

2025 STREET AND UTILITY IMPROVEMENTS APPROVE PRELIMINARY DESIGN AND AUTHORIZE FINAL DESIGN PHASE SERVICES

The map displays the Lake Elmo area in Grant County, Wisconsin, with various neighborhoods and landmarks labeled. Key neighborhoods highlighted with red outlines and labels include:

- JUDITH MARY MANOR
- ROLLING HILLS ESTATES
- PRAIRIE HAMLET
- LAKE ELMO VISTA
- TEAL PASS ESTATES
- IRISH COURT N

Other labeled areas include Oakdale, Stillwater Township, and West Lakeland Township. The map also shows major roads like US-10 and US-52, and several lakes including Lake Elmo, Lake Jane, and Lake Monteville. A red line runs diagonally across the map, likely representing a railroad or a major boundary.



PROJECT SCHEDULE

2025 Street and Utility Improvements

SEPTEMBER 17, 2024	Council authorizes Preliminary Design, Geotechnical Services, and Preparation of a Feasibility Report.
JANUARY 28 & 29, 2025	Neighborhood informational meetings on scope of improvements.
FEBRUARY 18, 2025	Presentation of Preliminary Design Findings and Recommendations. Authorize preparation of Plans and Specifications.
MARCH 18, 2025	Council accepts the Feasibility Report and Calls for Public Hearing. Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 22, 2025	Project Bid Date: Receive Contractor Bids
APRIL 24, 2025	Neighborhood informational meetings on Preliminary Assessments
MAY 6, 2025	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote). Council Accepts Bids and Awards Contract.
MAY, 2025	Conduct Pre-Construction Meeting and Issue Notice to Proceed. <ul style="list-style-type: none">SEPTEMBER 12, 2025 Substantial CompletionOCTOBER 31, 2025 Final Completion

**Final Assessment Hearing Schedule TBD*

Staff is seeking input from the City Council on the final design scope.

- Extend City drinking water and fully reconstruct the roadway

OR

- Do not extend City drinking water. Reclaim and pave the street as a lower cost project with lower assessments

2025 Street and Utility Improvements

- Street and Drainage Improvements to public streets
- Geotechnical investigation supports reclamation of the existing roadway to improve the streets in all areas if watermain is not installed.
- Replace existing asphalt curb with new concrete curb and gutter
- Inspect and repair existing storm sewer including review of extensions as recommended by the engineer.
- NO sanitary sewer extension as part of this project – Project areas are outside of MUSA
- Potential watermain extension areas:
 - 59th Street N (Prairie Hamlet)
 - 55th Street N east of Keats Ave N (Lake Elmo Vista)
 - Irish Court N

59th Street Circle North (Prairie Hamlet)

55th Street North (Lake Elmo Vista)

Irish Court North

LAKE DEMONTREVILLE

LAKE OLSON

LAKE JANE

CLEAR LAKE

SUNFISH LAKE

Prairie Hamlet

Lake Elmo Vista

Arabian Hills

Meyer's Pineridge

Jesse's Hiway

Arvoids Acres

Discover Crossing

Meadows of Lake Elmo

St. Croix's Sanctuary

Carriage Station

Tamarack Farm Est.

The Fields of St. Croix

John M. Day Farm Add.

Tane Ridge

The Fields of St. Croix 2nd Add.

Wildflower At Lake Elmo

Bluestem the Fields of St. Croix

Brookman Add.

Old Village

Park Meadows

Legacy At Northstar

Village Preserve

Sunfish Ponds

Hamlet on Sunfish Lake

Tapestry At Charlotte's Grove

Dawson Acres

Lake Jane Highlands

Teal Pass Estates

Fox Fire Estates

Springborne Green Acres

Burrwood Est.

Judith Mary Manor

Rolling Hills Est.

Bergmann Add.

Demontreville Highlands

Lane's Demontreville Country Club

Oage Acres Add.

Lake Jane Manor No. 1

Lake Jane Hills

Three Lakes Farm Add.

Bordner's Garner Farmettes

Wildflower Shores

Kenridge Add.

Beaumont

TOWER #2

WELL #4

WELL #5

NEIGHBORHOOD MEETINGS HELD

2025 Street and Utility Improvements

- Neighborhood meetings were held to present cost information associated with City drinking water versus reclamation project.
- PFAS hits around each neighborhood.
- 59th Street N (Prairie Hamlet) – Handful of owners attended.
- 55th Street N east of Keats Ave N (Lake Elmo Vista) – No attendees.
- Irish Court N – Two property owners attended. Feedback from one property in favor of water extension and roadway reconstruction.

COST INFORMATION – WATER EXTENSION

2025 Street and Utility Improvements

55TH STREET N (LAKE ELMO VISTA)

- 5 Assessable Units (water) and 5.5 Assessable Units (street)
 - One corner lot parcel uses 55th Street for access.
- Residential properties: Assessed per unit method.
- Water assessed 100% total project costs.
- Streets assessed 30% total project costs.

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Watermain Improvements	\$230,000	\$0	\$46,000
Street Reconstruction	\$821,000	\$574,600	\$44,800 \$22,400 @ 50%

- \$3,000 Water Availability Charge (WAC) per connection.
- \$1,000 Water Connection Charge per connection.
- \$423.65 Meter Fee (3/4" meter).
- \$60 Permit Fee.
- Cost to connect your house to the stub left in the field.

COST INFORMATION – ROAD RECLAMATION

2025 Street and Utility Improvements

55TH STREET N (LAKE ELMO VISTA)

- 5.5 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Streets assessed 30% total project costs.

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Street Reclamation	\$408,000	\$285,350	\$22,300 \$11,150 @ 50%

COST INFORMATION – WATER EXTENSION

2025 Street and Utility Improvements

59th CT N (PRAIRIE HAMLET NEIGHBORHOOD)

- 16 Assessable Units (water) and 17 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Water assessed 100% total project costs.
- Streets assessed 30% total project costs.

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Watermain Improvements	\$340,000	\$0	\$21,250
Street Reconstruction	\$958,000	\$670,700	\$16,900

- \$3,000 Water Availability Charge (WAC) per connection.
- \$1,000 Water Connection Charge per connection.
- \$423.65 Meter Fee (3/4" meter).
- \$60 Permit Fee.
- Cost to connect your house to the stub left in the field.

COST INFORMATION – ROAD RECLAMATION

2025 Street and Utility Improvements

59th CT N (PRAIRIE HAMLET NEIGHBORHOOD)

- 17 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Streets assessed 30% total project costs.

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Street Reclamation	\$437,000	\$305,250	\$7,750

IRISH COURT NEIGHBORHOOD

- 7 Assessable Units (water) and 7 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Water assessed 100% total project costs.
- Streets assessed 30% total project costs.

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Watermain Improvements	\$144,200	\$0	\$20,600
Street Reconstruction	\$585,000	\$409,300	\$25,100

- \$3,000 Water Availability Charge (WAC) per connection.
- \$1,000 Water Connection Charge per connection.
- \$423.65 Meter Fee (3/4" meter).
- \$60 Permit Fee.
- Cost to connect your house to the stub left in the field.

2025 Street and Utility Improvements

IRISH COURT NEIGHBORHOOD

- 7 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Streets assessed 30% total project costs.

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Street Reclamation	\$248,000	\$173,100	\$10,700

55TH ST N / 57TH ST N / JULEP WAY N

- Geotechnical Investigation supports reclamation of the existing roadway.
 - Total project cost is estimated to be \$757,000.
 - Assessment information will be presented with the Feasibility Report at a later date, but the estimated assessment range is \$14,000 to \$15,500 per unit based on preliminary calculations.
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JASPER AVE / 49TH ST / JEROME AVE (TEAL PASS ESTATES)

- Geotechnical Investigation supports reclamation of the existing roadway.
- Total project cost is estimated to be \$759,000.
- Assessment information will be presented with the Feasibility Report at a later date, but the estimated assessment range is \$16,000 to \$17,500 per unit based on preliminary calculations.

TOTAL PROJECT COSTS

2025 Street and Utility Improvements

Proposed Improvement	CIP	PRELIMINARY DESGIN
Street Reclamation	\$2,620,000	\$2,609,000
Water Extension (100% Assessed)	\$320,000	\$714,200

- The Capital Improvement Plan budget is based on all streets being reclaimed.
- If water extension is selected in one or all areas the costs to fully reconstruct the streets are higher than what is presented in the Capital Improvement Plan.
 - Street Reconstruction (3 neighborhoods) + Street Reclamation (2 neighborhoods) is estimated to be \$3,880,000

PROPOSED PARKING RESTRICTIONS

2025 Street and Utility Improvements

- Staff is recommending barrier curb (B418) to be installed in all neighborhoods with drop downs at driveway locations.
- Restrict parking on all cul-de-sacs and turn around areas.
- Restrict parking to one side only along roads 24-feet wide which includes 59th Street Court, 55th Street, and Julep Way. Install no parking signs per policy.

PROPOSED PARKING RESTRICTIONS



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FEBRUARY 18, 2025

STAFF RECOMMENDATION

2025 Street and Utility Improvements

- Staff recommends improving the streets with a reclamation approach with new concrete curb and gutter (barrier curb) and drainage repairs and extensions.
- Staff does not recommend extending City water due to the costs and limited feedback from property owners in support.
- Authorize Bolton & Menk to complete final design for a not to exceed budget of \$121,500 for the reclamation of the existing streets.

2025 Street and Utility Improvements



It is recommended that the City Council consider approving the preliminary design findings and recommendations and authorize final design for the 2025 Street and Utility Improvements to be completed by Bolton and Menk, Inc. in the not to exceed amount of \$121,500.