

Creamery Avenue Improvements & Creamery Avenue Bridge Project Newsletter

November 12, 2025

Construction:

- Sanitary sewer improvements
- Water distribution improvements
- Storm sewer improvements
- Street and curb construction
- Driveway and turf restoration
- Private utility relocation

Construction schedule:

Start: September 16, 2024

Finish: September 1, 2026

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Overview

The City of Browerville is undertaking a construction project to improve the city streets and utilities. The project includes replacing the sanitary sewer mains and services, replacing water services and a portion of the water mains, replacing the storm sewer system, and reconstructing the streets. The contractor is R. L. Larson from St. Cloud, Minnesota. The project is located on the following streets:

- Creamery Avenue North from 6th Street East to County Road 21
- County Road 21 from US Highway 71 to Creamery Avenue
- Main Street North from County Road 21 to dead-end 400-feet south
- Sanitary sewer in turf areas and across Highway 71 between Park Avenue and Creamery Avenue
- Perry Avenue North from 9th Street West to 10th Street West
- 9th Street West from Park Avenue to Perry Avenue
- 11th Street West from TH 71 to about 350' west of Park Avenue

Project Schedule

11th Street West is open to local traffic but there may be some temporary closures during the turf establishment/punch list/minor utility adjustments process.

For the most part RL Larson has completed all the tasks that they will perform in 2025 except for minor work at the lift stations on Creamery Avenue and the main lift station on East Miliona Road.

Final paving of all streets in the project area, turf establishment issues, and punch list items will be addressed in 2026. Please be patient with the turf establishment, RL Larson has ensured us they will address legitimate concerns in the spring. Please contact one of us to document your concerns

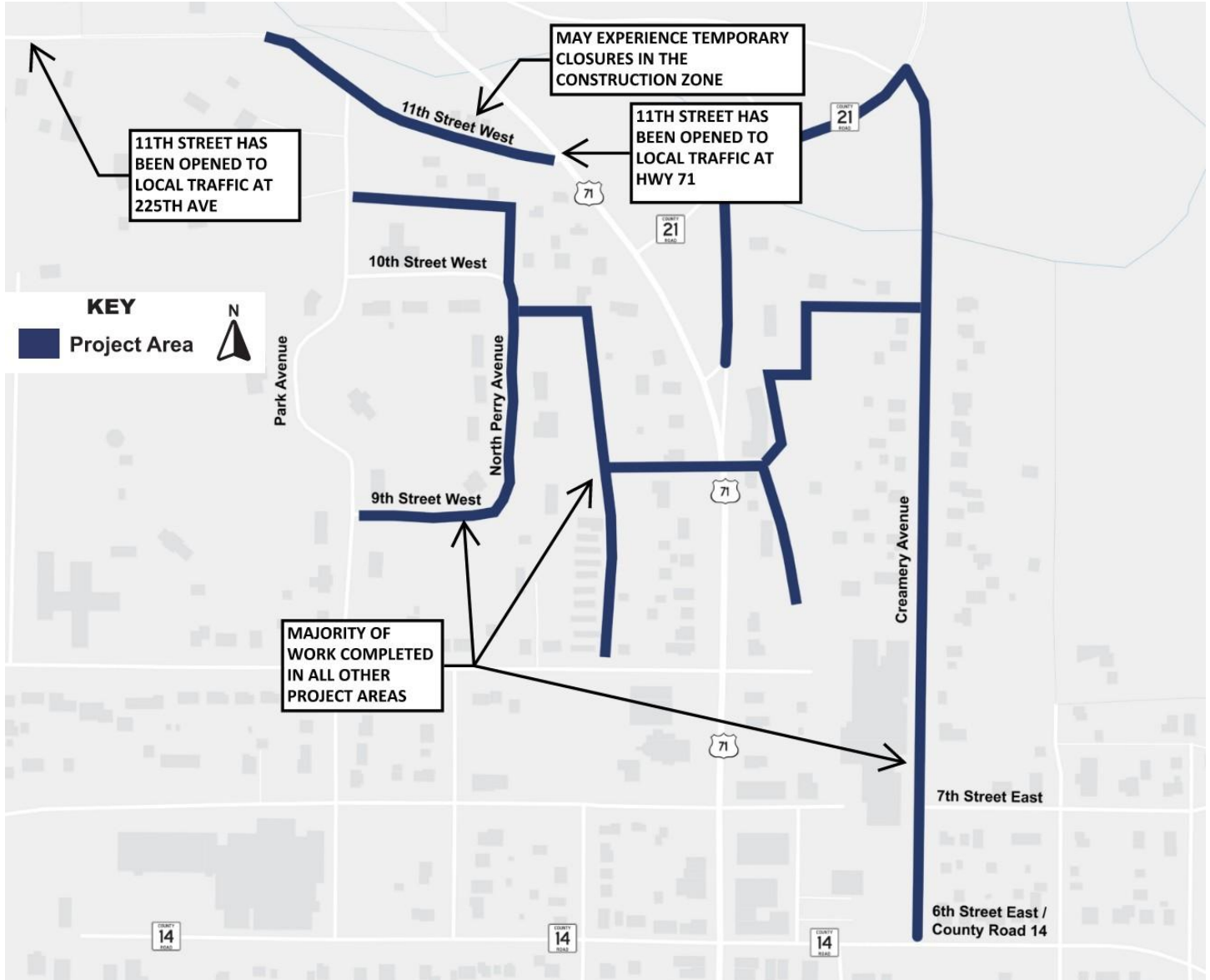
Updates

Everyone is encouraged to subscribe to project updates via email or text by visiting www.browervillecreameryavenue.com or scanning the QR code to the right. This website also has maps, schedules, informational videos, and links to these newsletters.



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Project Restoration

We have been receiving some complaints about turf establishment, and we ask for your help and patience in this process. The contractor has been occasionally watering during this dry period we've been experiencing but we could use a little help ensuring that the newly established seed doesn't dry out between the contractor's watering efforts. The contractor will also be applying some fertilizer this fall to help feed the new seed which makes it that much more important that it receives adequate watering. We will be assessing the condition of the turf establishment next spring and areas that have not established will be addressed. Thank you for your patience and participation.



Contacts

Informational newsletters, such as this one, will be mailed or hand delivered to you periodically throughout the project. If you have questions or concerns at any time, feel free to contact any of the people listed on the left side of this page. We would like to thank you in advance for your understanding and cooperation with this improvement project.



Access

While certain construction operations are underway, you will not be able to access your driveway with your vehicle. You will be notified in advance when this will occur. When you are notified, please remove your vehicle from your driveway and park it on a nearby street outside of the construction zone. Access to your property will be restored as soon as possible.

In the interest of safety, streets in the reconstruction areas will be closed to non-local traffic during construction. Residents who have access to their home from side streets should use alternate routes.



Construction

Overview

The general order of work on a street will typically be as follows:

1. Temporary water service will be connected to your house, typically to the outside faucet. The contractor may need to get into your basement in order to set up the temporary water.
2. The bituminous street surface will be removed
3. Sanitary sewer main will be installed
4. Water main will be installed
5. New sewer and water services will be installed
6. Storm sewer will be installed
7. The road will be excavated and reconstructed to a gravel surface
8. Concrete curb and gutter and driveways will be constructed
9. The base layer of the bituminous pavement will be constructed (the top layer will be placed the following year)
10. Topsoil and seeding

Work Area

It is very common on these types of projects that area residents (especially children) become quite curious about the work the Contractor is performing. We ask that you please be respectful of and stay well clear of construction zones. Many hazards and dangers exist from heavy machinery, trenches, loose material, confined spaces, hot asphalt, etc. and often times are not recognizable by the general public. The Contractor has responsibility to ensure safety on the project and within the construction area. Any direction from the Contractor regarding safety must be heeded; likewise if you observe an unsafe condition please report it to the RPR immediately.

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Turf Restoration

Turf will be restored following underground construction and surface grading. The seed will be maintained by the contractor until the turf growth is acceptable. "Maintain" as defined in the contract includes weed control and watering.

After that period, it becomes the property owner's responsibility to maintain the new turf as part of their lawn – providing water, mowing and other necessary care. Mowing too soon or too short can damage or even kill new turf. Set the mower at its highest level; never cut the new turf shorter than 3". You will be notified when the Contractor's has fulfilled their responsibilities and turf maintenance becomes your responsibility.

Punch List

After the project is substantially complete, the contractor will be provided with a "punch list" of minor defects or uncompleted tasks. That work may take several weeks to complete and may even occur in the following spring prior to the final lift of asphalt is placed. This punch list work will require both your cooperation and patience. Please contact the RPR for any issues you feel have not been satisfactorily addressed.

Driveways

Avoid the use of new asphalt driveways for up to a week to ensure a satisfactory non-scuff surface. If you must use it, do so on the coolest part of the day and with minimum turning movements. Parking on a new asphalt driveway will tend to develop depressions and/or marks in the pavement, especially if the temperature is above 60 degrees.

New concrete driveways are sprayed with a white curing compound. This keeps the moisture content high in the concrete to provide for better curing and strength. Do not seal a new concrete driveway for at least 3 months.