and Cottage Grove Drive. Furthermore, an 8-inch PVC watermain will be extended north along Ninebark Drive to accommodate future development in the area.

Fire hydrants will be installed at the Lift Station site and along Clearwater Road at intervals of approximately 600 feet. The existing hydrant at Northwoods Drive will be relocated in coordination with the removal of the existing 10-inch watermain. Gate valves will be installed at key intersections and other strategic points to support future maintenance and repair activities.

Water service lines will consist of 1-inch Polyethylene (PE) pipe extended to the right-of-way or easement line for each current or future lot within the project area. Installation of these services will require the temporary removal of the trail along the north side of Clearwater Road, as previously noted in the Municipal Sanitary Sewer Collection System section of the report.

3.3.2 North Lynndale Area

Water distribution improvements will include the installation of a 10-inch PVC watermain along Lynndale Drive, continuing north along Lynndale Lane to Woida Road. An 8-inch PVC watermain will be looped at the south end of Lynndale Lane, connecting between the two intersections with Lynndale Drive. Additionally, an 8-inch PVC watermain will be extended into the Lynndale Court cul-de-sac to provide service to properties in that area.

Fire hydrants will be installed at the Lift Station site and along Clearwater Road at intervals of approximately 600 feet to ensure adequate fire protection coverage. Gate valves will be strategically placed at intersections and other key locations to support future maintenance and facilitate sectional isolation during repairs.

3.3.3 Brentwood Circle

The 2019 Watermain Tee Review report identified the presence of potential plastic tees in this area, which are known to be susceptible to catastrophic failure, often requiring expensive emergency repairs. Two tees located on Brentwood Circle will require exploratory excavation to determine whether they are made of plastic. If plastic tees are discovered, they will need to be replaced with more durable ductile iron tees to prevent future issues.

A third tee is located in the cul-de-sac, where the watermain splits to service the hydrant and a future watermain extension to the northwest. However, the area to the west of Brentwood Circle is already fully developed, and the planned watermain extension is no longer necessary. It is recommended that the watermain in the cul-de-sac be reconfigured by removing the stub to the northwest and dead-ending the watermain at the hydrant. This change will eliminate the existing tee, reducing the number of fittings and joints in the system, which are typically more prone to leaks.

Water services will be constructed using 1-inch Polyethylene (PE) pipe, extended to the right-of-way line for each existing lot within the project area.

3.4 Street Lighting

3.4.1 Clearwater Road

Street lighting improvements will include upgrading existing fixtures to energy-efficient LED units. The streetlight at Welton Road will be relocated to the standard position above the stop sign. Streetlight poles at Northwoods Drive, Cottage Grove Drive, and Memorywood Drive are already correctly positioned and will only require replacement of the existing fixtures with new LED units.

3.4.2 North Lynndale Area

Street lighting improvements will involve upgrading existing fixtures to energy-efficient LED units. The streetlight at the north end of Lynndale Drive will be relocated to the standard position above the stop sign. Streetlight poles at the south end of Lynndale Lane, Lynndale Court, and Woida Road are correctly located and will only require new LED fixtures.

3.4.3 Brentwood Circle

Street lighting improvements will include replacing existing fixtures on Brentwood Drive with energy-efficient LED units. Relocating the streetlight at the intersection of Brentwood Circle and Brentwood Drive to a position above the stop sign is recommended. The streetlight in the cul-de-sac is proposed to remain in its current location.

4 Opinion of Probable Cost

Itemized breakdowns of probable cost are included in Appendix A. The breakdowns are presented to provide insight into the costs of various items of the total project. Total project costs are summarized in the following table. The table below assumes annexation of the subject parcel located adjacent to Lynndale Lane, with costs identified here matching Table 7.1. Costs estimated below include estimated construction costs, 15% contingencies, and estimated soft costs including engineering, administration, financing and legal fees.

Table 4-1 – Summary of Costs

Item	Total Project
Sanitary Sewer	\$2,815,309
Water Distribution	\$1,863,041
Storm Sewer	\$142,816
Roadway	\$2,265,408
Trail	\$273,899
Total	\$7,360,473

5 Financial Considerations

5.1 Assessments and SAC/WAC Charges

The funding for the proposed improvements is anticipated to come from a combination of City contributions and special assessments levied on the property owners who directly benefit from the project. Comprehensive information on the assessment procedures followed by the City of Baxter is available in the latest edition of the “City of Baxter – Assessment Policy for Public Initiated Improvements.”

Following the City’s historical approach for similar developments, it is assumed that the Equivalent Residential Unit (ERU) Method will be used to determine assessments. In 2024, the City Council established the assessment rate per ERU at \$18,520, broke down to \$5,556 for sanitary sewer, \$5,556 for water, and \$7,408 for roadway. These rates are adjusted annually by either 3% or the Consumer Price Index (CPI), whichever is higher. For the 12-month period ending January 2024, the CPI was calculated at 3.1%. Accordingly, this report assumes a 3% annual increase in ERU rates for the next two years. Based on that projection, the ERU rates for 2026 are estimated at \$5,895 for sanitary sewer, \$5,895 for water, and \$7,860 for roadway.

In general, storm sewer and trail-related expenses are not assessed to property owners in R-1 and RS zoning districts. Since these types of improvements offer benefits to the broader community, they are categorized as City Costs.

Additional Costs to Property Owners – Owners of properties with existing buildings should be aware of further private expenses associated with the project. A significant cost to consider is the installation of sanitary sewer and water service lines within private property boundaries. These installation costs vary and should be quoted by local, licensed plumbing contractors.

Property owners are also responsible for paying connection-related charges once municipal services become available. These include the Sewer Availability Charge (SAC) and the Water Availability Charge (WAC), as stipulated by City ordinance.

As of the current rates for residential properties, the charges are as follows:

- Sewer Availability Charge (SAC): \$600 (existing homes) / \$3,000 (new homes)
- Water Availability Charge (WAC): \$600 (existing homes) / \$2,800 (new homes)

By default, SAC and WAC are included in the special assessments. Property owners may request removal of these fees from their assessment; however, all applicable charges are due in full at the time of connection to municipal services. Property owners currently using wells and subsurface sewage treatment systems (SSTS) must connect to City utilities by December 31st of the fifth year following project completion.

5.2 Summary of Assessed Costs

The following is an estimated assessment for a standard residential parcel receiving one sanitary sewer connection and one water service connection. This calculation applies to properties that are currently not connected to City water or sewer services and are located within the designated project areas along Clearwater Road and in the North Lynndale Area improvement zone.

Sanitary Sewer Assessment:	\$ 5,895
Sewer Availability Charge (SAC):	\$ 600
Water Assessment:	\$ 5,895
Water Availability Charge (WAC):	\$ 600
Roadway Assessment:	\$ 7,860
Total Estimated Assessment:	\$20,850

The following provides the estimated assessment for a standard residential parcel receiving one sanitary sewer service connection. The below calculation applies to those properties currently serviced by City water, but not for sanitary sewer, and specifically in the Brentwood Circle project area improvements:

Sanitary Sewer Assessment:	\$ 5,895
Sewer Availability Charge (SAC):	\$ 600
Roadway Assessment:	\$ 7,860
Total Estimated Assessment:	\$14,355

The following example calculation provides an estimated assessment for a property that can potentially be split in the future or a vacant lot adjacent to a developed lot under the same ownership. As outlined in Appendix B of this report, these properties are considered eligible for future lot splits. This calculation applies only to parcels where such splits meet specific requirements to allow a future lot split and are considered feasible. These properties would be assessed immediately for water and sanitary sewer connections serving the existing residence, and would also be subject to a deferred assessment, payable in year 16 after the assessments are certified to the County.

Years 1-15 Immediate Assessment

Sanitary Sewer Assessment:	\$ 5,895
Sewer Availability Charge (SAC):	\$ 600
Water Assessment:	\$ 5,895
Water Availability Charge (WAC):	\$ 600
Roadway Assessment:	\$ 7,860
Total Estimated Assessment (years 1-15):	\$20,850

Years 16-30 Deferred Assessment

Sanitary Sewer Assessment:	\$ 5,895
Water Assessment:	\$ 5,895
Roadway Assessment:	\$ 7,860
Total Estimated Assessment (years 16-30):	\$19,650*

Total Estimated Assessment (years 1-30) \$40,500

*For each additional lot subject to this scenario, a total additional assessment payable beginning at year 16 is \$19,650.

Property owners have the option to finance the SAC and WAC along with their overall assessment, under the same interest rate and payment terms as the ERU assessments. Alternatively, SAC/WAC charges may be excluded from the assessment and paid in full at the time of connection to the new utility system. For City bonding purposes, SAC/WAC charges are not included when calculating the percentage of the assessed costs relative to the total project costs.

5.3 Additional Non-Assessable City-Imposed Fees

Additional non-assessable City-imposed fees as of 2025 include:

- City Inspection Fee: \$45
- City Excavation Permit Fee: \$50
- Water Meter: \$630 and up (represents fee for 3/4" service line size and increases as the service line gets larger).

Based on the above considerations, the total project breakdowns, including special assessed costs, are included in the below sections.

5.4 Street

It is the City's policy to assess benefitting properties for street reconstruction, full depth reclamation (FDR), and mill and overlay improvements. For this project, it is assumed that all properties will be assessed on a per Equivalent Residential Unit (ERU) basis. Per the City's Assessment policy for street reconstruction done in conjunction with sewer and water extension projects, assessments for single family homes are set at a fixed rate tied to inflation. The proposed street assessment rate for 2026 is \$7,860 per ERU as detailed above.

All remaining street costs are borne by the City. A detailed breakdown of the preliminary assessments is included in the Appendix.

Table 5-1 – Street and Assessable Street Costs

Item	Total Project
Estimated Total Project Cost	\$2,265,408
Estimated Number of ERU's	97
Assessment per ERU	\$7,860
Estimated Total Assessable Cost	\$762,420
Estimated Remaining City Costs	\$1,502,988

5.5 Storm Sewer

It is assumed the City would be responsible for storm sewer costs (not assessed) based on City policy that stormwater facilities have citywide (and regional) benefits.

Table 5-2 – Storm Sewer Costs

Item	Total Project
Estimated Total Project Cost	\$142,816
Assessable Cost	\$0
Estimated Remaining City Costs	\$142,816

5.6 Trails

It is assumed the City would be responsible for trail costs (not assessed) based on City policy that non-motorized facilities have citywide (and regional) benefits.

Table 5-3 – Trail Costs

Item	Total Project
Estimated Total Project Cost	\$273,899
Assessable Cost	\$0
Estimated Remaining City Costs	\$273,899

5.7 Sanitary Sewer

Per the City's Assessment policy for sanitary sewer construction done as part of a sewer and water extension project, assessments for single family homes are set at a fixed rate tied to inflation. The proposed sanitary sewer assessment rate for 2026 is \$5,895 per ERU as detailed above.

Each property is also charged a fixed Sewer Access Charge (SAC) of \$600 at the time of connection to the new system. For the purposes of this report, the SAC charges are included in the estimated assessment calculation.

All remaining sanitary sewer costs are borne by the City. A detailed breakdown of the preliminary assessments is included in the Appendix.

Table 5-4 – Sanitary Sewer and Assessable Sanitary Sewer Costs

Item	Total Project
Estimated Total Project Cost	\$2,815,309
Estimated Number of ERU's	97
Assessment per ERU	\$5,895
Estimated Total Assessable Cost	\$571,815
Estimated Remaining City Costs	\$2,243,494
Total Number of Existing Houses	72
SAC Fee	\$600
Estimated SAC Collection	\$43,200

5.8 Watermain

Per the City's Assessment policy for water construction done as part of a sewer and water extension project, assessments for single family homes are set at a fixed rate tied to inflation.

The proposed water assessment rate for 2026 is \$5,895 per ERU as detailed above.

Each property is also charged a fixed Water Access Charge (WAC) of \$600 at the time of connection to the new system. For the purposes of this report, the WAC charges are included in the estimated assessment calculation.

All remaining water costs are borne by the City. A detailed breakdown of the preliminary assessments is included in the Appendix.

Table 5-5 – Watermain and Assessable Watermain Costs

Item	Total Project
Estimated Total Project Cost	\$1,863,041
Estimated Number of ERU's	86
Assessment per ERU	\$5,895
Estimated Total Assessable Cost	\$506,970
Estimated Remaining City Costs	\$1,356,071
Total Number of Existing Houses	61
SAC Fee	\$600
Estimated SAC Collection	\$36,600

6 Assessment Payment Terms and Procedures

Assessments are repaid in equal annual installments over a 15-year period. The applicable interest rate is established after the City secures financing for the project through a bond issuance, which typically occurs in the fall following construction. The assessment interest rate is set at 1.5% above the True Interest Cost of the bond. Interest begins to accrue from the date the City Council adopts the assessment resolution.

Property owners have five available options for handling assessment payments:

Tax Roll Payment – If a property owner takes no action, the full assessment will be certified to the County. Annual installment payments will then be included on the property's tax statement for the duration of the 15-year term.

Full Payment – Property owners may pay the entire assessment balance within 30 days of the Council adopting the assessment without incurring any interest charges. This option allows for early resolution of the obligation.

Partial Prepayment – Within the same 30-day period following assessment adoption, property owners may choose to make a one-time partial payment. This reduces the remaining balance to be certified to the County and lowers future tax installment amounts accordingly.

Ongoing Prepayment – After the initial year, property owners may prepay the remaining balance of the assessment—including accrued interest through December 31 of the year in which the payment is made—at any point prior to November 15. Remaining balances may also be paid at any time, with the exception of the current year's installment, which must be paid as scheduled.

Deferral for Hardship (Senior, Disability, or Military Service) – Assessment deferments may be available for qualifying property owners. This includes individuals aged 65 or older who own and occupy the property as a homestead, those who are permanently and totally disabled, or individuals called to active military duty. Further details and eligibility criteria are outlined in Chapter 8 of the City of Baxter Assessment Policy for Public Initiated Improvements.

6.1 Multiple ERU Assessment Units on a Single Lot of Record

This policy applies to owners of currently developed parcels zoned R-1 or R-S that have the potential to be subdivided into multiple R-1 lots. The City will evaluate each parcel for subdivision feasibility by applying a practicality test, as outlined in the City Code. Within the project area, four existing parcels are currently large enough to qualify for subdivision under the City's established criteria. Supporting exhibits illustrating the practicality analysis for each of these parcels are provided in Appendix B. If the City Council determines a parcel can be subdivided, the property owner will be assessed one ERU for each potential additional lot created through subdivision.

6.2 Deferred Assessments

Assessment deferments are available under the following qualifying conditions:

- Parcels that are currently developed but underutilized, with sufficient size for future subdivision and capable of being served by multiple utility connections.
- Parcels that are undeveloped but directly adjacent to improved parcels under the same ownership.
- The parcel must be zoned either R-1 or R-S.

Parcels meeting these criteria are eligible to defer assessments on potential future lots or on currently undeveloped parcels for up to 15 years. During the deferral period, the assessment will accrue interest at a nominal rate of \$1 annually. At the end of the 15-year deferral, the assessment becomes payable under the same terms and interest rate as the original 15-year assessment schedule.

If an underdeveloped parcel is subdivided, or if an undeveloped parcel is sold during the 15-year deferral period, the deferment will end. At that point, the full assessment must either be paid in full or begin installment payments under the original assessment's term and interest rate.

6.3 Annexation and Future Connection Charges

As previously noted in this report, Parcel 99360556 (assessment parcel number 59) is currently situated outside the City limits. It is located at the northern terminus of Lynndale Lane, just west of Woida Road. Based on current subdivision standards, the parcel is of sufficient size to be divided into four separate lots.

For the purpose of this report, it has been assumed that the City will annex the parcel prior to authorizing the public improvement. The parcel presently benefits from access to Lynndale Lane, which is maintained by the City, and would also benefit from the proposed extension of sanitary sewer and water infrastructure through this project.

The estimated cost of annexation—including but not limited to legal services, property descriptions, and filing fees—is projected to range from \$5,000 to \$15,000. This report uses a mid-range estimate of \$12,500, which is allocated proportionally across sanitary sewer, water, and roadway components of the project.

“Annexation questions pose some of the most difficult and technical policy problems facing municipal officials” (League of Minnesota Cities, 2023). Because of the legal complexity surrounding annexation, the City Attorney should be consulted to guide the process. This report does not provide a step-by-step annexation procedure or timeline.

Should the City decide not to annex Parcel 99360556 at this time, it may instead recover related infrastructure costs through the application of Future Connection Charges. The initial Future Connection Charge is equal to one ERU assessment—\$19,647—for sanitary sewer, water, and roadway. Unless otherwise determined by the City Council, simple interest on the charge will accrue annually at a rate of 3% or the Consumer Price Index (CPI), whichever is higher. Upon annexation, one Future Connection Charge will be collected along with applicable SAC and WAC fees. Additional charges will apply if the parcel is later subdivided into more lots.

Alternatively, the City Council may choose to enter into an assessment agreement with the property owner in lieu of a lump sum payment. This agreement would allow repayment of the Future Connection Charge over a period not exceeding either the remaining bond term for the original project or five years—whichever is longer.

The method chosen for addressing Parcel 99360556 will impact the City's total share of project costs. If annexed before project approval, the parcel would be assigned one active ERU assessment and three deferred ERU assessments. If Future Connection Charges are used instead, the City will carry those costs until annexation and subdivision occur. The Financial Summary section includes two cost summaries reflecting each scenario.

7 Financial Summary

7.1 Parcel 99360556 Annexed and Assessed

In summary, the total project cost allocation with Parcel 99360556 annexed and assessed with the project is as follows:

Table 7-1 – Financial Summary with Parcel 99360556 Annexed and Assessed

Item	Total Project
Benefitted Immediate Property Assessments	\$1,625,055
Deferred Assessments	\$157,200
Forfeited Property Assessments	\$58,950
Total Assessable Project Costs*	\$1,841,205
Estimated SAC/WAC Charges	\$79,800
Total Assessable Project Costs (w/ SAC/WAC)	\$1,921,005
Sanitary Sewer	\$2,243,494
Water	\$1,356,071
Storm Sewer	\$142,816
Roadway	\$1,502,988
Trail	\$273,899
Total Estimated Initial City Costs*	\$5,519,268
Total Estimated Project Cost	\$7,360,473

*The total estimated assessable portion of the project cost is \$1,841,205, representing 25.0% of the overall project cost. The remaining share, estimated at \$5,519,268 or 75.0% of the total, is the responsibility of the City. In order to issue local improvement bonds without holding an election, state law requires that at least 20% of the total project cost be funded through special assessments.

7.2 Parcel 99360556 Attributed Future Connection Charges

In summary, the total project cost allocation with Parcel 99360556 attributed future connection charges is as follows:

Table 7-2 – Financial Summary with Parcel 99360556 Attributed Future Connection Charges

Item	Total Project
Benefitting Immediate Property Assessments	\$1,605,405
Deferred Assessments	\$98,250
Forfeited Property Assessments	\$58,950
Total Assessable Project Costs*	\$1,762,605
Estimated SAC/WAC Charges	\$78,600
Total Assessable Project Costs (w/ SAC/WAC)	\$1,841,205
Future Connection Charges	\$78,600
Sanitary Sewer	\$2,238,449
Water	\$1,352,559
Storm Sewer	\$142,816
Roadway	\$1,499,045
Trail	\$273,899
Total Estimated Initial City Costs*	\$5,585,368
Total Estimated Project Cost	\$7,347,973

The total estimated assessable portion of the project cost is \$1,762,605, which represents 24.0% of the overall project cost. The remaining share, estimated at \$5,585,368 or 76.0% of the total, is the responsibility of the City. In order to issue local improvement bonds without holding an election, state law requires that at least 20% of the total project cost be funded through special assessments.

8 Feasibility and Recommendations

From an engineering perspective, the project outlined in this report is both feasible and cost-effective. The estimated project costs are provided to support the City's evaluation of financial feasibility. The proposed improvements are warranted to replace aging street infrastructure, extend public utilities to currently unserved areas, address ongoing maintenance concerns, enhance drainage, and improve overall safety within the project area.

Based on the information presented in this report, we make the following recommendations:

- Construct street, utility, and drainage improvements as presented herein.
- Easements should be dedicated or retained as deemed necessary by the final project design and construction limits.
- Soil borings should be taken throughout the project limits to determine subsurface conditions, such as presence of high bedrock, soil types, and water table elevations. Final design development would be subject to the results of the geotechnical investigation.
- Review estimated costs for financial planning.
- Update estimated costs, if necessary.
- City utilities Staff should inspect the drinking water system valves and appurtenances in the project area that are currently planned to remain. Final design of the water system would be subject to these inspection results.
- Consider levying special assessments to reduce the City's overall cost share associated with the proposed improvements. Schedule and hold public hearing and begin the formal process required to levy special assessments.

Figures

Figure 1 – Project Location Map

Figure 2 – Typical Sections

Figure 3 – Project Layout - Clearwater Road

Figure 4 – Project Layout - North Lynndale Area

Figure 5 – Project Layout - Brentwood Circle

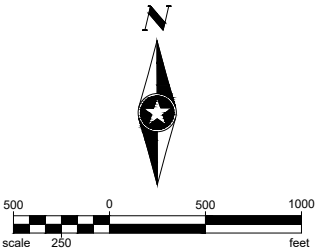
Figure 6 – Equivalent Residential Units (ERUs) - Clearwater Road

Figure 7 – Equivalent Residential Units (ERUs) - North Lynndale Area

Figure 8 – Equivalent Residential Units (ERUs) - Brentwood Circle



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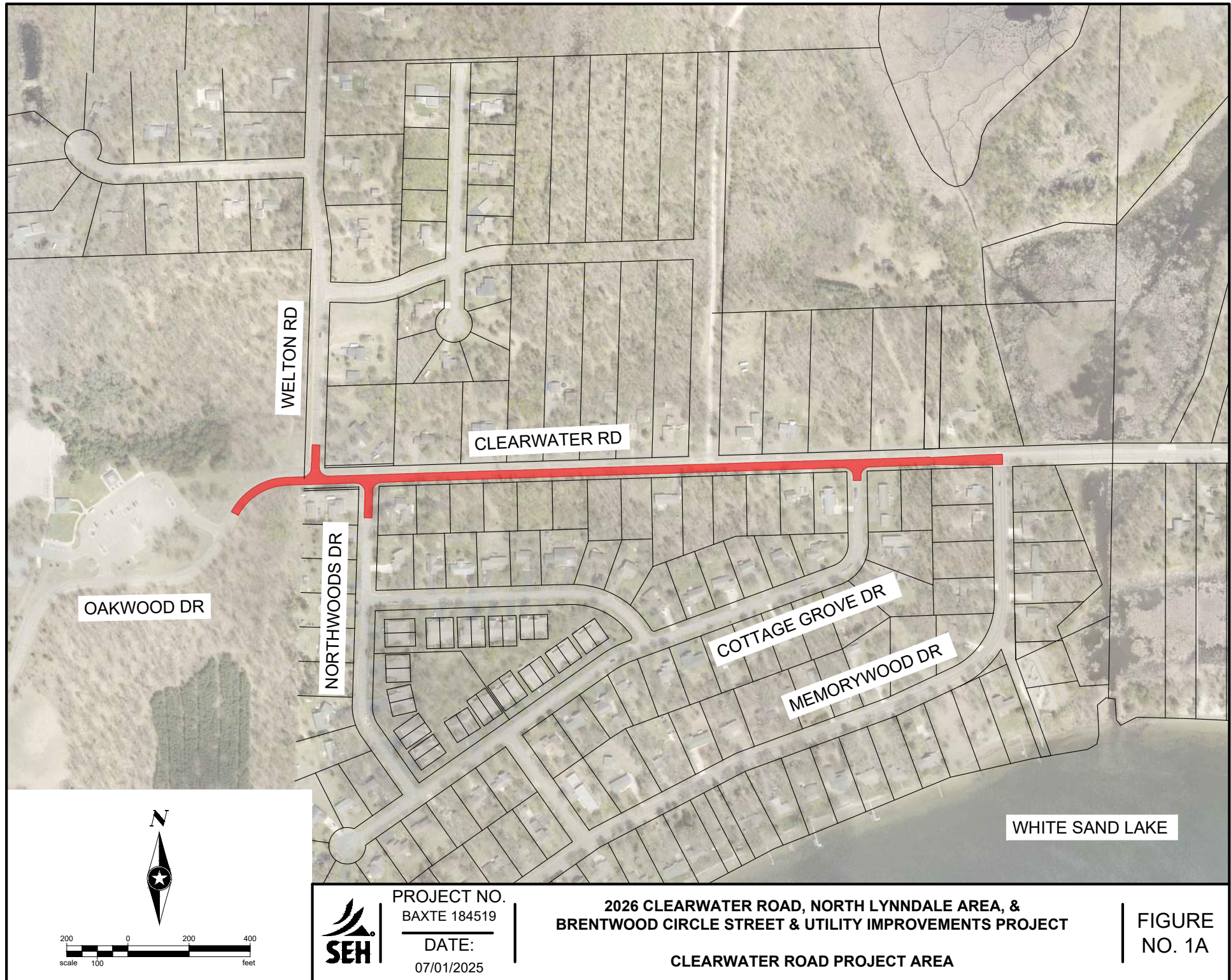


PROJECT NO.
BAXTE 184519
DATE:
07/01/2025

**2026 CLEARWATER ROAD, NORTH LYNNDALE AREA, & BRENTWOOD
CIRCLE STREET & UTILITY IMPROVEMENTS PROJECT**

OVERALL PROJECT MAP

**FIGURE
NO. 1**



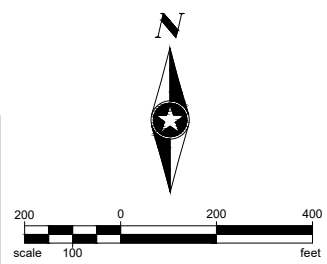
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PROJECT NO.
BAXTE 184519
DATE:
07/01/2025

2026 CLEARWATER ROAD, NORTH LYNNDALE
AREA, & BRENTWOOD CIRCLE STREET & UTILITY
IMPROVEMENTS PROJECT
LYNNDALE AREA PROJECT AREA

FIGURE
NO. 1B



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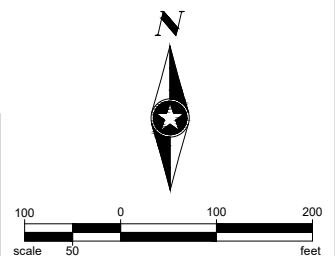


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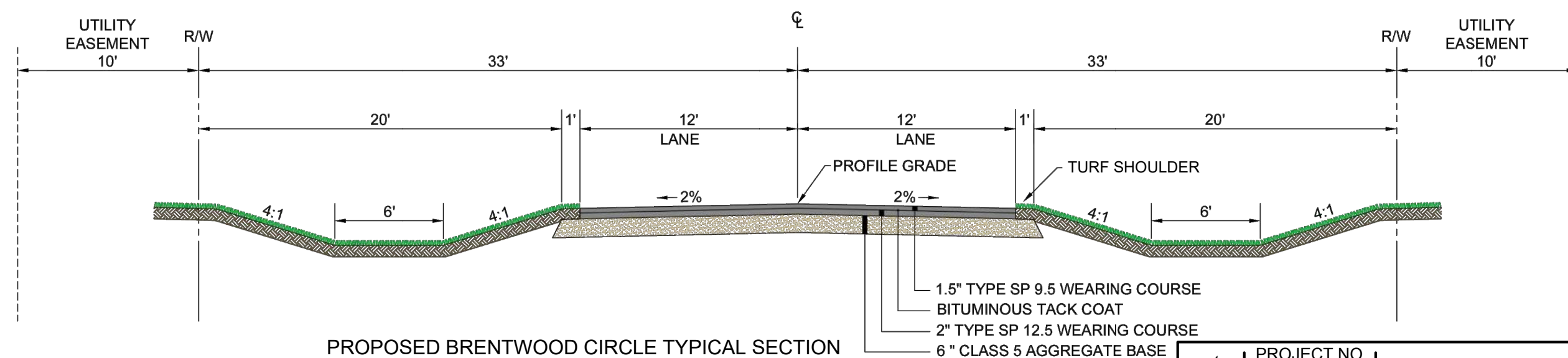
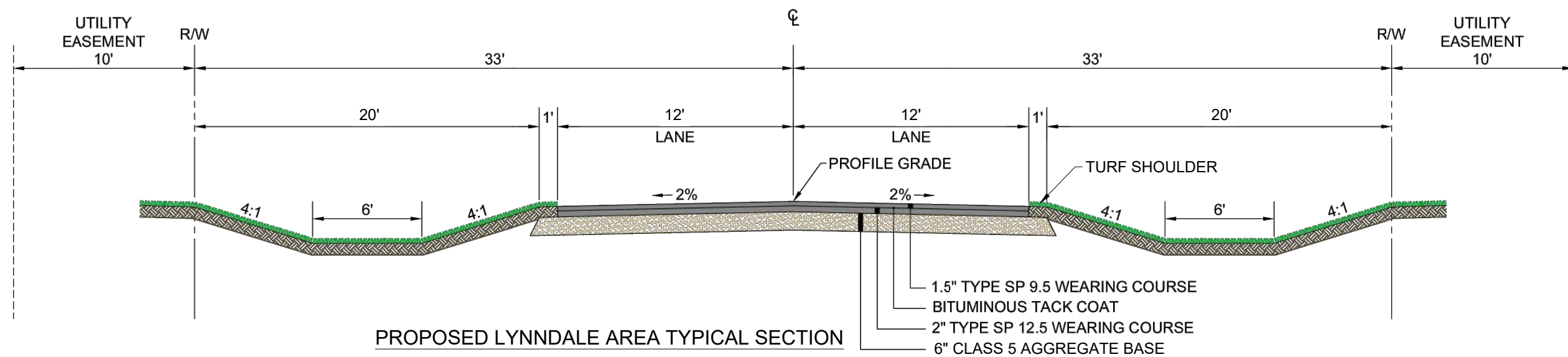
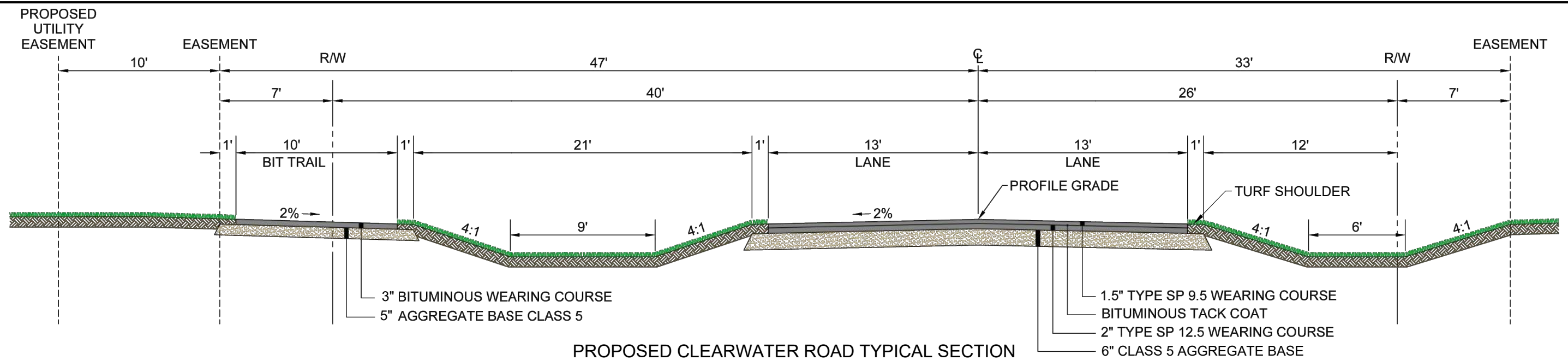
2026 CLEARWATER ROAD, NORTH LYNNDALE
AREA, & BRENTWOOD CIRCLE STREET & UTILITY
IMPROVEMENTS PROJECT

BRENTWOOD CIRCLE PROJECT AREA

FIGURE
NO. 1C



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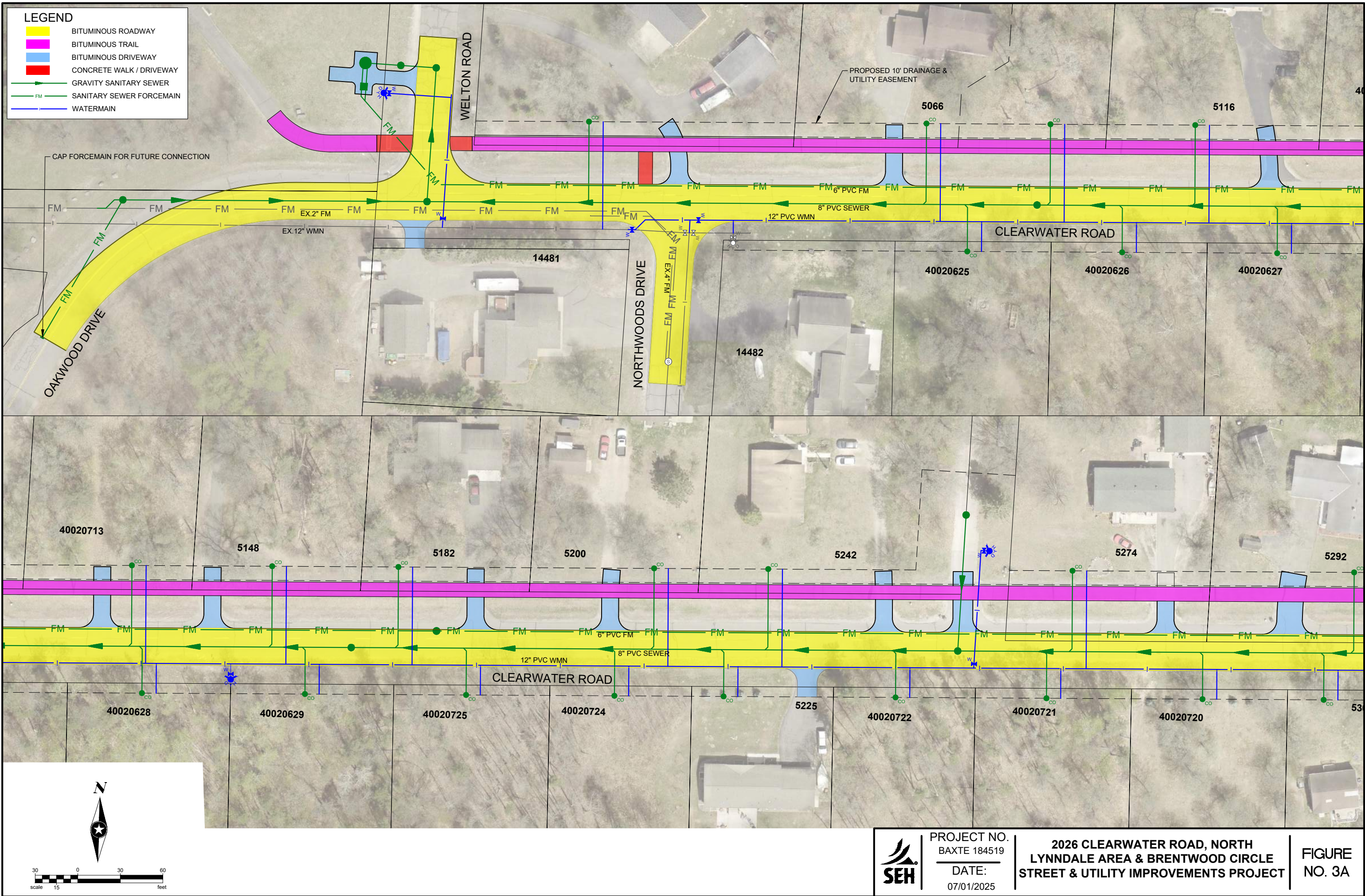


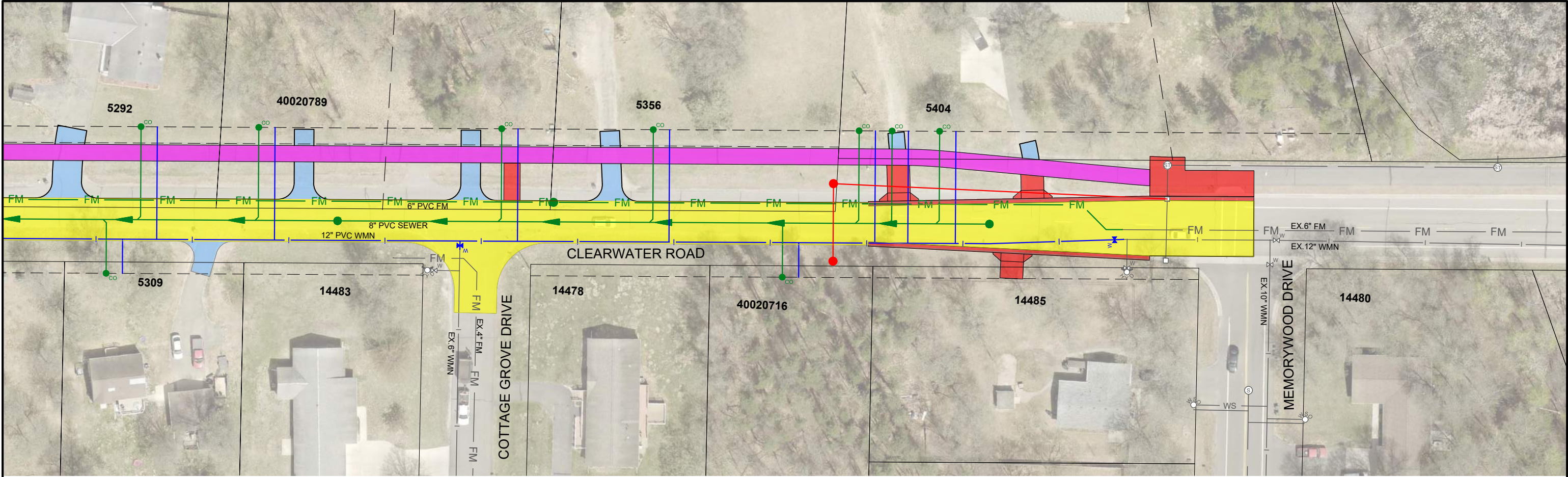
PROJECT NO.
BAXTE 184519
DATE:
07/01/2025

2026 CLEARWATER ROAD, NORTH
LYNNDALE AREA & BRENTWOOD CIRCLE
STREET & UTILITY IMPROVEMENTS PROJECT

FIGURE
NO. 2

Save: 6/25/2025 2:48 PM avoit Plot: 6/25/2025 2:57 PM X:\AE\BAXTE\184519\5-final.dgn\51-drawings\10-Civil\cad\dwg\exhibit\Clearwater Report Figures.dwg





LEGEND

BITUMINOUS ROADWAY

BITUMINOUS TRAIL

BITUMINOUS DRIVEWAY

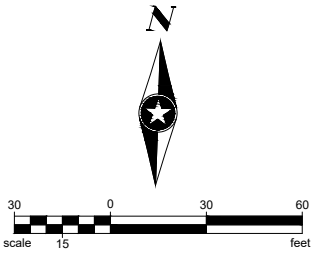
CONCRETE WALK / DRIVEWAY

GRAVITY SANITARY SEWER

FM

SANITARY SEWER FORCEMAIN

WATERMAIN

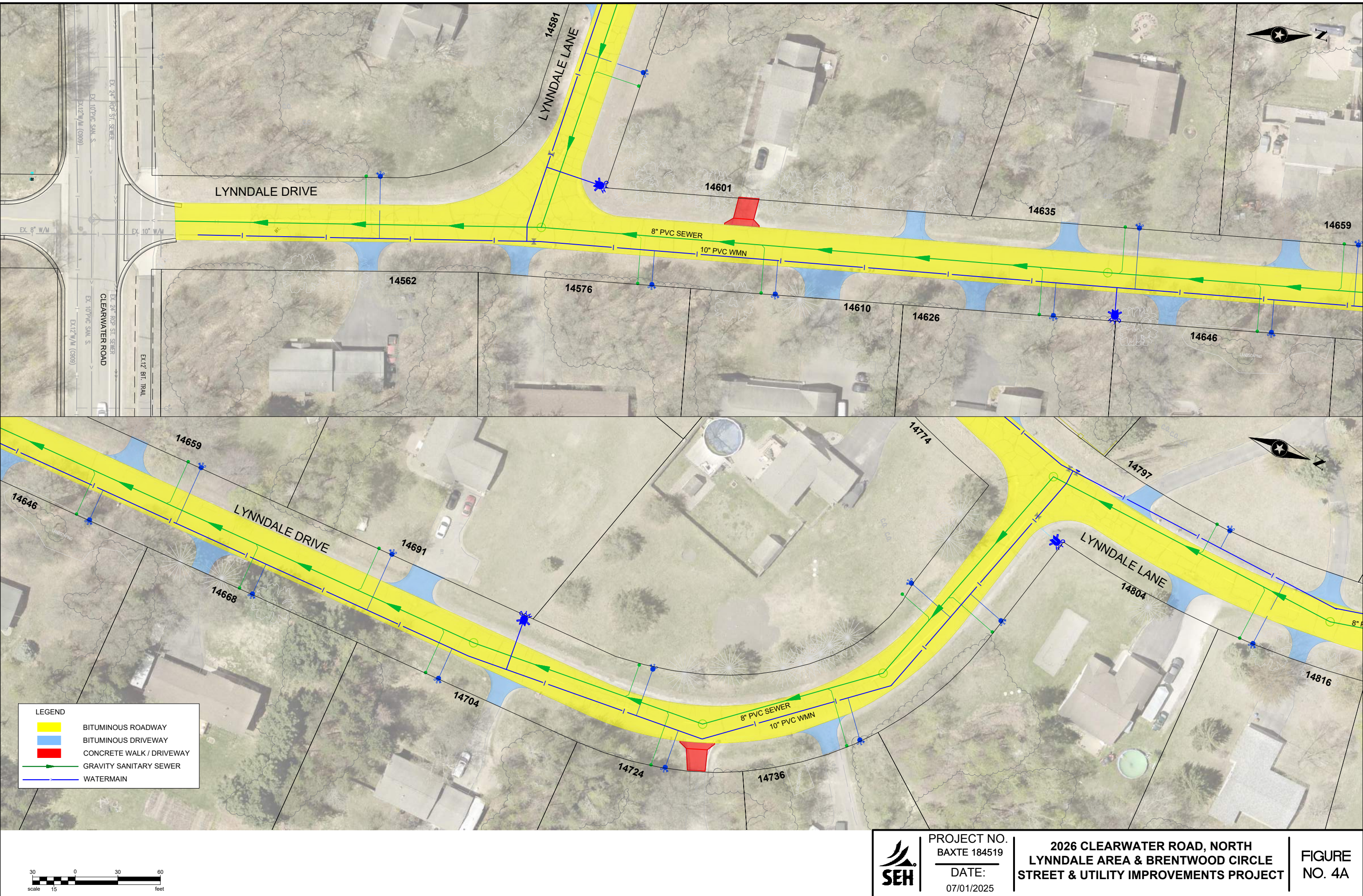


PROJECT NO.
BAXTE 184519
DATE:
07/01/2025

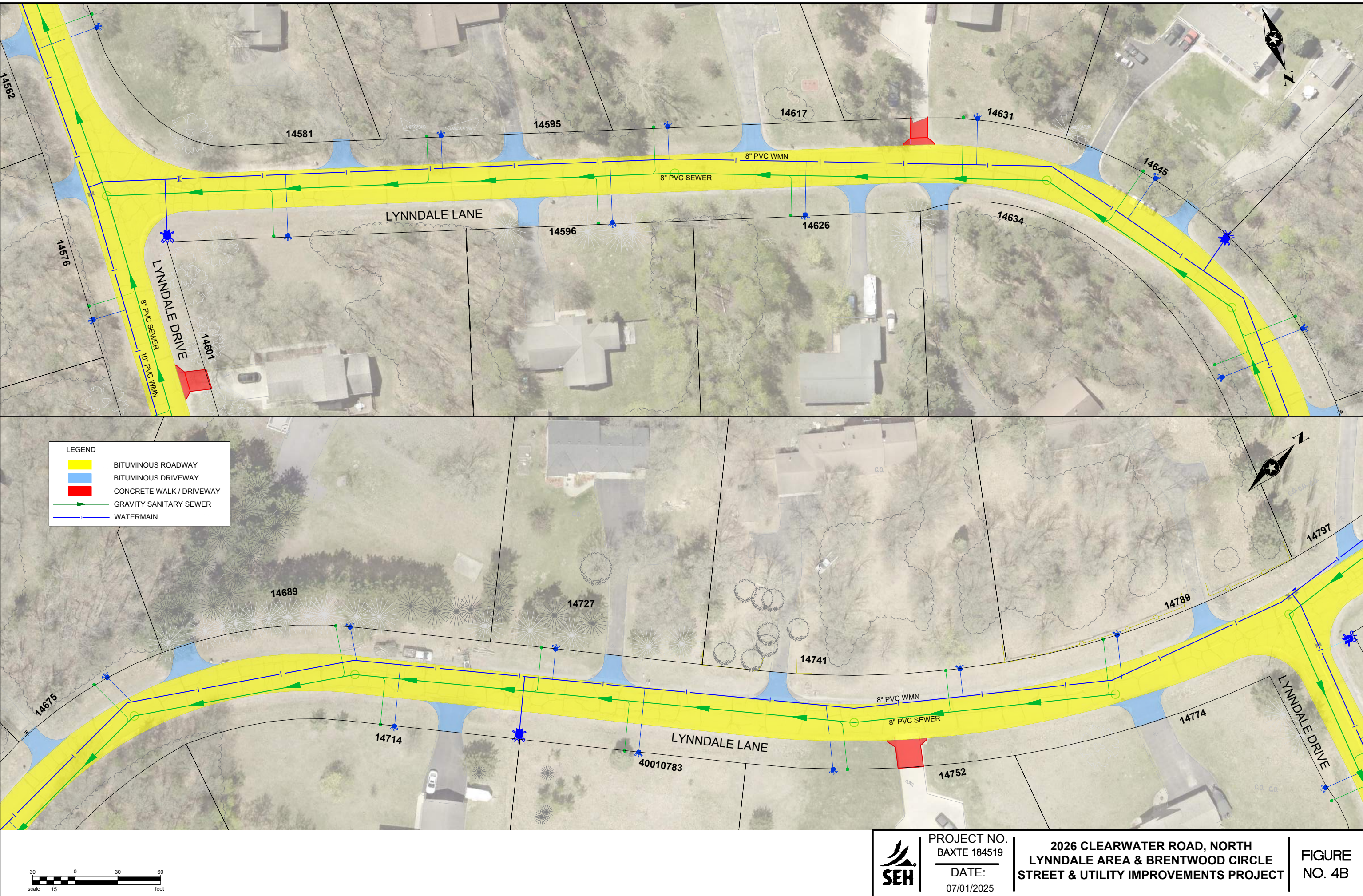
2026 CLEARWATER ROAD, NORTH
LYNNDALE AREA & BRENTWOOD CIRCLE
STREET & UTILITY IMPROVEMENTS PROJECT

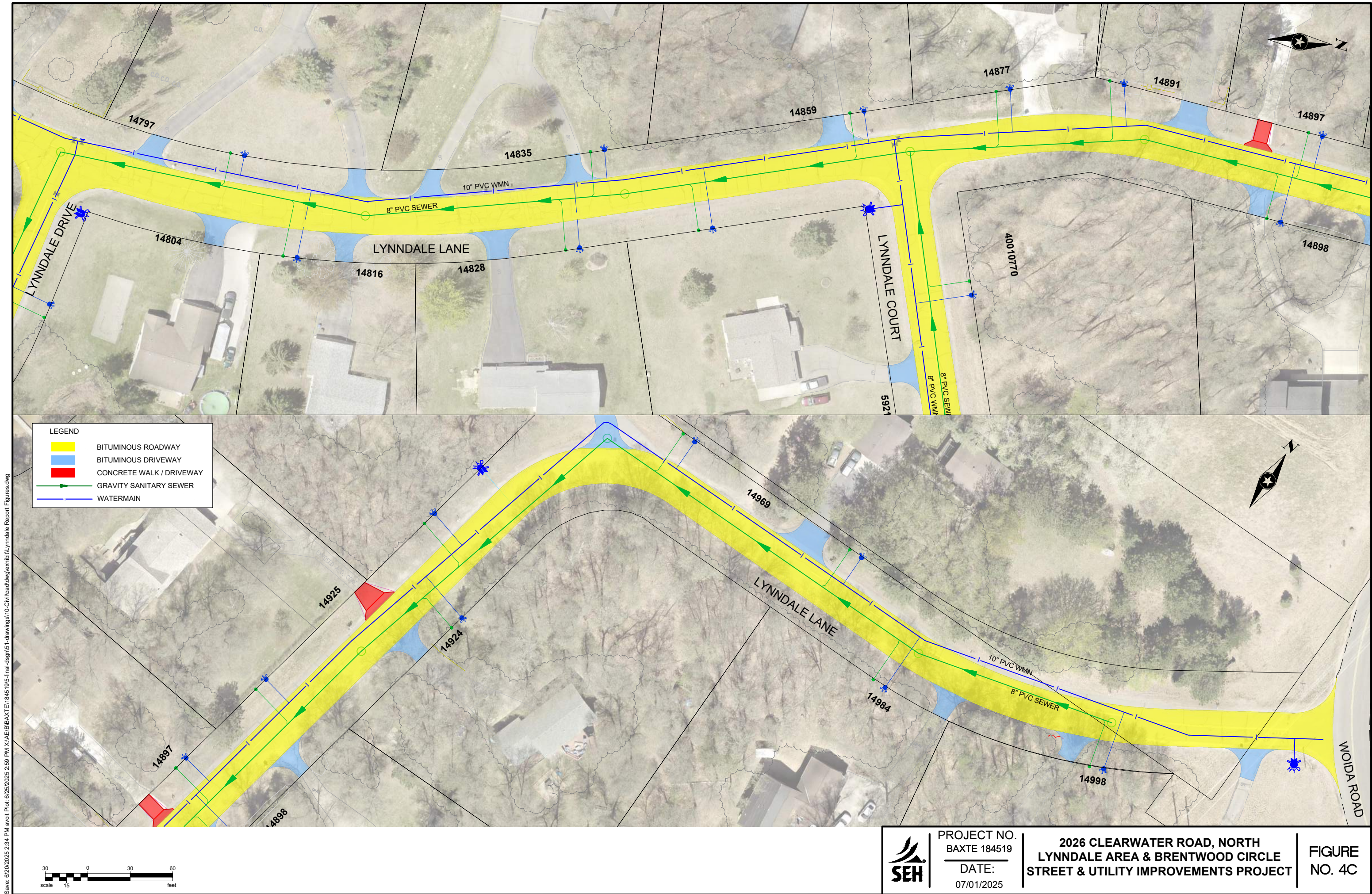
FIGURE
NO. 3B

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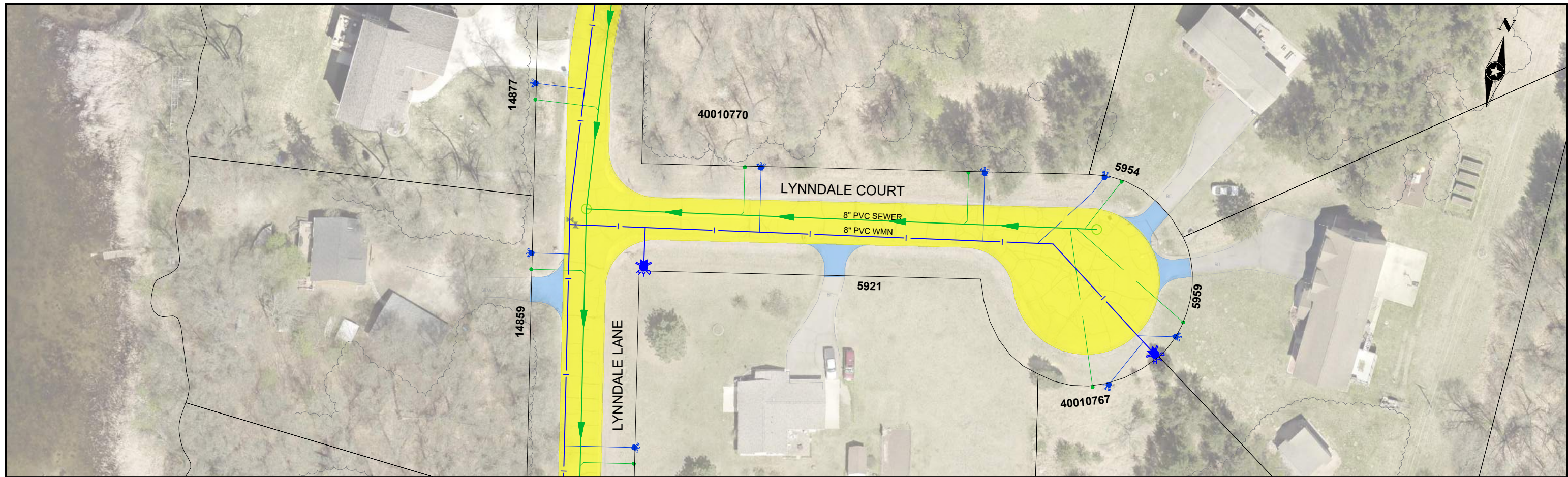


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LEGEND	
	BITUMINOUS ROADWAY
	BITUMINOUS DRIVEWAY
	CONCRETE WALK / DRIVEWAY
	GRAVITY SANITARY SEWER
	WATERMAIN





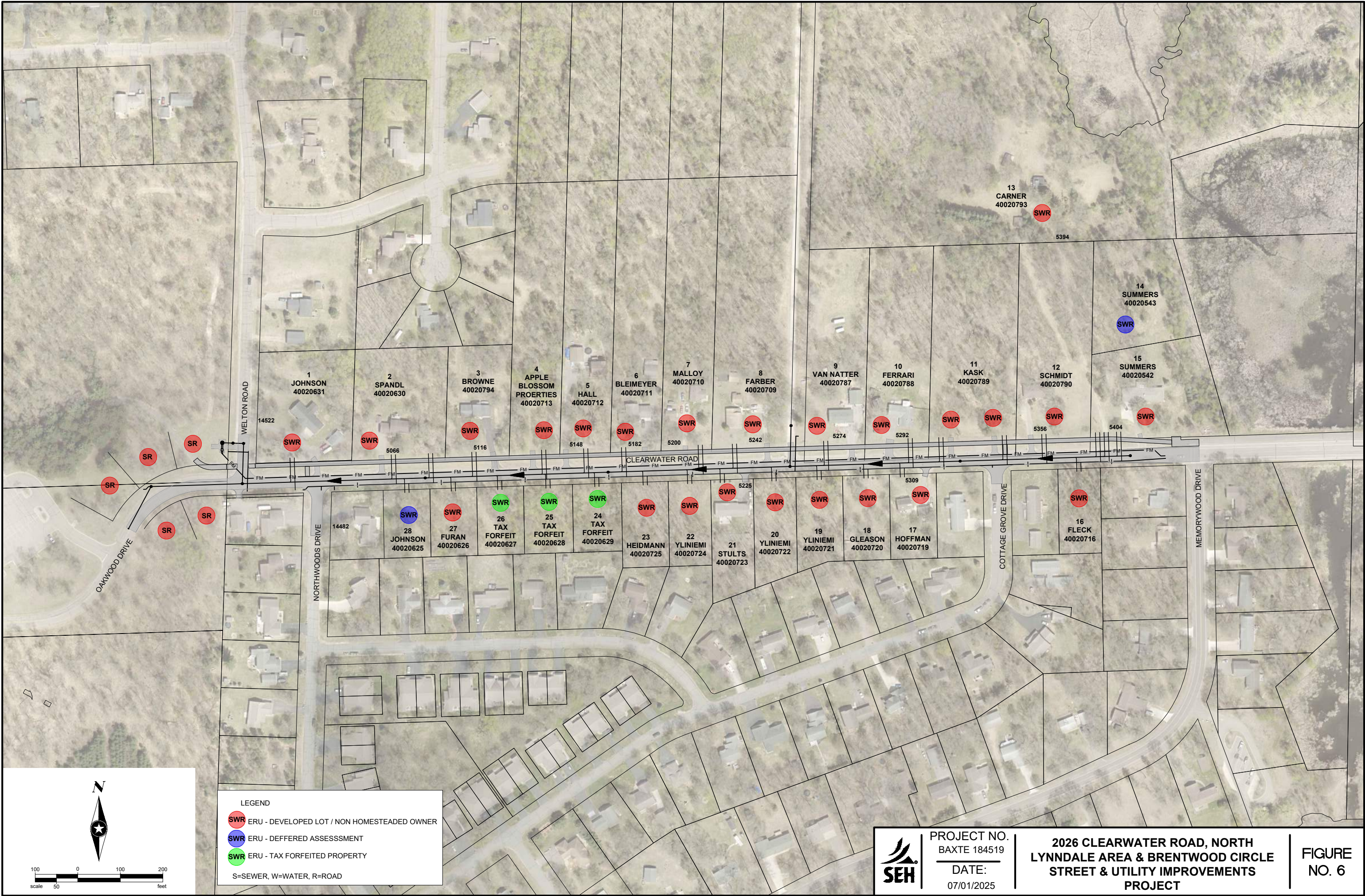
PROJECT NO.
BAXTE 184519

DATE:
07/01/2025

2026 CLEARWATER ROAD, NORTH
LYNNDALE AREA & BRENTWOOD CIRCLE
STREET & UTILITY IMPROVEMENTS PROJECT


FIGURE
NO. 4D


Save: 6/25/2025 2:51 PM avoit Plot: 6/25/2025 3:01 PM X:\AE\BAXTE\184519\5-final.dgn\51-drawings\10-Civil\cad\dwg\exhibit\Clearwater ERU Figures.dwg



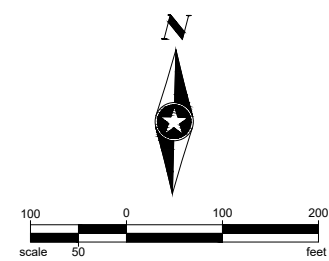


LEGEND

 ERU - DEVELOPED LOT / NON HOMESTEADED OWNER

 ERU - DEFERRED ASSESSMENT

S=SEWER, W=WATER, R=ROAD



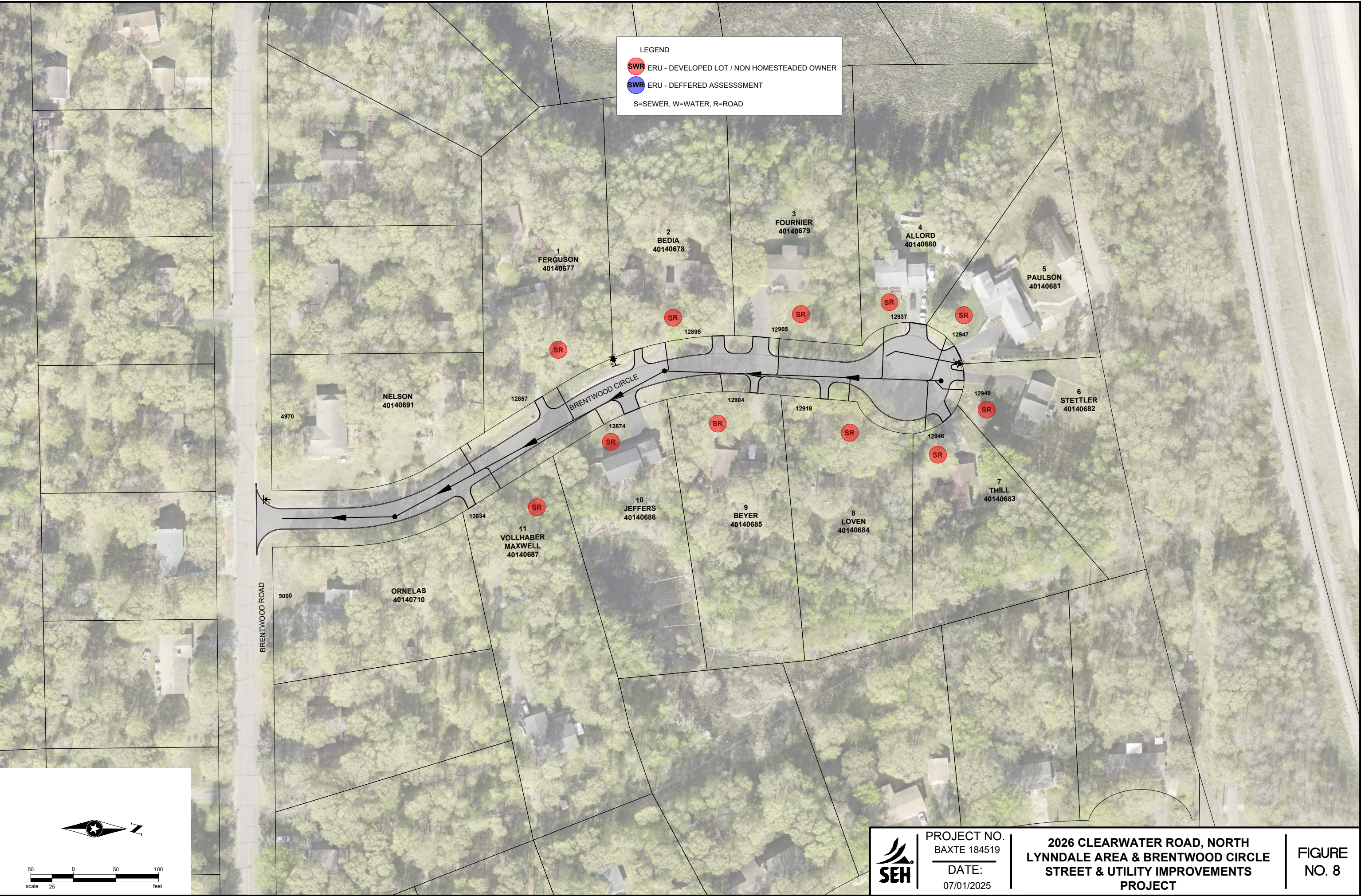
PROJECT NO.
BAXTE 184519
DATE:
07/01/2025


2026 CLEARWATER ROAD, NORTH
LYNNDALE AREA & BRENTWOOD CIRCLE
STREET & UTILITY IMPROVEMENTS
PROJECT

FIGURE
NO. 7

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	PROJECT NO. BAXTE 184519	2026 CLEARWATER ROAD, NORTH LYNNDALE AREA & BRENTWOOD CIRCLE STREET & UTILITY IMPROVEMENTS PROJECT	FIGURE NO. 8
	DATE:		
	07/01/2025		

Appendix A

Opinion of Probable Costs and Preliminary Assessments

2026 CLEARWATER ROAD, NORTH LYNNDALE AREA, AND BRENTWOOD CIRCLE IMPROVEMENTS

BAXTER, MN

SEH NO. BAXTE 184519

CITY NO. 4068

Tuesday, July 1, 2025

PROJECT TOTALS							CLEARWATER/LYNNDALE/BRENTWOOD PROJECT AREA									
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	TOTAL PROJECT		SANITARY SEWER		WATER		STORM SEWER		ROADWAY		CITY TRAIL	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$ 115,000.00	1	\$ 115,000.00	0.38	\$ 43,700.00	0.25	\$ 28,750.00	0.02	\$ 2,300.00	0.31	\$ 35,650.00	0.04	\$ 4,600.00
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
2	2101.505	CLEARING	TREE	\$ 550.00	123	\$ 67,650.00	58	\$ 31,900.00	55	\$ 30,250.00	5	\$ 2,750.00	5	\$ 2,750.00		\$ -
3	2101.505	GRUBBING	TREE	\$ 275.00	118	\$ 32,450.00	58	\$ 15,950.00	55	\$ 15,125.00		\$ -	5	\$ 1,375.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
4	2104.502	REMOVE SIGN	EACH	\$ 75.00	19	\$ 1,425.00		\$ -		\$ -		\$ -	16	\$ 1,200.00	3	\$ 225.00
5	2104.502	REMOVE GATE VALVE & BOX	EACH	\$ 500.00	2	\$ 1,000.00		\$ -	2	\$ 1,000.00		\$ -		\$ -		\$ -
6	2104.502	SALVAGE CASTING	EACH	\$ 150.00	1	\$ 150.00	1	\$ 150.00		\$ -		\$ -		\$ -		\$ -
7	2104.502	SALVAGE LIGHTING UNIT	EACH	\$ 500.00	2	\$ 1,000.00		\$ -		\$ -		\$ -	2	\$ 1,000.00		\$ -
8	2104.502	SALVAGE SIGN (ADDRESS)	EACH	\$ 20.00	76	\$ 1,520.00		\$ -		\$ -		\$ -	76	\$ 1,520.00		\$ -
9	2104.502	SALVAGE SIGN TYPE C	EACH	\$ 75.00	11	\$ 825.00		\$ -		\$ -		\$ -	11	\$ 825.00		\$ -
10	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	\$ 50.00	76	\$ 3,800.00		\$ -		\$ -		\$ -	76	\$ 3,800.00		\$ -
11	2104.502	REMOVE GATE VALVE	EACH	\$ 500.00	1	\$ 500.00		\$ -	1	\$ 500.00		\$ -		\$ -		\$ -
12	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$ 7.50	90	\$ 675.00		\$ -		\$ -		\$ -	90	\$ 675.00		\$ -
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$ 4.00	1220	\$ 4,880.00		\$ -		\$ -		\$ -	1220	\$ 4,880.00		\$ -
14	2104.503	REMOVE WATERMAIN	EACH	\$ 30.00	170	\$ 5,100.00		\$ -	170	\$ 5,100.00		\$ -		\$ -		\$ -
15	2104.503	REMOVE FORCEMAIN	EACH	\$ 15.00	660	\$ 9,900.00	660	\$ 9,900.00		\$ -		\$ -		\$ -		\$ -
16	2104.503	REMOVE CURB & GUTTER	LIN FT	\$ 10.00	75	\$ 750.00		\$ -		\$ -		\$ -	75	\$ 750.00		\$ -
17	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$ 7.50	240	\$ 1,800.00		\$ -		\$ -		\$ -		\$ -	240	\$ 1,800.00
18	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$ 4.50	33264	\$ 149,688.00		\$ -		\$ -		\$ -	30124	\$ 135,558.00	3140	\$ 14,130.00
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
19	2106.507	EXCAVATION - COMMON	CU YD	\$ 12.00	12280	\$ 147,360.00		\$ -		\$ -		\$ -	12280	\$ 147,360.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
20	2106.601	DEWATERING	LUMP SUM	\$ 250,000.00	1	\$ 250,000.00	0.7	\$ 175,000.00	0.3	\$ 75,000.00		\$ -		\$ -		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
21	2118.509	AGGREGATE SURFACING	TON	\$ 30.00	50	\$ 1,500.00		\$ -		\$ -		\$ -	50	\$ 1,500.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
22	2123.510	COMMON LABORERS	HOURL	\$ 82.50	90	\$ 7,425.00	25	\$ 2,062.50	20	\$ 1,650.00	10	\$ 825.00	25	\$ 2,062.50	10	\$ 825.00
23	2123.610	SKID LOADER	HOURL	\$ 135.00	90	\$ 12,150.00	25	\$ 3,375.00	20	\$ 2,700.00	10	\$ 1,350.00	25	\$ 3,375.00	10	\$ 1,350.00
24	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$ 140.00	54	\$ 7,560.00	12	\$ 1,680.00	10	\$ 1,400.00	5	\$ 700.00	22	\$ 3,080.00	5	\$ 700.00
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
25	2211.507	AGGREGATE BASE CL 5	CU YD	\$ 30.00	5465	\$ 163,950.00	15	\$ 450.00		\$ -		\$ -	5450	\$ 163,500.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
26	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$ 95.00	7305	\$ 693,975.00	55	\$ 5,225.00		\$ -		\$ -	7250	\$ 688,750.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
27	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$ 65.00	260	\$ 16,900.00		\$ -		\$ -	260	\$ 16,900.00		\$ -		\$ -
28	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SD-48	LIN FT	\$ 850.00	8	\$ 6,800.00		\$ -		\$ -	8	\$ 6,800.00		\$ -		\$ -
29	2506.602	CONNECT TO EXISTING STORM SEWER	EACH	\$ 1,200.00	2	\$ 2,400.00		\$ -		\$ -	2	\$ 2,400.00		\$ -		\$ -
30	2506.602	CONNECT TO EXISTING DRAINAGE STRUCTURE	EACH	\$ 3,000.00	1	\$ 3,000.00		\$ -		\$ -	1	\$ 3,000.00		\$ -		\$ -
31	2506.603	CONSTRUCTION DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	\$ 45,000.00	1	\$ 45,000.00		\$ -		\$ -	1	\$ 45,000.00		\$ -		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
32	2503.503	8" PVC PIPE SEWER	LIN FT	\$ 65.00	8305	\$ 539,825.00	8305	\$ 539,825.00		\$ -		\$ -		\$ -		\$ -
33	2503.503	10" DUCTILE IRON PIPE SEWER CL 52	LIN FT	\$ 125.00	45	\$ 5,625.00	45	\$ 5,625.00		\$ -		\$ -		\$ -		\$ -
34	2503.601	TRACING WIRE SYSTEM (SANITARY)	LUMP SUM	\$ 14,900.00	2	\$ 29,800.00	2	\$ 29,800.00		\$ -		\$ -		\$ -		\$ -
35	2503.602	LIFT STATION	LUMP SUM	\$ 200,000.00	1	\$ 200,000.00	1	\$ 200,000.00		\$ -		\$ -		\$ -		\$ -
36	2503.602	CONNECT TO EXISTING SANIARY SEWER	EACH	\$ 1,200.00	2	\$ 2,400.00	2	\$ 2,400.00		\$ -		\$ -		\$ -		\$ -
37	2503.602	CONNECT TO EXISTING FORCEMAIN	EACH	\$ 1,200.00	2	\$ 2,400.00	2	\$ 2,400.00		\$ -		\$ -		\$ -		\$ -
38	2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	\$ 750.00	1	\$ 750.00	1	\$ 750.00		\$ -		\$ -		\$ -		\$ -
39	2503.602	4" CLEAN-OUT ASSEMBLY	EACH	\$ 650.00	95	\$ 61,750.00	95	\$ 61,750.00		\$ -		\$ -		\$ -		\$ -
40	2503.602	8"x4" PVC WYE	EACH	\$ 550.00	95	\$ 52,250.00	95	\$ 52,250.00		\$ -		\$ -		\$ -		\$ -
41	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007	LIN FT	\$ 450.00	532	\$ 239,400.00	532	\$ 239,400.00		\$ -		\$ -		\$ -		\$ -
42	2503.603	CONSTRUCT 8" OUTSIDE DROP	LIN FT	\$ 1,500.00	10	\$ 15,000.00	10	\$ 15,000.00		\$ -		\$ -		\$ -		\$ -
43	2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	\$ 50.00	4710	\$ 235,500.00	4710	\$ 235,500.00		\$ -		\$ -		\$ -		\$ -
44	2503.603	CLEAN & VIDEO TAPE PIPE SEWER	LIN FT	\$ 2.50	13170	\$ 32,925.00	13170	\$ 32,925.00		\$ -		\$ -		\$ -		\$ -
45	2503.603	2" FORCEMAIN	LIN FT	\$ 30.00	20	\$ 600.00	20	\$ 600.00		\$ -		\$ -		\$ -		\$ -
46	2503.603	6" FORCEMAIN	LIN FT	\$ 60.00	2370	\$ 142,200.00	2370	\$ 142,200.00		\$ -		\$ -		\$ -		\$ -
47	2506.603	CONSTRUCTION DRAINAGE STRUCTURE DESIGN SPECIAL (FM)	EACH	\$ 12,000.00	2	\$ 24,000.00	2	\$ 24,000.00		\$ -		\$ -		\$ -		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
48	2504.601	TRACING WIRE SYSTEM (WATER MAIN)	LUMP SUM	\$ 9,750.00	1	\$ 9,750.00		\$ -	1	\$ 9,750.00		\$ -		\$ -		\$ -
49	2504.601	WATERMAIN TEE REPLACEMENT	EACH	\$ 7,500.00	2	\$ 15,000.00		\$ -	2	\$ 15,000.00		\$ -		\$ -		\$ -
50	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$ 2,500.00	6	\$ 15,000.00		\$ -	6	\$ 15,000.00		\$ -		\$ -		\$ -
51	2504.602	HYDRANT	EACH	\$ 7,000.00	13	\$ 91,000.00		\$ -	13	\$ 91,000.00		\$ -		\$ -		\$ -
52	2504.602	ADJUST HYDRANT AND GATE VALVE	EACH	\$ 3,000.00	1	\$ 3,000.00		\$ -	1	\$ 3,000.00		\$ -		\$ -		\$ -
53	2504.602	1" CORPORATION STOP	EACH	\$ 500.00	84	\$ 42,000.00		\$ -	84	\$ 42,000.00		\$ -		\$ -		\$ -
54	2504.602	6" GATE VALVE AND BOX	EACH	\$ 2,550.00	16	\$ 40,800.00		\$ -	16	\$ 40,800.00		\$ -		\$ -		\$ -
55	2504.602	8" GATE VALVE AND BOX	EACH	\$ 3,300.00	4	\$ 13,200.00		\$ -	4	\$ 13,200.00		\$ -		\$ -		\$ -
56	2504.602	10" GATE VALVE AND BOX	EACH	\$ 3,300.00	4	\$ 13,200.00		\$ -	4	\$ 13,200.00		\$ -		\$ -		\$ -
57	2504.602	12" GATE VALVE AND BOX	EACH	\$ 4,250.00	3	\$ 12,750.00		\$ -	3	\$ 12,750.00		\$ -		\$ -		\$ -
58	2504.602	12" X 12" WET TAP	EACH	\$ 7,500.00	1	\$ 7,500.00		\$ -	1	\$ 7,500.00		\$ -		\$ -		\$ -
59	2504.602	1" CURB STOP & BOX	EACH	\$ 550.00	84	\$ 46,200.00		\$ -	84	\$ 46,200.00		\$ -		\$ -		\$ -
60	2504.603	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$ 750.00	6	\$ 4,500.00		\$ -	6	\$ 4,500.00		\$ -		\$ -		\$ -
61	2504.603	6" PVC WATERMAIN	LIN FT	\$ 45.00	410	\$ 18,450.00		\$ -	410	\$ 18,450.00		\$ -		\$ -		\$ -
62	2504.603	8" PVC WATERMAIN	LIN FT	\$ 55.00	1835	\$ 100,925.00		\$ -	1835	\$ 100,925.00		\$ -		\$ -		\$ -

2026 CLEARWATER ROAD, NORTH LYNNDALE AREA, AND BRENTWOOD CIRCLE IMPROVEMENTS
BAXTER, MN
SEH NO. BAXTE 184519
CITY NO. 4068
Tuesday, July 1, 2025

PROJECT TOTALS							CLEARWATER/LYNNDALE/BRENTWOOD PROJECT AREA									
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	TOTAL PROJECT		SANITARY SEWER		WATER		STORM SEWER		ROADWAY		CITY TRAIL	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
63	2504.603	10" PVC WATERMAIN	LIN FT	\$ 67.50	3885	\$ 262,237.50		\$ -	3885	\$ 262,237.50		\$ -		\$ -		\$ -
64	2504.603	12" PVC WATERMAIN	LIN FT	\$ 85.00	2150	\$ 182,750.00		\$ -	2150	\$ 182,750.00		\$ -		\$ -		\$ -
65	2504.603	1" PE WATER SERVICE PIPE	LINE FT	\$ 30.00	3330	\$ 99,900.00		\$ -	3330	\$ 99,900.00		\$ -		\$ -		\$ -
66	2504.608	DUCTILE IRON FITTINGS	POUND	\$ 12.50	9880	\$ 123,500.00		\$ -	9880	\$ 123,500.00		\$ -		\$ -		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
67	2506.502	CASTING ASSEMBLY (SANITARY 700-7) (SAN)	EACH	\$ 900.00	34	\$ 30,600.00	34	\$ 30,600.00		\$ -		\$ -		\$ -		\$ -
68	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$ 950.00	4	\$ 3,800.00		\$ -		\$ -	4	\$ 3,800.00		\$ -		\$ -
69	2506.502	INSTALL CASTING	EACH	\$ 400.00	1	\$ 400.00	1	\$ 400.00		\$ -		\$ -		\$ -		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
70	2521.518	6" CONCRETE WALK	SQ FT	\$ 20.00	2120	\$ 42,400.00		\$ -		\$ -	600	\$ 12,000.00		\$ -	1520	\$ 30,400.00
71	2521.518	3" BITUMINOUS WALK	SQ FT	\$ 3.75	23625	\$ 88,593.75		\$ -		\$ -		\$ -		\$ -	23625	\$ 88,593.75
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
72	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$ 22.00	420	\$ 9,240.00		\$ -		\$ -		\$ -	420	\$ 9,240.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
73	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$ 100.00	310	\$ 31,000.00		\$ -		\$ -		\$ -	310	\$ 31,000.00		\$ -
74	2531.618	TRUCATED DOMES	SQ FT	\$ 75.00	84	\$ 6,300.00		\$ -		\$ -		\$ -		\$ -	84	\$ 6,300.00
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
75	2540.602	MAIL BOX SUPPORT	EACH	\$ 150.00	76	\$ 11,400.00		\$ -		\$ -		\$ -	76	\$ 11,400.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
76	2545.502	LIGHTING UNIT (LED)	EACH	\$ 1,000.00	8	\$ 8,000.00		\$ -		\$ -		\$ -	8	\$ 8,000.00		\$ -
77	2545.602	INSTALL LIGHTING UNIT	EACH	\$ 1,500.00	3	\$ 4,500.00		\$ -		\$ -		\$ -	3	\$ 4,500.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
78	2563.601	TRAFFIC CONTROL	LUMP SUM	\$ 7,500.00	1	\$ 7,500.00	0.38	\$ 2,850.00	0.25	\$ 1,875.00	0.02	\$ 150.00	0.31	\$ 2,325.00	0.04	\$ 300.00
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
79	2564.502	INSTALL SIGN SIGN TYPE C	EACH	\$ 75.00	9	\$ 675.00		\$ -		\$ -		\$ -	9	\$ 675.00		\$ -
80	2564.502	INSTALL SIGN (ADDRESS)	EACH	\$ 30.00	76	\$ 2,280.00		\$ -		\$ -		\$ -	76	\$ 2,280.00		\$ -
81	2564.518	SIGN PANELS TYPE C	SQ FT	\$ 70.00	162.5	\$ 11,375.00		\$ -		\$ -		\$ -	137.5	\$ 9,625.00	25	\$ 1,750.00
82	2565.602	INSTALL SIGN TYPE SPECIAL (MANHOLE & GV MARKER)	EACH	\$ 125.00	1	\$ 125.00	1	\$ 125.00		\$ -		\$ -		\$ -		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
83	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	\$ 895.00	25	\$ 22,375.00	15	\$ 13,425.00	10	\$ 8,950.00		\$ -		\$ -		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
84	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$ 155.00	7	\$ 1,085.00		\$ -		\$ -	5	\$ 775.00	2	\$ 310.00		\$ -
85	2573.503	SILT FENCE, TYPE MS	LIN FT	\$ 4.50	850	\$ 3,825.00	300	\$ 1,350.00		\$ -		\$ -	550	\$ 2,475.00		\$ -
86	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$ 1,200.00	6	\$ 7,200.00	1.5	\$ 1,800.00	1	\$ 1,200.00	0.5	\$ 600.00	2.5	\$ 3,000.00	0.5	\$ 600.00
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
87	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$ 35.00	5200	\$ 182,000.00	50	\$ 1,750.00		\$ -		\$ -	4650	\$ 162,750.00	500	\$ 17,500.00
88	2574.508	FERTILIZER TYPE 3 (10-10-20)	POUND	\$ 1.00	1875	\$ 1,875.00	30	\$ 30.00		\$ -		\$ -	1575	\$ 1,575.00	270	\$ 270.00
89	2575.508	SEED MIXTURE	POUND	\$ 4.50	2500	\$ 11,250.00	40	\$ 180.00		\$ -		\$ -	2100	\$ 9,450.00	360	\$ 1,620.00
90	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$ 12,000.00	6	\$ 72,000.00	0.1	\$ 1,200.00		\$ -		\$ -	5	\$ 60,000.00	0.9	\$ 10,800.00
91	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$ 2.50	24375	\$ 60,937.50	390	\$ 975.00		\$ -		\$ -	20475	\$ 51,187.50	3510	\$ 8,775.00
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
92	2582.503	8" SOLID LINE PAINT	LIN FT	\$ 1.00	170	\$ 170.00		\$ -		\$ -		\$ -	170	\$ 170.00		\$ -
93	2582.503	4" BROKEN LINE PAINT	LIN FT	\$ 1.00	1400	\$ 1,400.00		\$ -		\$ -		\$ -	1400	\$ 1,400.00		\$ -
94	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$ 1.00	2220	\$ 2,220.00		\$ -		\$ -		\$ -	2220	\$ 2,220.00		\$ -
						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
ESTIMATED CONSTRUCTION COST						\$ 5,066,747	\$ 1,928,503	\$ 1,275,163	\$ 99,350	\$ 1,573,193	\$ 190,539					
CONTINGENCIES (15%):						\$ 760,012	\$ 289,275	\$ 191,274	\$ 14,903	\$ 235,979	\$ 28,581					
SUBTOTAL:						\$ 5,826,759	\$ 2,217,778	\$ 1,466,437	\$ 114,253	\$ 1,809,172	\$ 219,120					
PRIOR ENGINEERING						\$ 206,444	\$ 78,577	\$ 51,956	\$ 4,048	\$ 64,100	\$ 7,763					
ENGINEERING						\$ 1,075,443	\$ 409,335	\$ 270,660	\$ 21,088	\$ 333,918	\$ 40,443					
LEGAL/FINANCE/ADMIN						\$ 174,803	\$ 66,533	\$ 43,993	\$ 3,428	\$ 54,275	\$ 6,574					
PROPERTY ACQUISITION AND ANNEXATION						\$ 77,025	\$ 43,087	\$ 29,995	\$ -	\$ 3,943	\$ -					
TOTALS						\$ 7,360,473	\$ 2,815,309	\$ 1,863,041	\$ 142,816	\$ 2,265,408	\$ 273,899					

INDIVIDUAL ASSESSMENT CALCULATIONS
2026 BRENTWOOD DRIVE SANITARY SEWER AND ROADWAY AREA IMPROVEMENTS
BAXTER, MN
SEH NO. BAXTE 184519
CITY NO. 4068
Tuesday, July 1, 2025

ASSESSMENT RATES	
SANITARY SEWER ASSESSMENT:	\$5,895.00
ROADWAY ASSESSMENT:	\$7,860.00
SAC:	\$600.00

PROPERTY MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	IMMEDIATE ASSESSMENTS		CITY FEES	ASSESSMENT TERM	ESTIMATED ASSESSMENT
				SANITARY SEWER UNITS	ROADWAY UNITS	SAC		
BRENTWOOD DRIVE								
1	40140677	12857 BRENTWOOD CIRCLE	FERGUSON	1	1	1	15	\$14,355.00
2	40140678	12895 BRENTWOOD CIRCLE	BEDIA	1	1	1	15	\$14,355.00
3	40140679	12905 BRENTWOOD CIRCLE	FOURNIER	1	1	1	15	\$14,355.00
4	40140680	12937 BRENTWOOD CIRCLE	ALLORD	1	1	1	15	\$14,355.00
5	40140681	12947 BRENTWOOD CIRCLE	PAULSON	1	1	1	15	\$14,355.00
6	40140682	12949 BRENTWOOD CIRCLE	STETTLER	1	1	1	15	\$14,355.00
7	40140683	12946 BRENTWOOD CIRCLE	THILL	1	1	1	15	\$14,355.00
8	40140684	12918 BRENTWOOD CIRCLE	LOVEN	1	1	1	15	\$14,355.00
9	40140685	12904 BRENTWOOD CIRCLE	BEYER	1	1	1	15	\$14,355.00
10	40140686	12874 BRENTWOOD CIRCLE	JEFFERS	1	1	1	15	\$14,355.00
11	40140687	12834 BRENTWOOD CIRCLE	VOLLHABER, MAXWELL	1	1	1	15	\$14,355.00
				11	11	11		\$157,905.00
TOTAL ASSESSMENT:				\$64,845.00	\$86,460.00	\$6,600.00		\$157,905.00

INDIVIDUAL ASSESSMENT CALCULATIONS
2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA IMPROVEMENTS
BAXTER, MN
SEH NO. BAXTE 184519
CITY NO. 4068
Tuesday, July 1, 2025

PARCEL 99360556 ANNEXED AND ASSESSED

ASSESSMENT RATES	
SANITARY SEWER ASSESSMENT:	\$5,895.00
WATER ASSESSMENT:	\$5,895.00
ROADWAY ASSESSMENT:	\$7,860.00
WAC:	\$600.00
SAC:	\$600.00

PROPERTY MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	IMMEDIATE ASSESSMENTS			DEFERRED ASSESSMENTS			TAX FORFEIT ASSESSMENTS			CITY FEES		ASSESSMENT TERM	ESTIMATED ASSESSMENT
				SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	WAC	SAC		
CLEARWATER ROAD																
1	40020631	14522 WELTON ROAD	JOHNSON	1	1	1							1	1	15	\$20,850.00
2	40020630	5066 CLEARWATER ROAD	SPANDL	1	1	1							1	1	15	\$20,850.00
3	40020794	5116 CLEARWATER ROAD	BROWNE	1	1	1							1	1	15	\$20,850.00
4	40020713		APPLE BLOSSOM PROPERTIES	1	1	1									15	\$19,650.00
5	40020712	5148 CLEARWATER ROAD	HALL	1	1	1							1	1	15	\$20,850.00
6	40020711	5182 CLEARWATER ROAD	BLEIMEYER	1	1	1							1	1	15	\$20,850.00
7	40020710	5200 CLEARWATER ROAD	MALLOY	1	1	1							1	1	15	\$20,850.00
8	40020709	5242 CLEARWATER ROAD	FARBER	1	1	1							1	1	15	\$20,850.00
9	40020787	5274 CLEARWATER ROAD	VAN NATTER	1	1	1							1	1	15	\$20,850.00
10	40020788	5292 CLEARWATER ROAD	FERRARI	1	1	1							1	1	15	\$20,850.00
11	40020789		KASK	2	2	2									15	\$39,300.00
12	40020790	5356 CLEARWATER ROAD	SCHMIDT	1	1	1							1	1	15	\$20,850.00
13	40020793	5394 CLEARWATER ROAD	CARNER	1	1	1							1	1	15	\$20,850.00
14	40020543		SUMMERS				1	1	1						15	\$19,650.00
15	40020542	5404 CLEARWATER ROAD	SUMMERS	1	1	1							1	1	15	\$20,850.00
16	40020716		FLECK	1	1	1									15	\$19,650.00
17	40020719	5309 CLEARWATER ROAD	HOFFMAN	1	1	1							1	1	15	\$20,850.00
18	40020720		GLEASON	1	1	1									15	\$19,650.00
19	40020721		YLINIEMI	1	1	1									15	\$19,650.00
20	40020722		YLINIEMI	1	1	1									15	\$19,650.00
21	40020723	5225 CLEARWATER ROAD	STULTS	1	1	1							1	1	15	\$20,850.00
22	40020724		YLINIEMI	1	1	1									15	\$19,650.00
23	40020725		HEIDMANN	1	1	1									15	\$19,650.00
24	40020629		TAX FORFEIT							1	1	1			15	\$19,650.00
25	40020628		TAX FORFEIT							1	1	1			15	\$19,650.00
26	40020627		TAX FORFEIT							1	1	1			15	\$19,650.00
27	40020626		FURAN	1	1	1									15	\$19,650.00
28	40020625	14482 NORTHWOODS DRIVE	JOHNSON				1	1	1						15	\$19,650.00
LYNNDALE DRIVE																
29	40010755	14576 LYNNDALE DRIVE	WIDELL	1	1	1							1	1	15	\$20,850.00
30	40010756	14610 LYNNDALE DRIVE	HOMESTEAD GROUP LLC	1	1	1							1	1	15	\$20,850.00
31	40010757	14626 LYNNDALE DRIVE	WHITE	1	1	1							1	1	15	\$20,850.00
32	40010758	14646 LYNNDALE DRIVE	EUSTICE	1	1	1							1	1	15	\$20,850.00
33	40010759	14668 LYNNDALE DRIVE	ANDERSON	1	1	1							1	1	15	\$20,850.00
34	40010760	14704 LYNNDALE DRIVE	HAGEN	1	1	1							1	1	15	\$20,850.00
35	40010761	14724 LYNNDALE DRIVE	HENRICHS	1	1	1							1	1	15	\$20,850.00
36	40010762	14736 LYNNDALE DRIVE	BOCK	1	1	1							1	1	15	\$20,850.00
37	40010775	14691 LYNNDALE DRIVE	ROGERS	1	1	1							1	1	15	\$20,850.00
38	40010776	14659 LYNNDALE DRIVE	LUGO	1	1	1							1	1	15	\$20,850.00
39	40010777	14635 LYNNDALE DRIVE	HUGHES	1	1	1							1	1	15	\$20,850.00
40	40010778	14601 LYNNDALE DRIVE	OLSON	1	1	1							1	1	15	\$20,850.00
LYNNDALE LANE																
41	40010786	14581 LYNNDALE LANE	ROCK	1	1	1							1	1	15	\$20,850.00
42	40010787	14595 LYNNDALE LANE	BRYAN	1	1	1							1	1	15	\$20,850.00
43	40010536	14617 LYNNDALE LANE	THIBODO	1	1	1							1	1	15	\$20,850.00
44	40010791	14631 LYNNDALE LANE	WOLHART	1	1	1							1	1	15	\$20,850.00
45	40010792	14645 LYNNDALE LANE	ALEMAN	1	1	1							1	1	15	\$20,850.00
46	40010794	14675 LYNNDALE LANE	GRANDIN	1	1	1	1	1	1				1	1	15	\$40,500.00
47	40010867	14689 LYNNDALE LANE	SINCOCK	1	1	1	1	1	1				1	1	15	\$40,500.00
48	40010795	14727 LYNNDALE LANE	WERNESS	1	1	1							1	1	15	\$20,850.00
49	40010796	14741 LYNNDALE LANE	ERICKSON REV TRUST	1	1	1							1	1	15	\$20,850.00
50	40010797	14789 LYNNDALE LANE	GAUSTAD	1	1	1							1	1	15	\$20,850.00
51	40010798	14797 LYNNDALE LANE	KELLERMAN	1	1	1							1	1	15	\$20,850.00
52	40010799	14835 LYNNDALE LANE	CHEESMAN	1	1	1							1	1	15	\$20,850.00
53	40010800	14859 LYNNDALE LANE	RAMSDELL	1	1	1							1	1	15	\$20,850.00

INDIVIDUAL ASSESSMENT CALCULATIONS
2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA IMPROVEMENTS
BAXTER, MN
SEH NO. BAXTE 184519
CITY NO. 4068
Tuesday, July 1, 2025

PARCEL 99360556 ANNEXED AND ASSESSED

ASSESSMENT RATES	
SANITARY SEWER ASSESSMENT:	\$5,895.00
WATER ASSESSMENT:	\$5,895.00
ROADWAY ASSESSMENT:	\$7,860.00
WAC:	\$600.00
SAC:	\$600.00

PROPERTY MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	IMMEDIATE ASSESSMENTS			DEFERRED ASSESSMENTS			TAX FORFEIT ASSESSMENTS			CITY FEES		ASSESSMENT TERM	ESTIMATED ASSESSMENT
				SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	WAC	SAC		
54	40010801	14877 LYNNDALE LANE	HARTMAN	1	1	1							1	1	15	\$20,850.00
55	40010877	14891 LYNNDALE LANE	BOEVERS	1	1	1							1	1	15	\$20,850.00
56	40010506	14897 LYNNDALE LANE	TOWER	1	1	1							1	1	15	\$20,850.00
57	40010878	14925 LYNNDALE LANE	KATZENBERGER	1	1	1							1	1	15	\$20,850.00
58	40010879	14949 LYNNDALE LANE	MCCAFFERTY	1	1	1							1	1	15	\$20,850.00
59	99360556	14969 LYNNDALE LANE	USTIPAK	1	1	1	3	3	3				1	1	15	\$79,800.00
60	40010774	14998 LYNNDALE LANE	BINSFELD	1	1	1							1	1	15	\$20,850.00
61	40010773	14984 LYNNDALE LANE	ANDERSON	1	1	1							1	1	15	\$20,850.00
62	40010772	14924 LYNNDALE LANE	ERNSTER	1	1	1							1	1	15	\$20,850.00
63	40010771	14898 LYNNDALE LANE	OLSON	1	1	1							1	1	15	\$20,850.00
64	40010765	14828 LYNNDALE LANE	NAYLOR	1	1	1							1	1	15	\$20,850.00
65	40010764	14816 LYNNDALE LANE	GILSON	1	1	1							1	1	15	\$20,850.00
66	40010763	14804 LYNNDALE LANE	YOST	1	1	1							1	1	15	\$20,850.00
67	40010785	14774 LYNNDALE LANE	ST ARNOLD	1	1	1	1	1	1				1	1	15	\$40,500.00
68	40010784	14752 LYNNDALE LANE	UNRATH	1	1	1							1	1	15	\$20,850.00
69	40010783		ZOGLAUER	1	1	1									15	\$19,650.00
70	40010782	14714 LYNNDALE LANE	HAMILTON	1	1	1							1	1	15	\$20,850.00
71	40010781	14634 LYNNDALE LANE	BOOTH	1	1	1							1	1	15	\$20,850.00
72	40010780	14626 LYNNDALE LANE	GIESE	1	1	1							1	1	15	\$20,850.00
73	40010779	14596 LYNNDALE LANE	JOHNSTON	1	1	1							1	1	15	\$20,850.00
LYNNDALE COURT																
74	40010766	5921 LYNNDALE COURT	SOXMAN	1	1	1							1	1	15	\$20,850.00
75	40010767		MATTSON	1	1	1									15	\$19,650.00
76	40010768	5959 LYNNDALE COURT	DIEDE	1	1	1							1	1	15	\$20,850.00
77	40010769	5954 LYNNDALE COURT	MCLAIN	1	1	1							1	1	15	\$20,850.00
78	40010770		PIEHL	2	2	2									15	\$39,300.00
TOTAL ASSESSMENT:				75	75	75	8	8	8	3	3	3	61	61		\$1,763,100.00
				\$442,125.00	\$442,125.00	\$589,500.00	\$47,160.00	\$47,160.00	\$62,880.00	\$17,685.00	\$17,685.00	\$23,580.00	\$36,600.00	\$36,600.00		\$1,763,100.00

INDIVIDUAL ASSESSMENT CALCULATIONS
2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA IMPROVEMENTS
BAXTER, MN
SEH NO. BAXTE 184519
CITY NO. 4068
Tuesday, July 1, 2025

FUTURE CONNECTION CHARGES ON PARCEL 99360556

ASSESSMENT RATES	
SANITARY SEWER ASSESSMENT:	\$5,895.00
WATER ASSESSMENT:	\$5,895.00
ROADWAY ASSESSMENT:	\$7,860.00
WAC:	\$600.00
SAC:	\$600.00

PROPERTY MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	IMMEDIATE ASSESSMENTS			DEFERRED ASSESSMENTS			TAX FORFEIT ASSESSMENTS			FUTURE CONNECTION CHARGES			CITY FEES		ASSESSMENT TERM	ESTIMATED ASSESSMENT
				SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	WAC	SAC		
CLEARWATER ROAD																			
1	40020631	14522 WELTON ROAD	JOHNSON	1	1	1										1	1	15	\$20,850.00
2	40020630	5066 CLEARWATER ROAD	SPANDL	1	1	1										1	1	15	\$20,850.00
3	40020794	5116 CLEARWATER ROAD	BROWNE	1	1	1										1	1	15	\$20,850.00
4	40020713		APPLE BLOSSOM PROPERTIES	1	1	1												15	\$19,650.00
5	40020712	5148 CLEARWATER ROAD	HALL	1	1	1										1	1	15	\$20,850.00
6	40020711	5182 CLEARWATER ROAD	BLEIMEYER	1	1	1										1	1	15	\$20,850.00
7	40020710	5200 CLEARWATER ROAD	MALLOY	1	1	1										1	1	15	\$20,850.00
8	40020709	5242 CLEARWATER ROAD	FARBER	1	1	1										1	1	15	\$20,850.00
9	40020787	5274 CLEARWATER ROAD	VAN NATTER	1	1	1										1	1	15	\$20,850.00
10	40020788	5292 CLEARWATER ROAD	FERRARI	1	1	1										1	1	15	\$20,850.00
11	40020789		KASK	2	2	2												15	\$39,300.00
12	40020790	5356 CLEARWATER ROAD	SCHMIDT	1	1	1										1	1	15	\$20,850.00
13	40020793	5394 CLEARWATER ROAD	CARNER	1	1	1										1	1	15	\$20,850.00
14	40020543		SUMMERS				1	1	1									15	\$19,650.00
15	40020542	5404 CLEARWATER ROAD	SUMMERS	1	1	1										1	1	15	\$20,850.00
16	40020716		FLECK	1	1	1												15	\$19,650.00
17	40020719	5309 CLEARWATER ROAD	HOFFMAN	1	1	1										1	1	15	\$20,850.00
18	40020720		GLEASON	1	1	1												15	\$19,650.00
19	40020721		YLINIEMI	1	1	1												15	\$19,650.00
20	40020722		YLINIEMI	1	1	1												15	\$19,650.00
21	40020723	5225 CLEARWATER ROAD	STULTS	1	1	1										1	1	15	\$20,850.00
22	40020724		YLINIEMI	1	1	1												15	\$19,650.00
23	40020725		HEIDMANN	1	1	1												15	\$19,650.00
24	40020629		TAX FORFEIT							1	1	1						15	\$19,650.00
25	40020628		TAX FORFEIT							1	1	1						15	\$19,650.00
26	40020627		TAX FORFEIT							1	1	1						15	\$19,650.00
27	40020726		FURAN	1	1	1												15	\$19,650.00
28	40020725	14482 NORTHWOODS DRIVE	JOHNSON				1	1	1									15	\$19,650.00
LYNNDALE DRIVE																			
29	40010755	14576 LYNNDALE DRIVE	WIDELL	1	1	1										1	1	15	\$20,850.00
30	40010756	14610 LYNNDALE DRIVE	HOMESTEAD GROUP LLC	1	1	1										1	1	15	\$20,850.00
31	40010757	14626 LYNNDALE DRIVE	WHITE	1	1	1										1	1	15	\$20,850.00
32	40010758	14646 LYNNDALE DRIVE	EUSTICE	1	1	1										1	1	15	\$20,850.00
33	40010759	14668 LYNNDALE DRIVE	ANDERSON	1	1	1										1	1	15	\$20,850.00
34	40010760	14704 LYNNDALE DRIVE	HAGEN	1	1	1										1	1	15	\$20,850.00
35	40010761	14724 LYNNDALE DRIVE	HENRICHS	1	1	1										1	1	15	\$20,850.00
36	40010762	14736 LYNNDALE DRIVE	BOCK	1	1	1										1	1	15	\$20,850.00
37	40010775	14691 LYNNDALE DRIVE	ROGERS	1	1	1										1	1	15	\$20,850.00
38	40010776	14659 LYNNDALE DRIVE	LUGO	1	1	1										1	1	15	\$20,850.00
39	40010777	14635 LYNNDALE DRIVE	HUGHES	1	1	1										1	1	15	\$20,850.00
40	40010778	14601 LYNNDALE DRIVE	OLSON	1	1	1										1	1	15	\$20,850.00
LYNNDALE LANE																			
41	40010786	14581 LYNNDALE LANE	ROCK	1	1	1										1	1	15	\$20,850.00
42	40010787	14595 LYNNDALE LANE	BRYAN	1	1	1										1	1	15	\$20,850.00
43	40010536	14617 LYNNDALE LANE	THIBODO	1	1	1										1	1	15	\$20,850.00
44	40010791	14631 LYNNDALE LANE	WOLHART	1	1	1										1	1	15	\$20,850.00
45	40010792	14645 LYNNDALE LANE	ALEMAN	1	1	1										1	1	15	\$20,850.00
46	40010794	14675 LYNNDALE LANE	GRANDIN	1	1	1	1	1	1							1	1	15	\$40,500.00
47	40010867	14689 LYNNDALE LANE	SINCOCK	1	1	1	1	1	1							1	1	15	\$40,500.00
48	40010795	14727 LYNNDALE LANE	WERNESS	1	1	1										1	1	15	\$20,850.00
49	40010796	14741 LYNNDALE LANE	ERICKSON REV TRUST	1	1	1										1	1	15	\$20,850.00
50	40010797	14789 LYNNDALE LANE	GAUSTAD	1	1	1										1	1	15	\$20,850.00
51	40010798	14797 LYNNDALE LANE	KELLERMAN	1	1	1										1	1	15	\$20,850.00
52	40010799	14835 LYNNDALE LANE	CHEESMAN	1	1	1										1	1	15	\$20,850.00
53	40010800	14859 LYNNDALE LANE	RAMSDELL	1	1	1										1	1	15	\$20,850.00
54	40010801	14877 LYNNDALE LANE	HARTMAN	1	1	1										1	1	15	\$20,850.00
55	40010877	14891 LYNNDALE LANE	BOEVERS	1	1	1										1	1	15	\$20,850.00
56	40010506	14897 LYNNDALE LANE	TOWER	1	1	1										1	1	15	\$20,850.00
57	40010878	14925 LYNNDALE LANE	KATZENBERGER	1	1	1										1	1	15	\$20,850.00
58	40010879	14949 LYNNDALE LANE	MCCAFFERTY	1	1	1										1	1	15	\$20,850.00
59	99360556	14969 LYNNDALE LANE	USTIPAK										4	4	4			15	\$78,600.00
60	40010774	14998 LYNNDALE LANE	BINSFELD	1	1	1										1	1	15	\$20,850.00

INDIVIDUAL ASSESSMENT CALCULATIONS
2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA IMPROVEMENTS
BAXTER, MN
SEH NO. BAXTE 184519
CITY NO. 4068
Tuesday, July 1, 2025

FUTURE CONNECTION CHARGES ON PARCEL 99360556

ASSESSMENT RATES	
SANITARY SEWER ASSESSMENT:	\$5,895.00
WATER ASSESSMENT:	\$5,895.00
ROADWAY ASSESSMENT:	\$7,860.00
WAC:	\$600.00
SAC:	\$600.00

PROPERTY MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	IMMEDIATE ASSESSMENTS			DEFERRED ASSESSMENTS			TAX FORFEIT ASSESSMENTS			FUTURE CONNECTION CHARGES			CITY FEES		ASSESSMENT TERM	ESTIMATED ASSESSMENT
				SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	WAC	SAC		
61	40010773	14984 LYNNDALE LANE	ANDERSON	1	1	1										1	1	15	\$20,850.00
62	40010772	14924 LYNNDALE LANE	ERNSTER	1	1	1										1	1	15	\$20,850.00
63	40010771	14898 LYNNDALE LANE	OLSON	1	1	1										1	1	15	\$20,850.00
64	40010765	14828 LYNNDALE LANE	NAYLOR	1	1	1										1	1	15	\$20,850.00
65	40010764	14816 LYNNDALE LANE	GILSON	1	1	1										1	1	15	\$20,850.00
66	40010763	14804 LYNNDALE LANE	YOST	1	1	1										1	1	15	\$20,850.00
67	40010785	14774 LYNNDALE LANE	ST ARNOLD	1	1	1	1	1	1							1	1	15	\$40,500.00
68	40010784	14752 LYNNDALE LANE	UNRATH	1	1	1										1	1	15	\$20,850.00
69	40010783		ZOGLAUER	1	1	1												15	\$19,650.00
70	40010782	14714 LYNNDALE LANE	HAMILTON	1	1	1										1	1	15	\$20,850.00
71	40010781	14634 LYNNDALE LANE	BOOTH	1	1	1										1	1	15	\$20,850.00
72	40010780	14626 LYNNDALE LANE	GIESE	1	1	1										1	1	15	\$20,850.00
73	40010779	14596 LYNNDALE LANE	JOHNSTON	1	1	1										1	1	15	\$20,850.00
LYNNDALE COURT																			
74	40010766	5921 LYNNDALE COURT	SOXMAN	1	1	1										1	1	15	\$20,850.00
75	40010767		MATTSON	1	1	1												15	\$19,650.00
76	40010768	5959 LYNNDALE COURT	DIEDE	1	1	1										1	1	15	\$20,850.00
77	40010769	5954 LYNNDALE COURT	MCLAIN	1	1	1										1	1	15	\$20,850.00
78	40010770		PIEHL	2	2	2												15	\$39,300.00
TOTAL ASSESSMENT:				74	74	74	5	5	5	3	3	3	4	4	4	60	60		\$1,761,900.00
				\$436,230.00	\$436,230.00	\$581,640.00	\$29,475.00	\$29,475.00	\$39,300.00	\$17,685.00	\$17,685.00	\$23,580.00	\$23,580.00	\$23,580.00	\$31,440.00	\$36,000.00	\$36,000.00		\$1,761,900.00

Appendix B

Potential Lot Split Parcel Exhibits

EXHIBIT

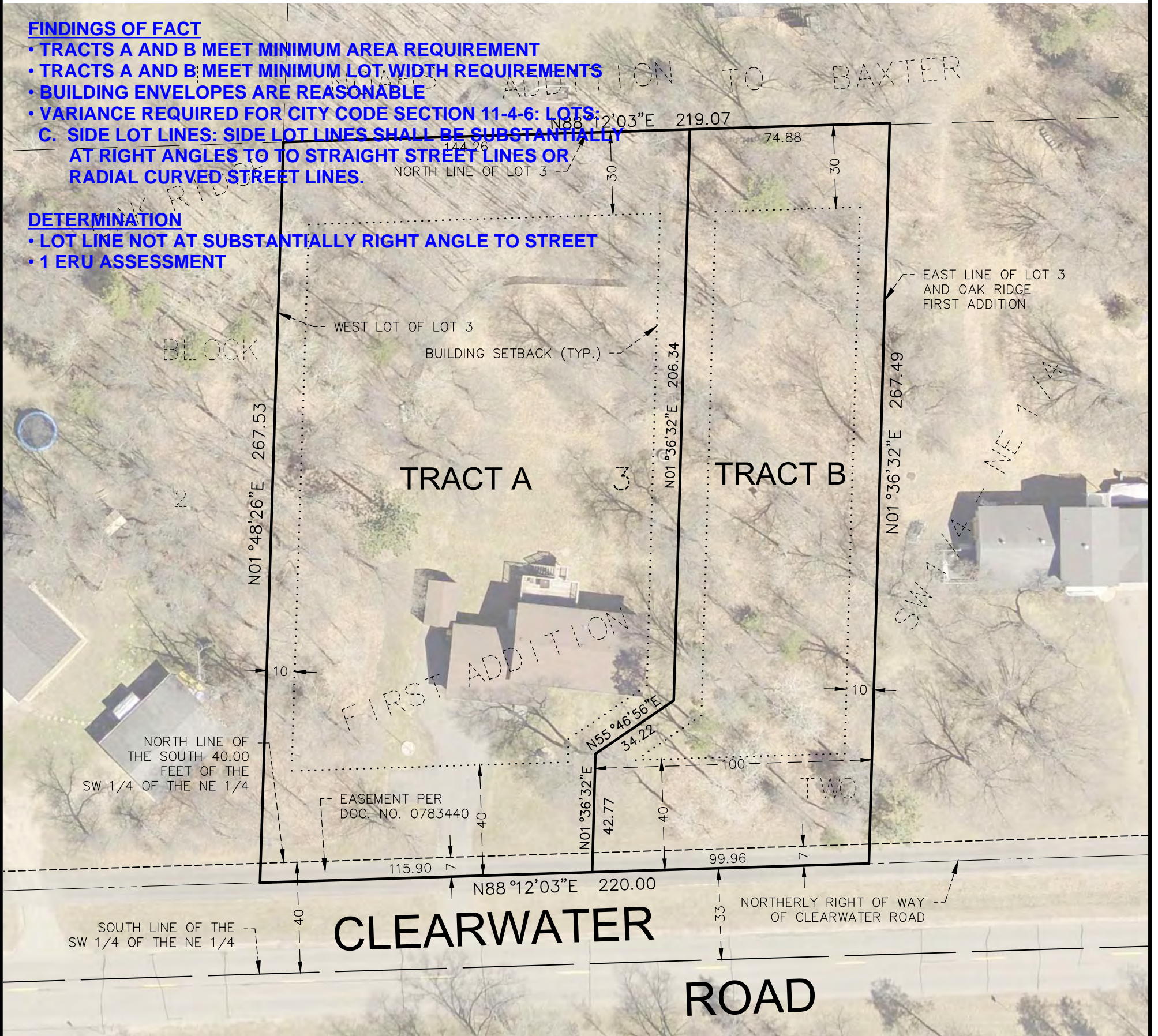
LOT 3, BLOCK 2, OAK RIDGE FIRST ADDITION
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

FINDINGS OF FACT

- TRACTS A AND B MEET MINIMUM AREA REQUIREMENT
- TRACTS A AND B MEET MINIMUM LOT WIDTH REQUIREMENTS
- BUILDING ENVELOPES ARE REASONABLE
- VARIANCE REQUIRED FOR CITY CODE SECTION 11-4-6: LOTS:
C. SIDE LOT LINES: SIDE LOT LINES SHALL BE SUBSTANTIALLY
AT RIGHT ANGLES TO TO STRAIGHT STREET LINES OR
RADIAL CURVED STREET LINES.

DETERMINATION

- LOT LINE NOT AT SUBSTANTIALLY RIGHT ANGLE TO STREET
- 1 ERU ASSESSMENT



SURVEYOR'S NOTES:

THE ADDRESS FOR THE SUBJECT PROPERTY IS 5066 CLEARWATER RD, BAXTER, MINNESOTA.

THE PARCEL ID FOR THE SUBJECT PROPERTY IS 40020630.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT. THE SUBJECT PROPERTY IS OUTSIDE OF THE SHORELAND OVERLAY DISTRICT ACCORDING TO THE CITY OF BAXTER ZONING MAP AND AERIAL IMAGERY.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

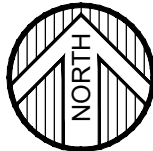
SETBACKS SHOWN ARE USING THE CITY OF BAXTER CODE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 58,619± SQ.FT. (1.35± ACRES).

TOTAL AREA FOR PROPOSED TRACT A IS 37,895± SQ.FT. (0.87± ACRES).
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 24,585± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,724± SQ.FT. (0.48± ACRES).
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 10,458± SQ. FT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CROW WING COUNTY
COORDINATE DATABASE NAD83

© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE: FEBRUARY 8TH, 2024
SCALE: AS SHOWN
DRAWN BY: JLV
CHECKED BY: TJP
FILE NUMBER: 2024-10123

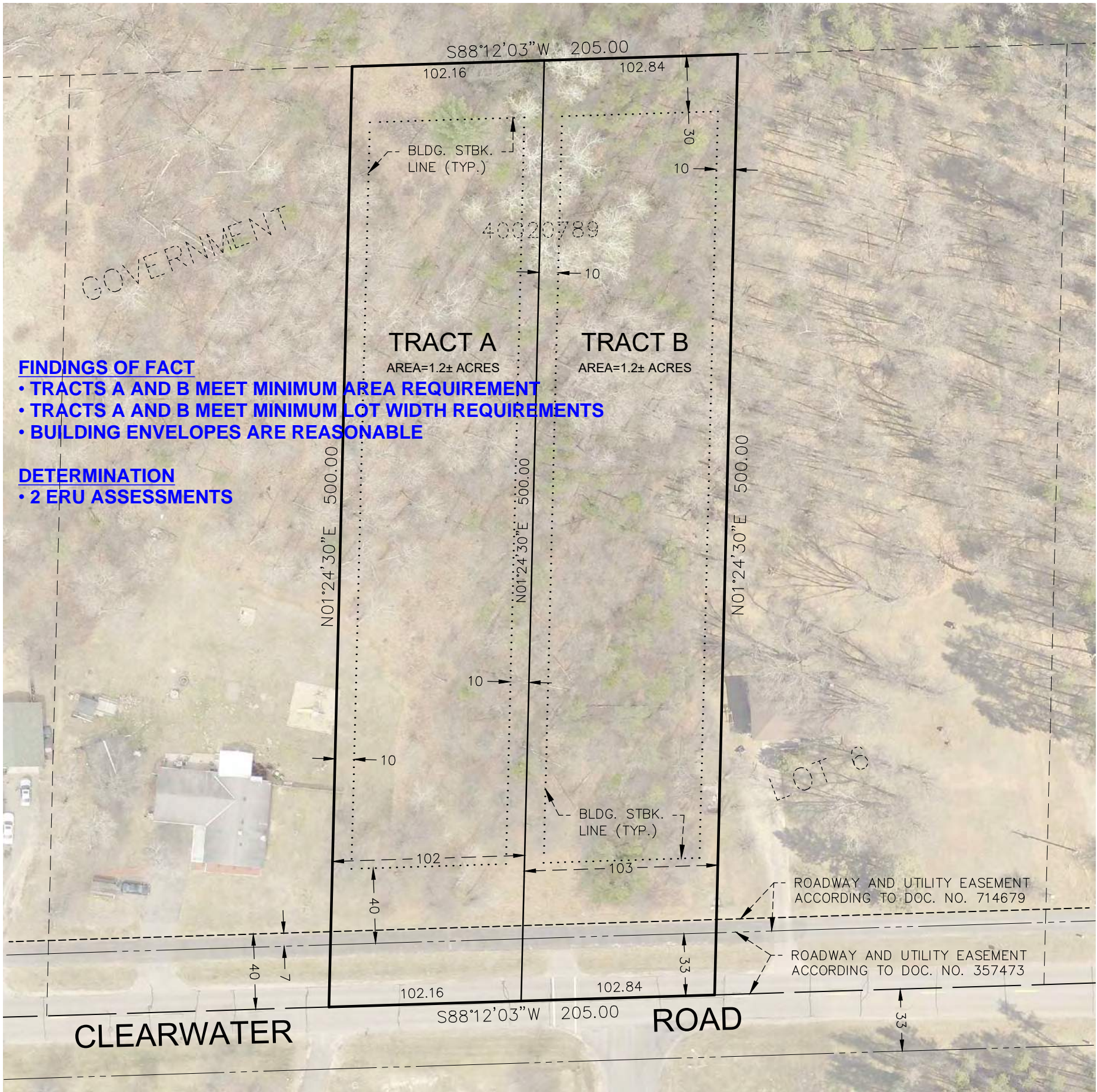
DATE:
AMENDMENTS:
BY:
DATE:
AMENDMENTS:
BY:

PREPARED FOR: CITY OF BAXTER
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
TYLER POGREBA DATE: 02-08-2024 LIC. NO. 60122

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

EXHIBIT

PART OF GOVERNMENT LOT 6,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



FINDINGS OF FACT

- TRACTS A AND B MEET MINIMUM AREA REQUIREMENT
- TRACTS A AND B MEET MINIMUM LOT WIDTH REQUIREMENTS
- BUILDING ENVELOPES ARE REASONABLE

DETERMINATION

- 2 ERU ASSESSMENTS

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40020789.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND OVERLAY DISTRICT ACCORDING TO THE CITY OF BAXTER ZONING MAP AND AERIAL IMAGERY.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

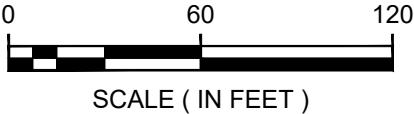
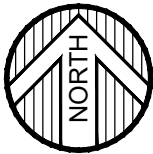
SETBACKS SHOWN ARE USING THE CITY OF BAXTER CODE .

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 102,340± SQ.FT. (2.3± ACRES).

TOTAL AREA FOR PROPOSED TRACT A IS 51,000± SQ.FT. (1.2± ACRES).
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 32,540± SQ. FT (0.75± ACRES).

TOTAL AREA FOR PROPOSED TRACT B IS 51,340± SQ.FT. (1.2± ACRES).
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 32,810± SQ. FT (0.75± ACRES).



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE CITY OF BAXTER COORDINATE DATABASE NAD83

DATE:	FEBRUARY 09, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY:	TJP				TYLER J. POGREBA
CHECKED BY:	CMC				DATE: 02/09/2024 LIC. NO. 60122
FILE NUMBER:	2024-10123				



EXHIBIT

LOT 2, BLOCK 1, OLIN ADDITION
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40020542.

THE E-911 ADDRESS FOR THE SUBJECT PROPERTY IS 5404 CLEARWATER RD, BAXTER, MN 56425.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE SHORELAND OVERLAY ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

EXISTING ELEVATIONS AS SHOWN ARE FROM MINNESOTA STATE LIDAR BARE EARTH POINTS.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

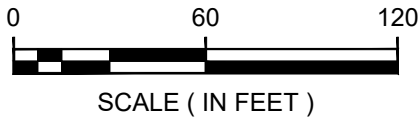
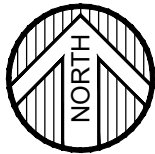
SETBACKS SHOWN ARE USING THE CITY OF BAXTER CODE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 75,344± SQ.FT. (1.7± ACRES).

TOTAL AREA FOR PROPOSED TRACT A IS 45,560± SQ.FT. (1.0± ACRES).
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 22,866± SQ. FT (0.52± ACRES).

TOTAL AREA FOR PROPOSED TRACT B IS 29,783± SQ.FT. (0.68± ACRES).
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 14,594± SQ. FT (0.34± ACRES).



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE CITY OF BAXTER COORDINATE DATABASE NAD83
ELEVATIONS ARE BASED ON THE NGVD 29 VERTICAL DATUM

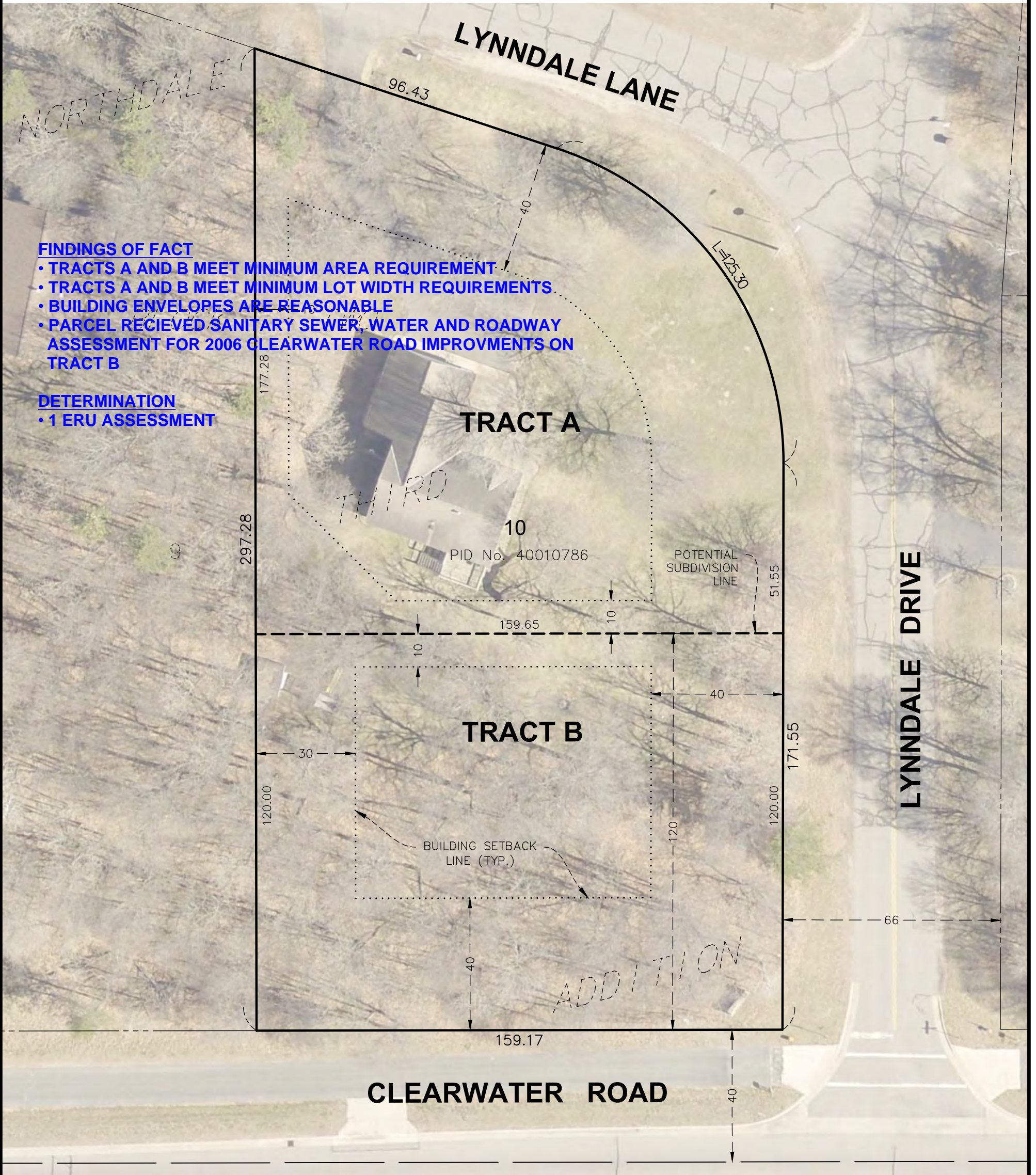
DATE:	FEBRUARY 09, 2024
SCALE:	AS SHOWN
DRAWN BY:	JLV
CHECKED BY:	TJP
FILE NUMBER:	2024-10123

DATE	AMENDMENTS	BY

PREPARED FOR:	CITY OF BAXTER
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
TYLER J. POGREBA	DATE: 02/09/2024 LIC. NO. 60122



PARCEL EXHIBIT
LOT 10, BLOCK TWO, NORTHDALE THIRD ADDITION,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.



FINDINGS OF FACT

- TRACTS A AND B MEET MINIMUM AREA REQUIREMENT
- TRACTS A AND B MEET MINIMUM LOT WIDTH REQUIREMENTS
- BUILDING ENVELOPES ARE REASONABLE
- PARCEL RECIEVED SANITARY SEWER, WATER AND ROADWAY ASSESSMENT FOR 2006 CLEARWATER ROAD IMPROVMENTS ON TRACT B

DETERMINATION

- 1 ERU ASSESSMENT

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010786.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14581 LYNNDALE LN, BAXTER, MN 56425.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT. THE SUBJECT PROPERTY IS OUTSIDE OF THE SHORELAND OVERLAY DISTRICT ACCORDING TO THE CITY OF BAXTER ZONING MAP AND AERIAL IMAGERY.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 42,253± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 23,115± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 10,495± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 19,129± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 6,263± SQ. FT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83

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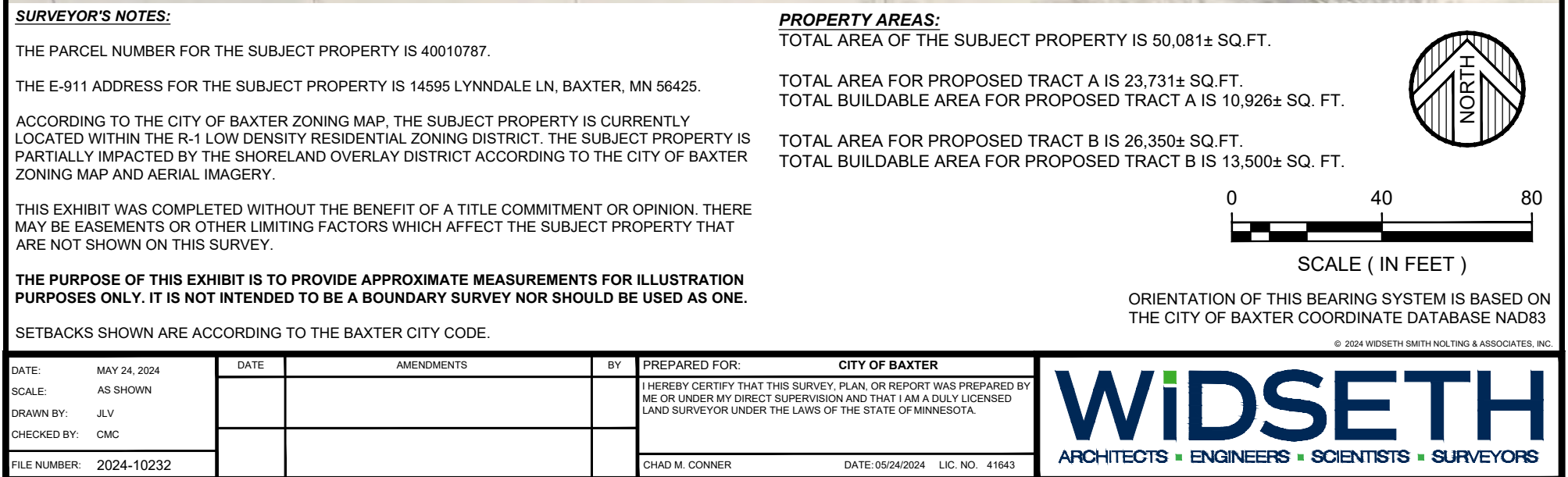
DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV					
CHECKED BY:	CMC					
FILE NUMBER:	2024-10232				CHAD M. CONNER	DATE: 05/29/2024 LIC. NO. 41643



**LOT 9, BLOCK 2, NORTHDALÉ THIRD ADDITION,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.**

- TRACTS A AND B MEET MINIMUM AREA REQUIREMENT
- TRACTS A AND B MEET MINIMUM LOT WIDTH REQUIREMENTS
- BUILDING ENVELOPES ARE REASONABLE
- PARCEL RECIEVED SANITARY SEWER, WATER AND ROADWAY ASSESSMENT FOR 2006 CLEARWATER ROAD IMPROVMENTS ON TRACT B

- 1 ERU ASSESSMENT



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DATE: MAY 24, 2024	DATE	AMENDMENTS	BY	PREPARED FOR: CITY OF BAXTER
SCALE: AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY: JLV				
CHECKED BY: CMC				
FILE NUMBER: 2024-10232				CHAD M. CONNER DATE: 05/24/2024 LIC. NO. 41643

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PARCEL EXHIBIT

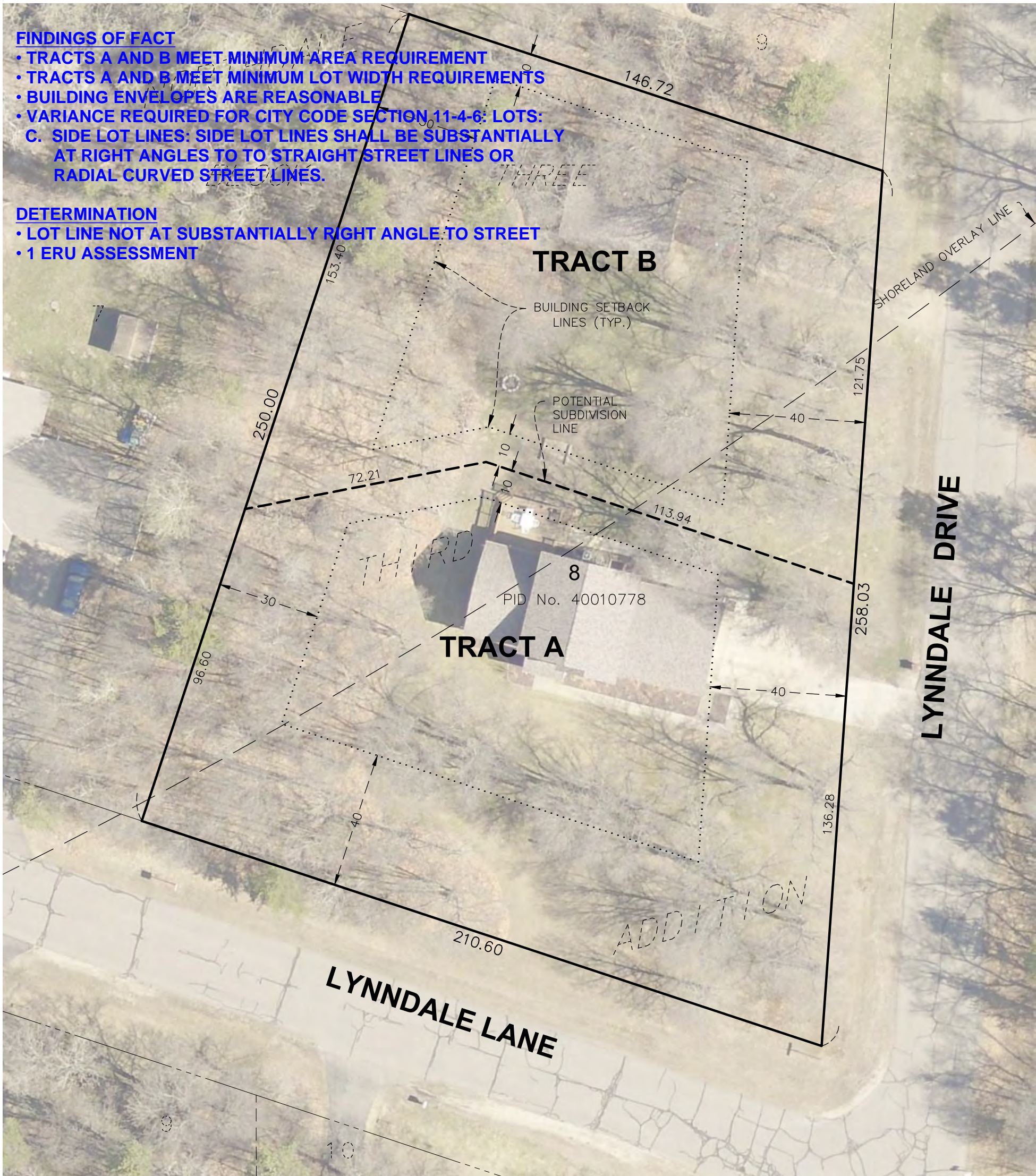
LOT 8, BLOCK THREE, NORTHDALE THIRD ADDITION,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.

FINDINGS OF FACT

- TRACTS A AND B MEET MINIMUM AREA REQUIREMENT
- TRACTS A AND B MEET MINIMUM LOT WIDTH REQUIREMENTS
- BUILDING ENVELOPES ARE REASONABLE
- VARIANCE REQUIRED FOR CITY CODE SECTION 11-4-6: LOTS:
C. SIDE LOT LINES: SIDE LOT LINES SHALL BE SUBSTANTIALLY
AT RIGHT ANGLES TO TO STRAIGHT STREET LINES OR
RADIAL CURVED STREET LINES.

DETERMINATION

- LOT LINE NOT AT SUBSTANTIALLY RIGHT ANGLE TO STREET
- 1 ERU ASSESSMENT



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010778.

THE ADDRESS OF THE SUBJECT PROPERTY IS 14601 LYNNDALE DR,
BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING
DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER
LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE
NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE
MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT
INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

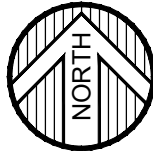
TOTAL AREA OF THE SUBJECT PROPERTY IS 44,867± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 24,394± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 9,583± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,038± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 9,148± SQ. FT.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE CITY OF BAXTER COORDINATE DATABASE NAD83

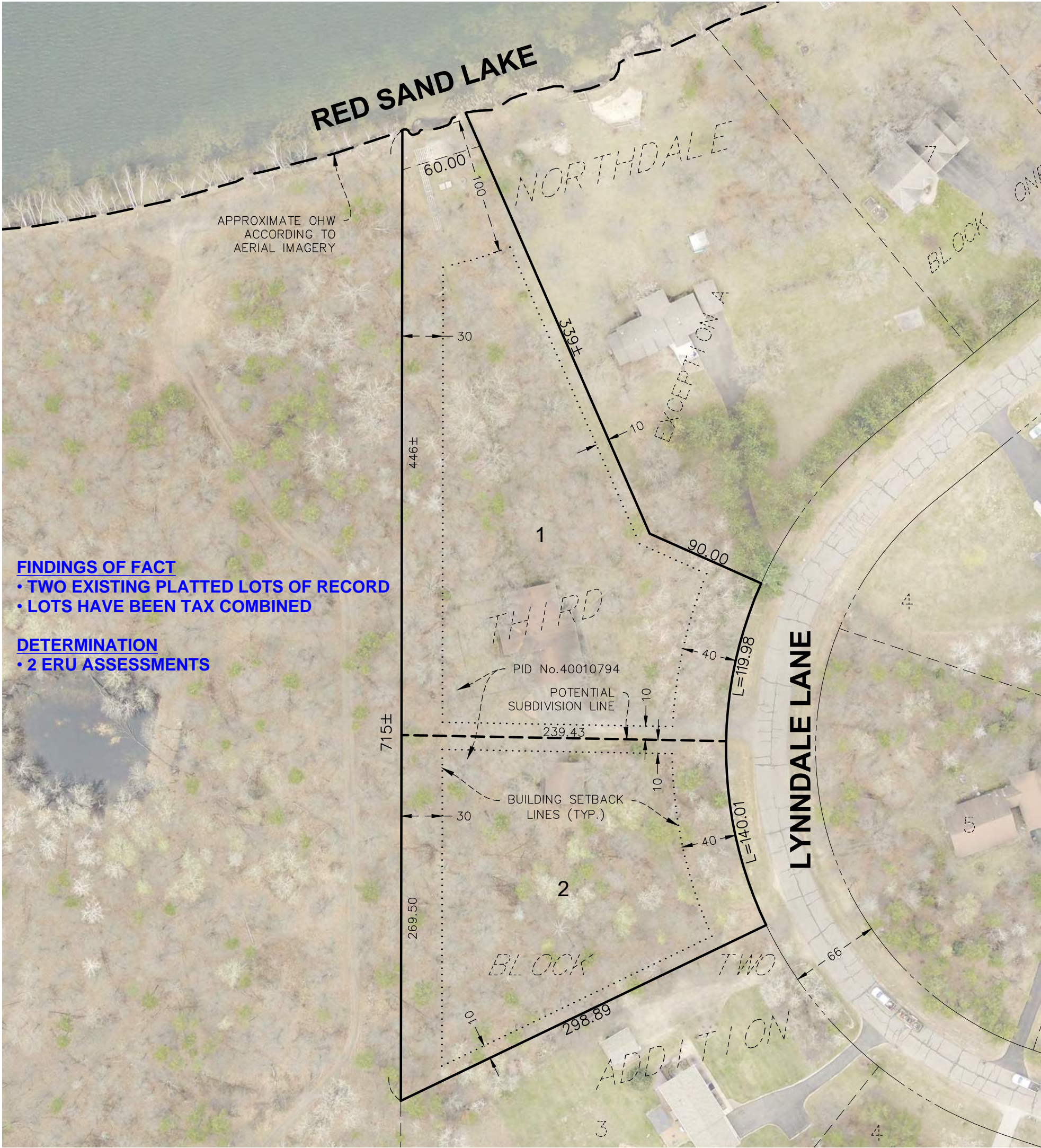


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DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV					
CHECKED BY:	CMC					
FILE NUMBER:	2024-10232				CHAD M. CONNER	DATE: 05/29/2024 LIC. NO. 41643



PARCEL EXHIBIT
LOTS 1 AND 2, BLOCK TWO, NORTHDALE THIRD ADDITION,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.



FINDINGS OF FACT

- TWO EXISTING PLATTED LOTS OF RECORD
- LOTS HAVE BEEN TAX COMBINED

DETERMINATION

- 2 ERU ASSESSMENTS

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010794.

THE SUBJECT PROPERTY CONTAINS LOT 1 AND LOT 2, BLOCK TWO, NORTHDALE THIRD ADDITION.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14675 LYNNDALE LN, BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

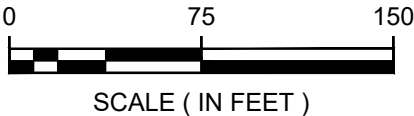
SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

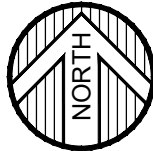
TOTAL AREA OF THE SUBJECT PROPERTY IS 123,307± SQ.FT.

TOTAL AREA FOR LOT 1 IS 71,630± SQ.FT.
TOTAL BUILDABLE AREA FOR LOT 1 IS 47,045± SQ. FT.

TOTAL AREA FOR LOT 2 IS 51,836± SQ.FT.
TOTAL BUILDABLE AREA FOR LOT 2 IS 33,977± SQ. FT.



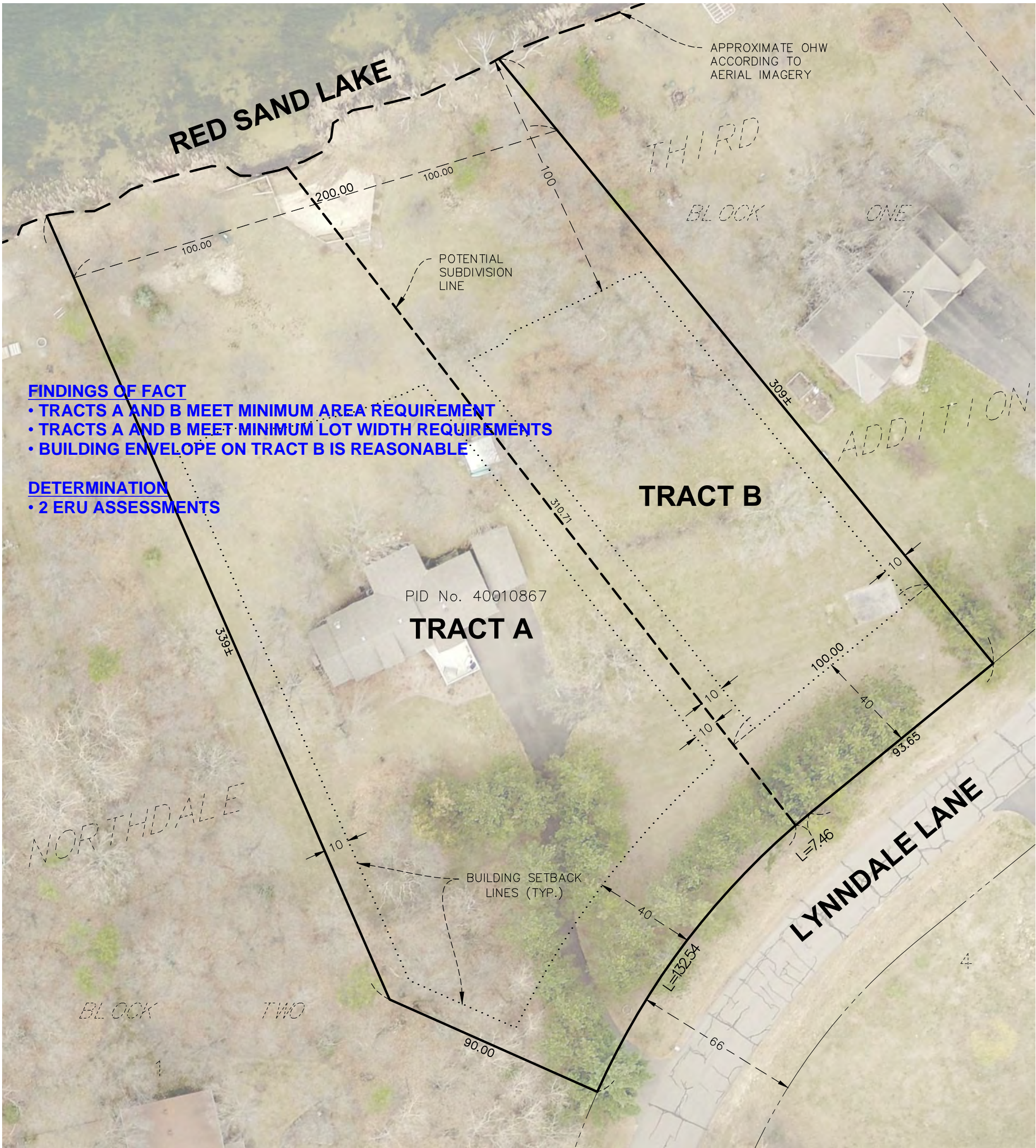
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83



DATE:	MAY 29, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV				CHAD M. CONNER	DATE: 05/29/2024 LIC. NO. 41643
CHECKED BY:	CMC					
FILE NUMBER:	2024-10232					



PARCEL EXHIBIT
PART OF GOVERNMENT LOT 5,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.



- FINDINGS OF FACT**
- TRACTS A AND B MEET MINIMUM AREA REQUIREMENT
 - TRACTS A AND B MEET MINIMUM LOT WIDTH REQUIREMENTS
 - BUILDING ENVELOPE ON TRACT B IS REASONABLE
- DETERMINATION**
- 2 ERU ASSESSMENTS

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010867.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14689 LYNNDALE LN, BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

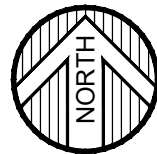
TOTAL AREA OF THE SUBJECT PROPERTY IS 80,312± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 49,251± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 27,878± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 31,062± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 13,939± SQ. FT.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83



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DATE: MAY 29, 2024
SCALE: AS SHOWN
DRAWN BY: JLV
CHECKED BY: CMC
FILE NUMBER: 2024-10232

DATE	AMENDMENTS	BY

PREPARED FOR: CITY OF BAXTER

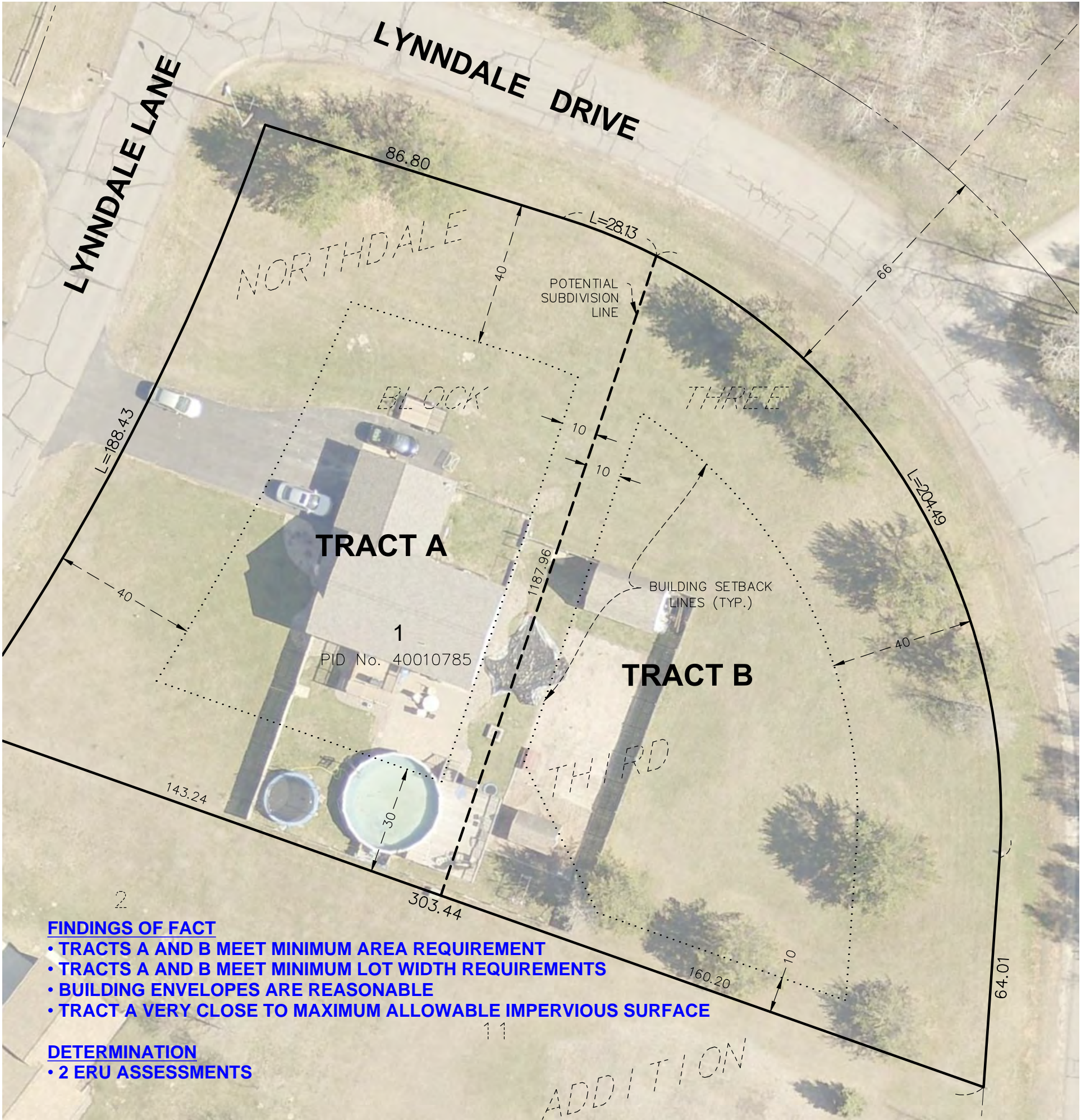
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHAD M. CONNER DATE: 05/29/2024 LIC. NO. 41643



PARCEL EXHIBIT

LOT 1, BLOCK THREE, NORTHDALE THIRD ADDITION,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.



FINDINGS OF FACT

- TRACTS A AND B MEET MINIMUM AREA REQUIREMENT
- TRACTS A AND B MEET MINIMUM LOT WIDTH REQUIREMENTS
- BUILDING ENVELOPES ARE REASONABLE
- TRACT A VERY CLOSE TO MAXIMUM ALLOWABLE IMPERVIOUS SURFACE

DETERMINATION

- 2 ERU ASSESSMENTS

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010785.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14774 LYNNDALE LN, BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

IMPERVIOUS SURFACE CALCULATIONS:

TRACT A:
IMPERVIOUS SURFACE COVERAGE = 6,100± SQ.FT.
PERCENT IMPERVIOUS = 26± % (6,100 / 23,522 = 0.259)

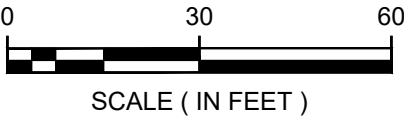
IMPERVIOUS SURFACES INCLUDE ALL BUILDINGS, DECKS, PAVERS CONCRETE AND BITUMINOUS SURFACES.

PROPERTY AREAS:

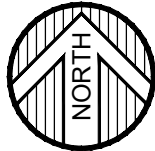
TOTAL AREA OF THE SUBJECT PROPERTY IS 45,738± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 23,522± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 8,712± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 22,216± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 9,760± SQ. FT.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83



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DATE:	MAY 29, 2024
SCALE:	AS SHOWN
DRAWN BY:	JLV
CHECKED BY:	CMC
FILE NUMBER:	2024-10232

DATE	AMENDMENTS	BY

PREPARED FOR:	CITY OF BAXTER
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHAD M. CONNER	DATE: 05/29/2024 LIC. NO. 41643



PARCEL EXHIBIT

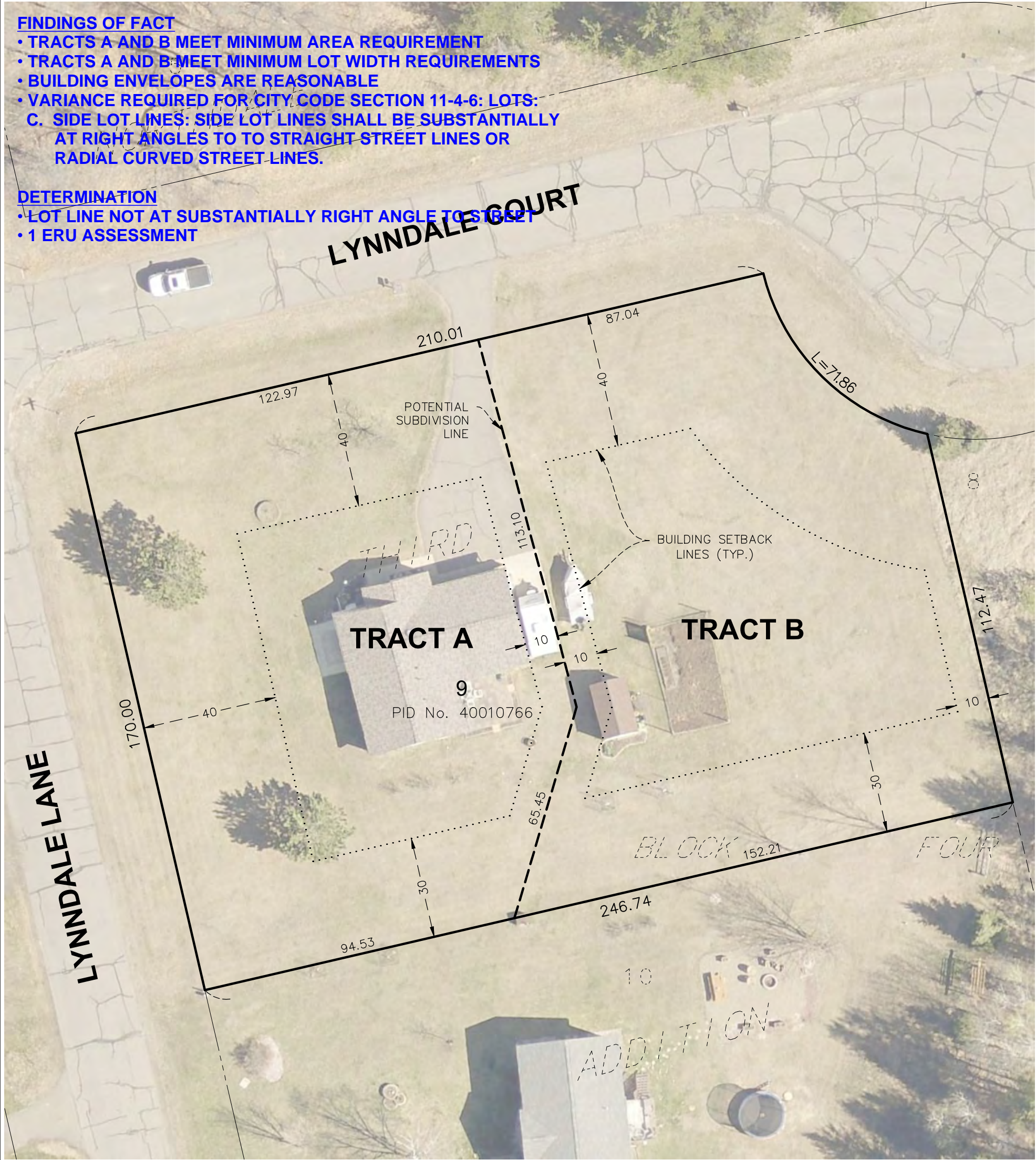
LOT 9, BLOCK FOUR, NORTHDALE THIRD ADDITION,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.

FINDINGS OF FACT

- TRACTS A AND B MEET MINIMUM AREA REQUIREMENT
- TRACTS A AND B MEET MINIMUM LOT WIDTH REQUIREMENTS
- BUILDING ENVELOPES ARE REASONABLE
- VARIANCE REQUIRED FOR CITY CODE SECTION 11-4-6: LOTS:
C. SIDE LOT LINES: SIDE LOT LINES SHALL BE SUBSTANTIALLY
AT RIGHT ANGLES TO TO STRAIGHT STREET LINES OR
RADIAL CURVED STREET LINES.

DETERMINATION

- LOT LINE NOT AT SUBSTANTIALLY RIGHT ANGLE TO STREET
- 1 ERU ASSESSMENT



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010766.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 5921 LYNNDALE CT,
BAXTER, MINNESOTA.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING
DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER
LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE
NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE
MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT
INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

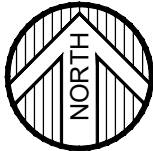
TOTAL AREA OF THE SUBJECT PROPERTY IS 40,511± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 20,473± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 7,405± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,038± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 8,276± SQ. FT.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE CITY OF BAXTER COORDINATE DATABASE NAD83



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DATE: MAY 29, 2024
SCALE: AS SHOWN
DRAWN BY: JLV
CHECKED BY: CMC
FILE NUMBER: 2024-10232

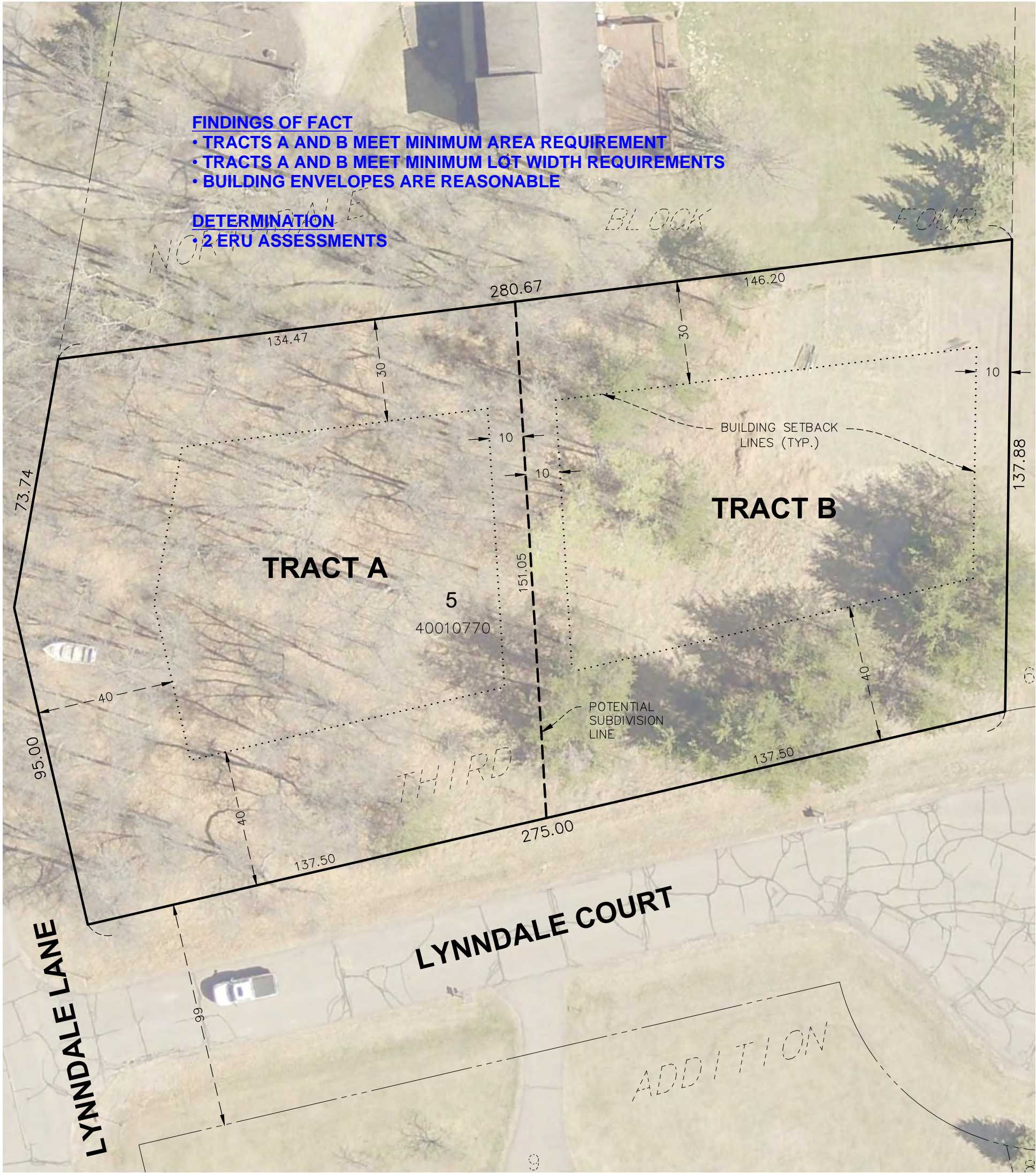
DATE	AMENDMENTS	BY

PREPARED FOR:	CITY OF BAXTER
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHAD M. CONNER	DATE: 05/29/2024 LIC. NO. 41643

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PARCEL EXHIBIT

LOT 5, BLOCK FOUR, NORTHADE THIRD ADDITION,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40010770.

THERE IS NO PHYSICAL ADDRESS LISTED FOR THE SUBJECT PROPERTY. THE OWNER ADDRESS FOR THE SUBJECT PROPERTY IS 15665 SANDHILL CIRCLE, BRAINERD MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

PROPERTY AREAS:

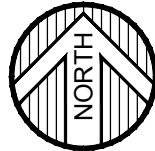
TOTAL AREA OF THE SUBJECT PROPERTY IS 42,926± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 22,704± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 8,301± SQ. FT.

TOTAL AREA FOR PROPOSED TRACT B IS 20,221± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 8,839± SQ. FT.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83



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DATE: MAY 29, 2024
SCALE: AS SHOWN
DRAWN BY: JLV
CHECKED BY: CMC
FILE NUMBER: 2024-10232

DATE	AMENDMENTS	BY

PREPARED FOR:	CITY OF BAXTER
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
CHAD M. CONNER	DATE: 05/29/2024 LIC. NO. 41643

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

**LOT 3, BLOCK FOUR, NORTHDALÉ THIRD ADDITION,
SECTION 1, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.**



**PART OF GOVERNMENT LOT 5,
SECTION 36, TOWNSHIP 134, RANGE 29,
CROW WING COUNTY, MINNESOTA.**



WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

CERTIFICATE OF SURVEY

LOT 1, BLOCK 2, SEVENTH SOUTHDALE ADDITION TO BAXTER,
SECTION 14, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40140691.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITH IN THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD IT BE USED AS ONE.

SETBACKS ARE SHOWN ACCORDING TO THE CITY OF BAXTER CITY CODE.

PROPERTY AREAS:

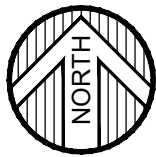
TOTAL AREA OF LOT 1 IS 36,155± SQ. FT.

PROPOSED AREA NORTH OF SPLIT IS 17,190± SQ. FT.

PROPOSED BUILDABLE AREA NORTH OF SPLIT IS 6,290± SQ. FT.

PROPOSED AREA SOUTH OF SPLIT IS 18,965± SQ. FT.

PROPOSED BUILDABLE AREA SOUTH OF SPLIT IS 6,180± SQ. FT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	OCTOBER 28, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	CPS					
CHECKED BY:	CMC					
FILE NUMBER:	2024-11604				CURTIS P. SANOW	DATE: LIC. NO. 59005



CERTIFICATE OF SURVEY

LOT 3, BLOCK 2, SIXTH SOUTHDALE ADDITION TO BAXTER,
SECTION 14, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40140710.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITH IN THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

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SETBACKS ARE SHOWN ACCORDING TO THE CITY OF BAXTER CITY CODE.

PROPERTY AREAS:

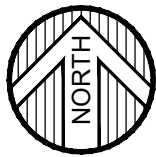
TOTAL AREA OF LOT 1 IS 36,710± SQ. FT.

PROPOSED AREA NORTH OF SPLIT IS 17,795± SQ. FT.

PROPOSED BUILDABLE AREA NORTH OF SPLIT IS 7,920± SQ. FT.

PROPOSED AREA SOUTH OF SPLIT IS 18,715± SQ. FT.

PROPOSED BUILDABLE AREA SOUTH OF SPLIT IS 5,800± SQ. FT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

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DATE: OCTOBER 28, 2024
SCALE: AS SHOWN
DRAWN BY: CPS
CHECKED BY: CMC
FILE NUMBER: 2024-11604

DATE

AMENDMENTS

BY

PREPARED FOR:
CITY OF BAXTER
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
CURTIS P. SANOW

DATE:

LIC. NO. 59005

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

Appendix C

Preliminary Project Schedule

2026 Clearwater Road, North Lynndale Area, and Brentwood Circle Utility and Street Improvements
07/01/2025
Baxter, MN
BAXTE 184519

Preliminary Project Schedule Council Meets: 1st & 3rd Tuesday (Packet Prior Tuesday by Noon)	
FEASIBILITY REPORT & PUBLIC IMPROVEMENT HEARING	
Approve SEH Feasibility Study Update Contract	3/18/2025, Tuesday, Regular Council Meeting
Order Feasibility Report	4/2/2025 at Utility Commission & 4/16/2025, Resolution , at Regular Council Meeting
Pavement Width Policy Work Session 1	5/06/2025
Pavement Width Policy Work Session 2	5/20/2025
Pavement Width Policy Work Session 3	6/03/2025
Present Draft Feasibility Study To City Council	6/03/2025, Tuesday, Council Work Session
Present Draft Feasibility Study To Utilities Commission	6/4/2025, Wednesday
Neighborhood Informational Meeting #1	6/24/2025, Tuesday 6:00pm (mail notices by 6/05/2025, Thursday)
Council Approve Report & Order Public Improvement Hearing Packet: Prior Tuesday Meeting: 1 st & 3 rd Tuesday	6/26/2025 or 6/27/2025, Thursday/Friday 7/01/2025, Tuesday, Resolution , Regular Council Meeting & Work Session (presentation of final report)
Approve SEH Design Contract	7/01/2025, Tuesday, Regular Council Meeting
Advertise Public Improvement Hearing (Publish TWO times in the official paper at least one week apart. At least 3 days must elapse between last publication date & date of hearing. Sent by SEH Brainerd Dispatch Deadline: Wednesday @ noon Publish: Saturday	07/02/2025 07/05/2025 & 07/12/2025
Assessment Notification Mailing to residents (At least 10 days prior to hearing this notice must also be mailed to the owner of each parcel.) Sent by City	Mail by 07/02/2025 Wednesday
Affidavit of Mailing	By SEH
Improvement Hearing (Public Hearing)	7/17/2025 Thursday @ 6:00 pm
DESIGN	
Conduct Topo Survey & Soil Borings	July/August/September 2025
Council Orders Improvement	8/05/2025, Tuesday, Resolution , Regular CC Mtg
Preliminary Utility Design Coordination Meeting	August/September 2025
Send for Permit Checks	TBD
Utilities Commission Approves Plans Packet: Prior Tuesday by noon Meeting: 1 st Wednesday after 1 st Tuesday	12/30/2025, Tuesday 1/07/2026, Wednesday
Council Approves Plans & Authorizes Advertisement <ul style="list-style-type: none"> For Cities, advertisements must be published at least once & at least 3 weeks before the bid opening. MN Statute 429.041. 	

Preliminary Project Schedule

Council Meets: 1st & 3rd Tuesday (Packet Prior Tuesday by Noon)

Packet: Prior Tuesday by noon	1/13/2026
Meeting: 1 st & 3 rd Tuesday	1/20/2026, Tuesday, Resolution , Regular CC Mtg & Work Session (presentation of Plans)
Brainerd Dispatch Deadline: Thursday @ noon Publish: Saturday	01/22/2026, 01/24/2026 & 1/31/2026
OPEN on Quest CDN Website	01/23/2026, Friday
Post Ad for Bids on City Website (if applicable)	01/23/2026, Friday
Upload Plans and Specs	01/29/2026, Tuesday
Bid Date	02/17/2026, Tuesday @ 11:00 a.m.
Award (See Final Assessment Hearing process) 90 Days to Award	
FINAL ASSESSMENT HEARING	
Was there a Preliminary Assessment Roll Prepared? Check File / Feasibility Report	Yes
Council to Order Assessment Hearing Packet: Prior Tuesday by noon Meeting: 1 st & 3 rd Tuesday	02/24/2026, 03/03/2026, Tuesday, 2 Resolutions , Regular CC Mtg <ul style="list-style-type: none"> o Form 22 – Resolution Declaring Cost to be Assessed, and Ordering Preparation of Proposed Assessment. (L:\Civil\formsdoc\eng\E014.doc) Form 24 – Resolution for Hearing on Proposed Assessment. (L:\Civil\formsdoc\eng\E015.doc)
Advertise Final Assessment Hearing (Publish once in the official paper at least two weeks prior to the hearing). Sent by City Brainerd Dispatch Deadlines: Thursday @ 5 pm for Saturday Monday @ noon for Wednesday Publish: Saturday or Wednesday	03/05/2026, Thursday 03/07/2026, Saturday Form 25 – Notice of Hearing on Proposed Assessment (delete first line for published notice). (L:\Civil\formsdoc\eng\E009A.doc)
Assessment Notification Mailing to residents (Not less than two weeks prior to the hearing this notice must also be mailed to the owner of each parcel.) Sent by City	03/05/2026, Date Mail Individual Notice <ul style="list-style-type: none"> o Form 25 – Notice of Hearing on Proposed Assessment. (L:\Civil\formsdoc\eng\E009A.doc)
Affidavit of Mailing Filled out by whomever mailed. If SEH mails, send original affidavit to City.	03/05/2026, Same date as Mailed (above) <ul style="list-style-type: none"> o Form 25A – Affidavit of Assessment Hearing Notice. (L:\Civil\formsdoc\eng\E009B.doc)
Assessment Hearing (Public Hearing)	03/19/2026 @ 6:00pm, Thursday
Resolution Adopting Assessment	03/19/2026, Tuesday, Resolution , Special City Council Meeting/ Assessment Hearing Form 26 – Resolution Adopting Assessment. (L:\Civil\formsdoc\eng\E025.doc)
End of Assessment Appeal Period	04/20/2026
Assessment Certification (Need 30 days from date of hearing to certification with county. County Certification deadline 11/15).	04/21/2026 Date County Certification Form 28 – Certification to County Auditor. (L:\Civil\formsdoc\eng\E028.doc)
	o
Award Packet: Prior Tuesday by noon Meeting: 1 st & 3 rd Tuesday	Early Award: 04/07/2026, Tuesday, Resolution , Regular City Council Meeting/ Assessment Hearing Late Award: 05/05/2026, Tuesday, Resolution , Regular City Council Meeting

Preliminary Project Schedule

Council Meets: 1st & 3rd Tuesday (Packet Prior Tuesday by Noon)

See Next Page for more information

CONSTRUCTION

	Early Award	Late Award
Preconstruction Conference	04/21/2026, Thursday	05/19/2026 Thursday
Neighborhood Informational Meeting #2	04/23/2026, Thursday	05/21/2026, Thursday
Start Construction	05/04/2026, Monday	06/1/2026 Tuesday
Construction Substantial Completion	10/23/2026, Friday	11/13/2026 Friday

THE ABOVE DATES ARE SUBJECT TO CHANGE BEYOND SEH'S CONTROL SUCH AS AGENCY REVIEWS, PROPERTY ACQUISITION/CONDEMNATION, PRIVATE UTILITIES RELOCATIONS, PERMITS

PERMITS

1. MPCA NPDES
2. MDH Water Main
3. MPCA Sanitary Sewer Extension

MR BRAD CHAPULIS
ADMINISTRATOR
CITY OF BAXTER
13190 MEMORYWOOD DRIVE
BAXTER MN 56425
218.454.5100 FAX 218.454.5103
bchapulis@baxtermn.gov

MS ABBY HERRON
BRAINERD DAILY DISPATCH
506 JAMES ST
BRAINERD MN 56401-2942

218.855.5821
legals@brainerddispatch.com
abby.herron@brainerddispatch.com
PUBL: 6 DAYS (PRINT EDITIONS WED & SAT ONLY);
DEADLINE 2 FULL DAYS BY 12 PM
LEGAL NOTICES: WEDNESDAY & SATURDAY ONLY

Length of Publication

Minn. Stat. § 331A.08, subds. 1, 2.

When calculating how long to publish a public notice, cities should not count the first day of publication. The day on which the act or event will occur, or the day that completes the full period required for publication, should generally be included. If the last day is a Sunday or legal holiday, however, the next secular day will be considered the last day.

X:\AE\B\BAXTE\184519\2-proj-mgmt\24-sched\Detailed Preliminary Schedule_2026 Clearwater Lynndale Brentwood_2025.06.24.docx

Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy, and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

JOIN OUR SOCIAL COMMUNITIES

