



Real People. Real Solutions.

Neighborhood Meeting Feasibility Report TH 250 Reconstruction

February 18, 2026



Project Location Map



Project Introduction

- Reconstruction of TH 250 from TH 16 to Root River Bridge
- Proposed Project Includes:
 - Full reconstruction of TH 250 (Parkway Ave N and S, Ashburn St E)
 - Replaces street pavement, storm sewer, sanitary sewer, and watermain
 - Includes upgrades to pedestrian and bicycle infrastructure
 - Install new watermain and sewer infrastructure to serve the Little Norway area



Project Introduction

- Partnership project with MnDOT
 - MnDOT is replacing pavement
 - City of Lanesboro is replacing utilities under TH 250
- Feasibility Report Purpose:
 - Required by statute for special assessment process
 - Evaluate need for project
 - Determine necessary improvements
 - Provide information on estimated costs
 - Outline proposed project schedule
 - Assess project feasibility



Existing Conditions– Streets



Exhibit 1 – Parkway Avenue South Street Condition

Note: Pavement deterioration



Existing Conditions– Streets



Exhibit 2 – Parkway Avenue North and Elmwood St E Intersection Along State Trail Crossing

Note: Long pedestrian crossing



Existing Conditions– Streets



Exhibit 3 – Ashburn St E Road Conditions

Note: No sidewalks



Existing Conditions– Streets



Exhibit 4 – Norway Dr Street Condition

Note: Pavement deterioration



Existing Conditions

Sidewalks and Shared-Use Paths

- Majority of sidewalks are not compliant with Americans with Disabilities Act (ADA) requirements
- Pedestrian infrastructure network gaps:
 - No pedestrian facilities along Ashburn St
 - No pedestrian facilities on west side of Parkway Ave between Elmwood St (CSAH 8) and Kirkwood St, and between Beacon St and Ashburn St
 - Gaps in pedestrian facilities on west side of Parkway Ave between Kirkwood St and Sheridan St (TH 16)



Existing Conditions

Sidewalks and Shared-Use Paths

- Elmwood St (CSAH 8) Intersection
 - Root River Trail crossing is long and skewed at this intersection
 - Poor sight distance for drivers
 - Limited space for bikes and pedestrians



Existing Conditions

Storm Sewer

- Current storm sewer is in moderate to poor condition and needs to be replaced
- Undersized in many areas, which can cause flooding
- Lack of storm sewer facilities along Ashburn St



Existing Conditions

Sanitary sewer pipe

- Current sanitary sewer pipe is the original system
- Pipe is between 80 and 100 years old
- Most of the system is vitrified clay pipe, which is susceptible to cracking and leaking (8-12" diameter)
- Connections to homes are clay or cast iron, and are also deteriorating and leaking (4-6" diameter)
- The pipe is a source of infill & infiltration, which is when clean water enters the sewer system and reduces efficiency
- Existing pipe also has a flat grade in some locations, which creates potential for backups



Existing Conditions

Water main

- Existing water main system is made of cast iron, ductile iron, and PVC pipe
- Pipe diameter ranges between 4 and 8 inches
 - 4-inch pipe can freeze and interrupt service to Little Norway
 - Pipes are undersized for fire protection
- Service pipes to homes are galvanized steel, copper or lead
- Most of the system was constructed in the 1950's or earlier, and has outlived its useful life

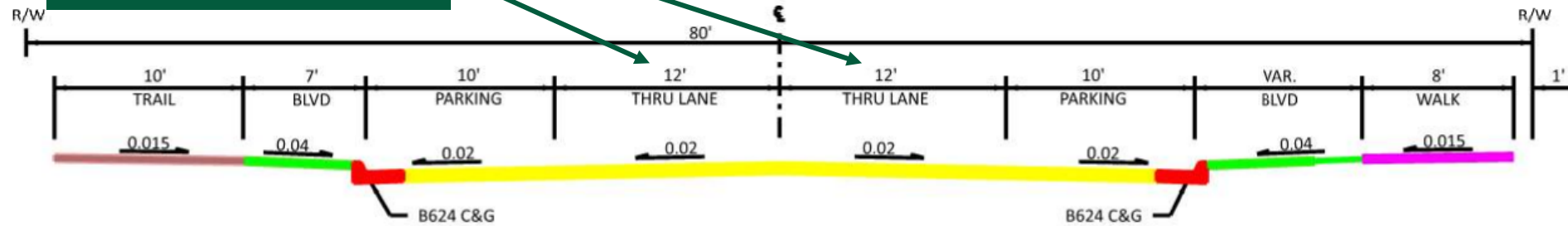


Proposed Project

The project design will include 12-foot-wide driving lanes. This is the same lane width as a highway and will be able to accommodate truck and agricultural traffic.

Note: 12-foot-wide travel lanes in both directions

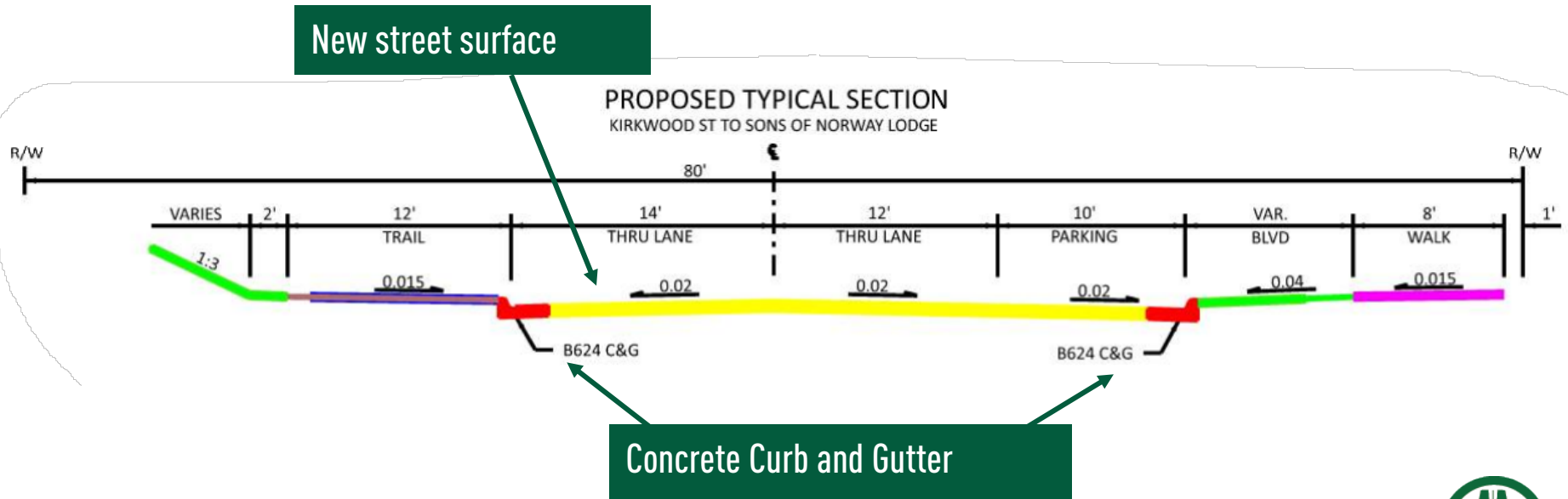
PROPOSED TYPICAL SECTION
TH 16 (SHERIDAN ST) TO KIRKWOOD ST



Proposed Project

Design will include:

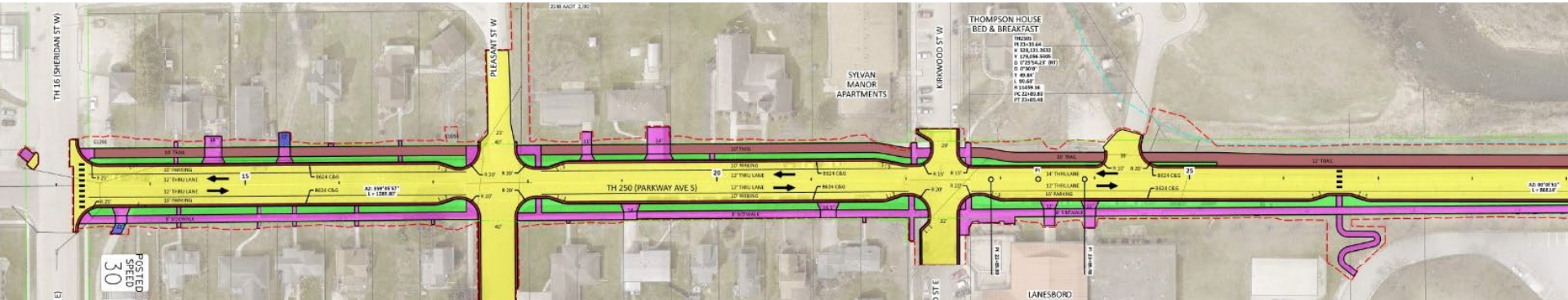
- Full street reconstruction
- Asphalt surface
- Concrete curb and gutter
- Concrete driveway aprons



Proposed Project

10-ft wide shared-use path will be added on the west side of Parkway Ave between TH 16 and Elmwood St (CSAH 8)

Parkway Ave Layout

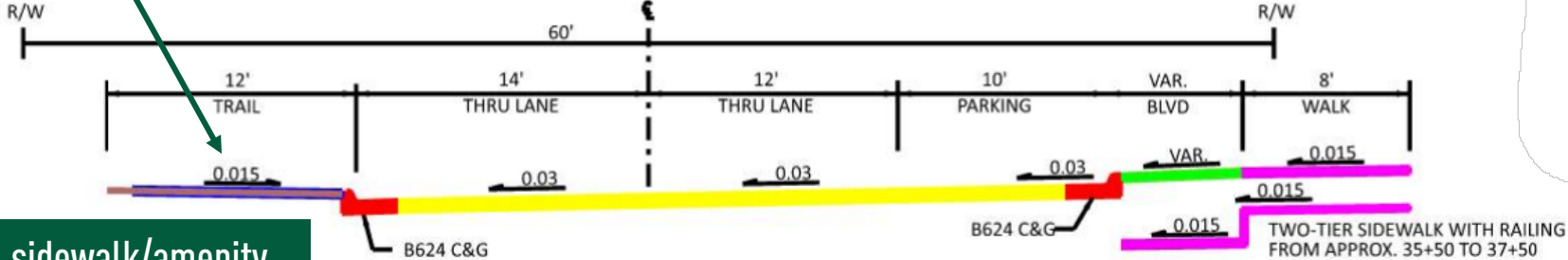


Proposed Project

The goal of the proposed project is to create a balanced design that meets the needs of vehicles, pedestrians, and bicyclists.

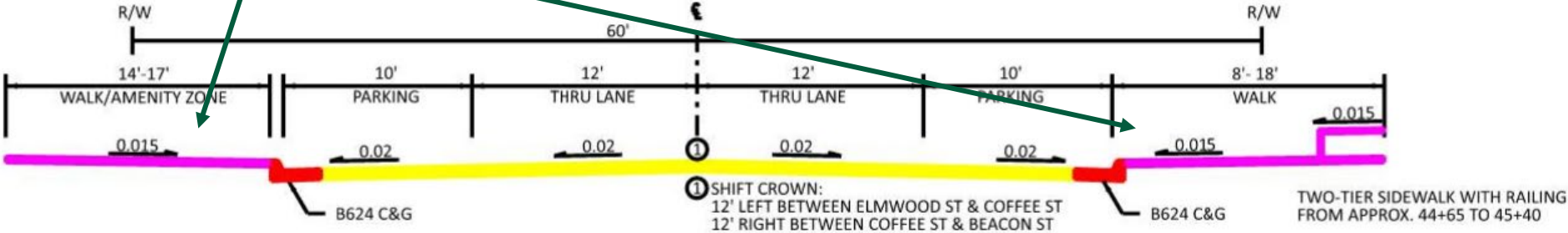
Mixed-use trail added in some sections

PROPOSED TYPICAL SECTION
SONS OF NORWAY LODGE TO ELMWOOD ST



Expanded sidewalk/amenity areas near businesses

PROPOSED TYPICAL SECTION
ELMWOOD ST TO ASHBURN ST



Proposed Project

Sidewalks and Shared-Use Paths

- Sidewalks will be 6 feet wide at a minimum, and 17-18 feet wide downtown.
- Sidewalks and trails will be ADA compliant
- Building entrances to be evaluated to meet ADA standards

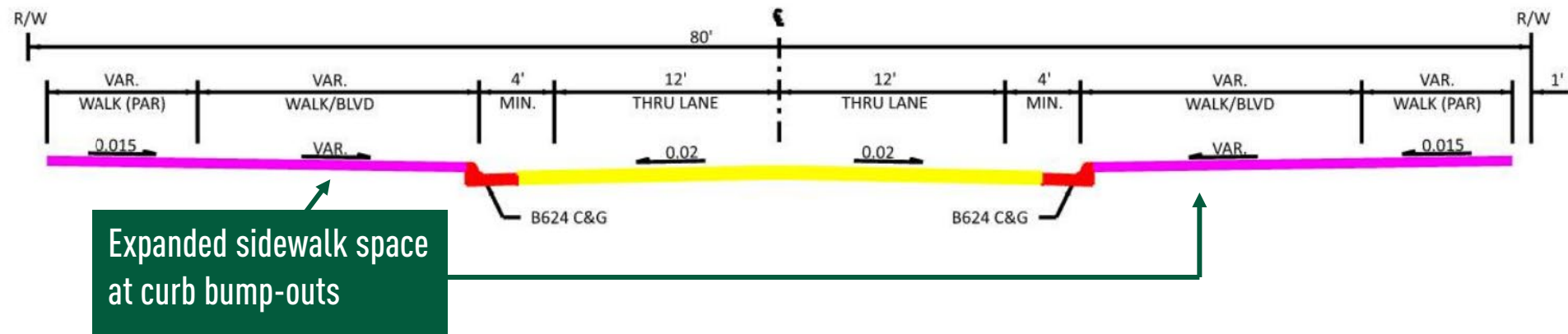


Proposed Project

Curb bump-outs will be added to several intersections

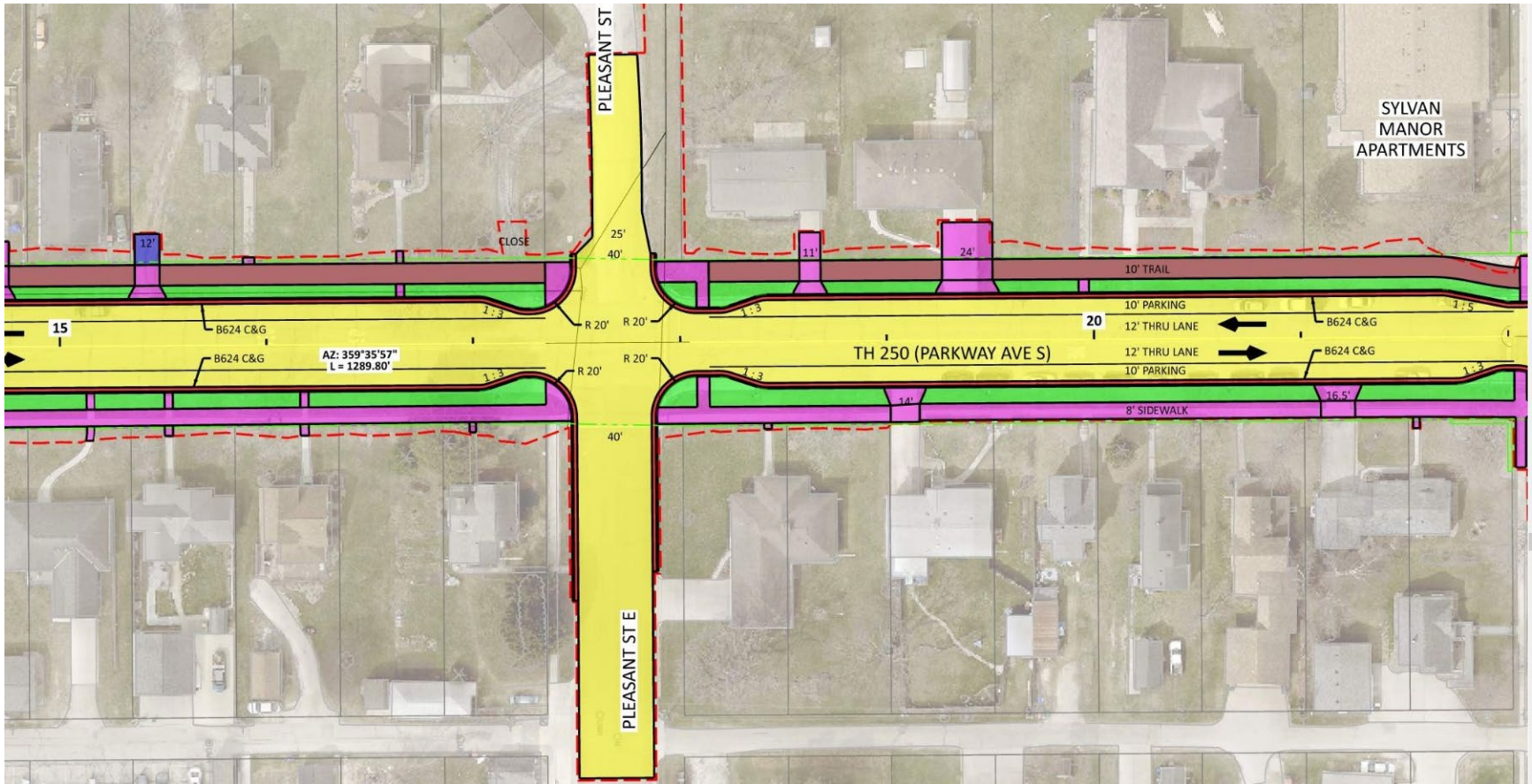
- Bump-outs extend the curb into the street, giving vehicles improved visibility around parked cars when using intersections
- Bump-outs will also shorten pedestrian crossing distance
- This will improve the intersection geometry at the Elmwood St (CSAH 8) and Root River Trail crossing

PROPOSED TYPICAL SECTION
AT CURB BUMPOUTS - PLEASANT ST TO BEACON ST



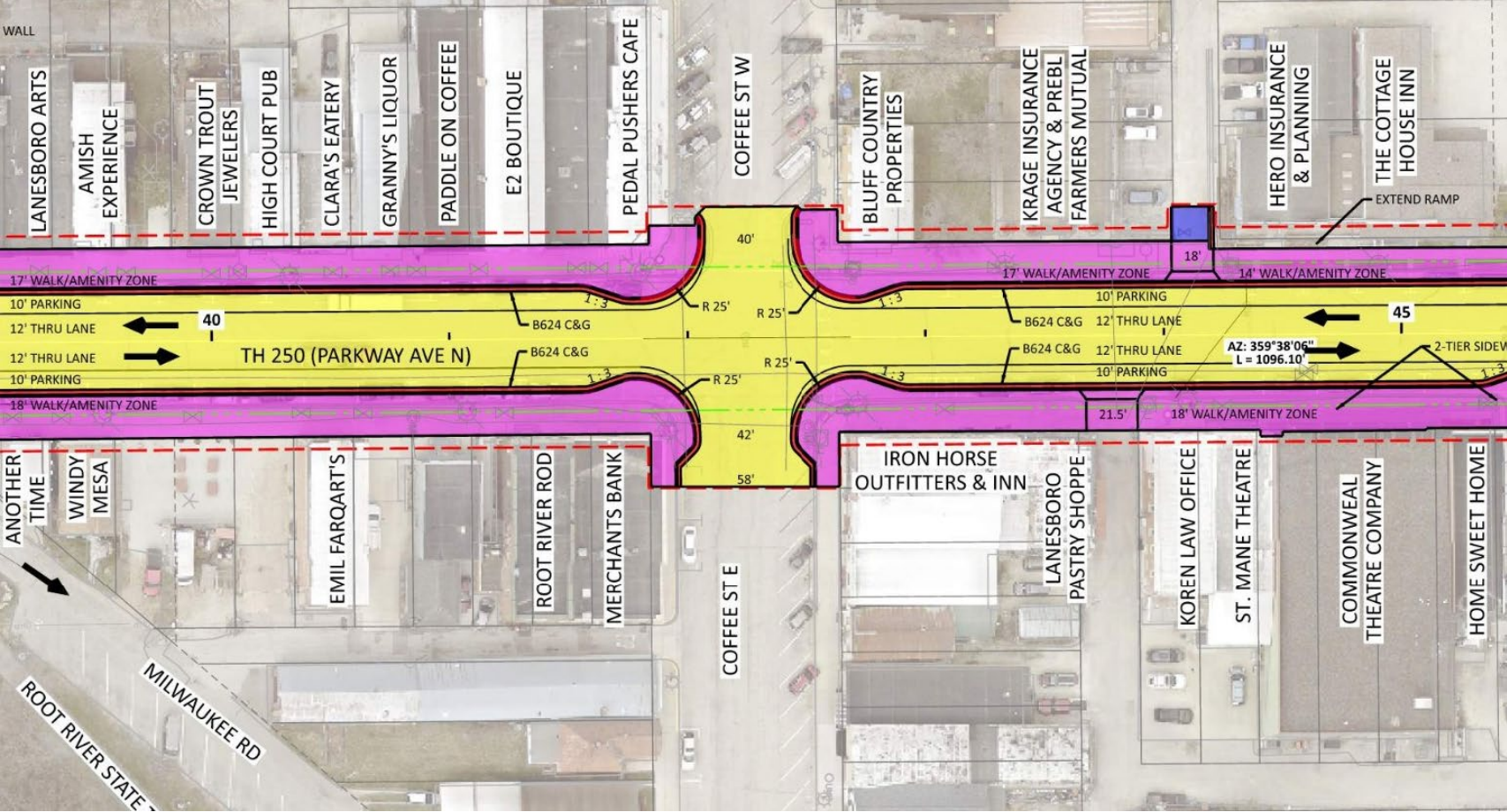
Proposed Project

Curb Bump-Outs Example: Pleasant St E



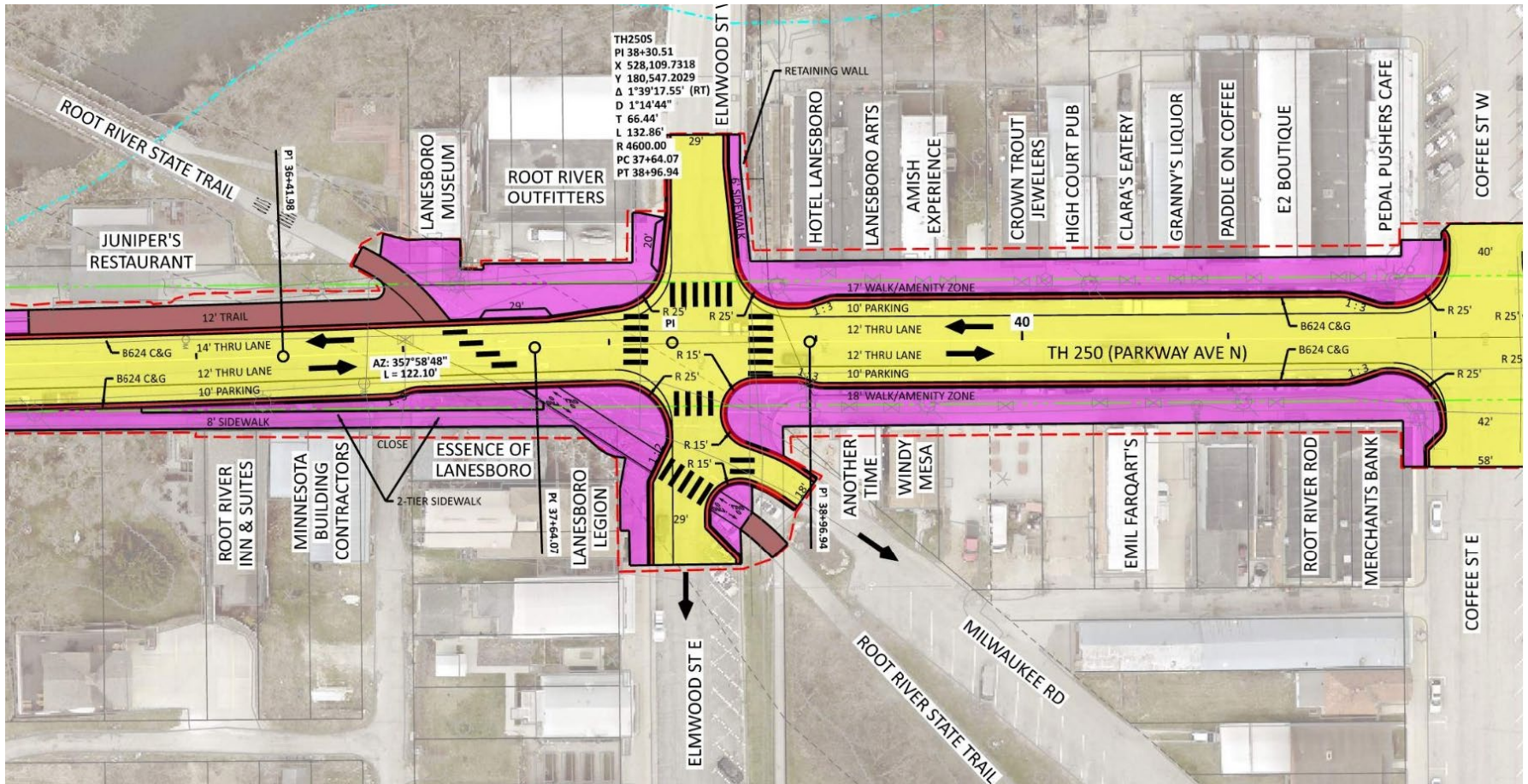
Proposed Project

Curb Bump-Outs Example: Coffee St E



Proposed Project

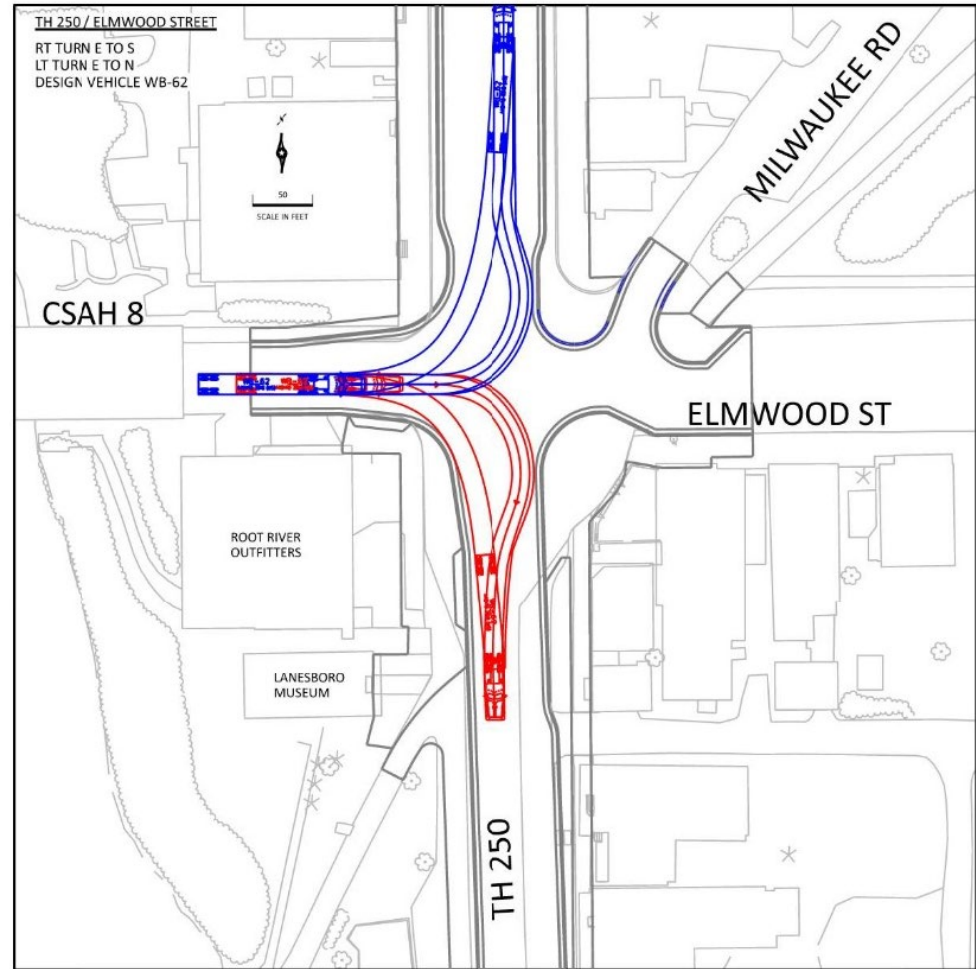
County Road 8 Intersection Layout



Proposed Project

Truck Turning Movements

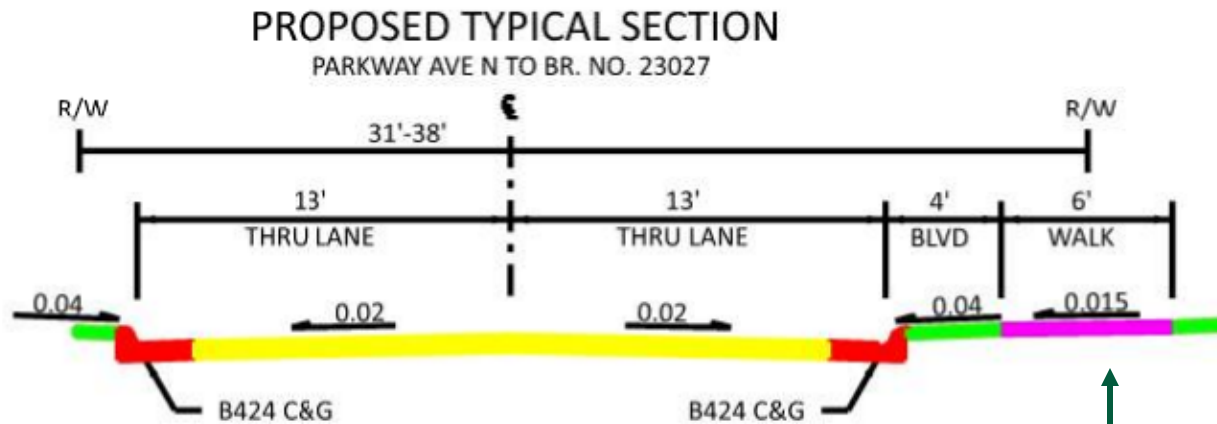
- Example shows semi-truck turning movement at CSAH 8 and Elmwood St intersection
- New design will function similarly to the current design



Proposed Project

Ashburn Street Sidewalk and Trail Connection

- Sidewalk will be added along Ashburn St
- This sidewalk will connect to the wastewater treatment facility trail

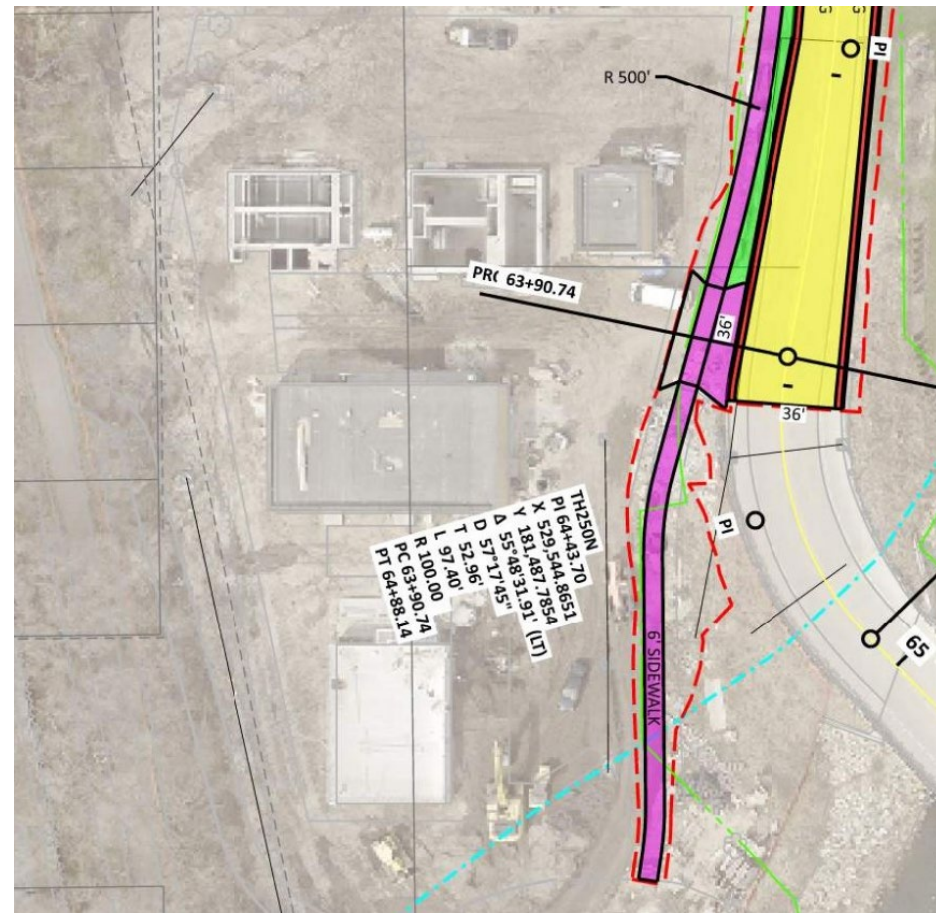
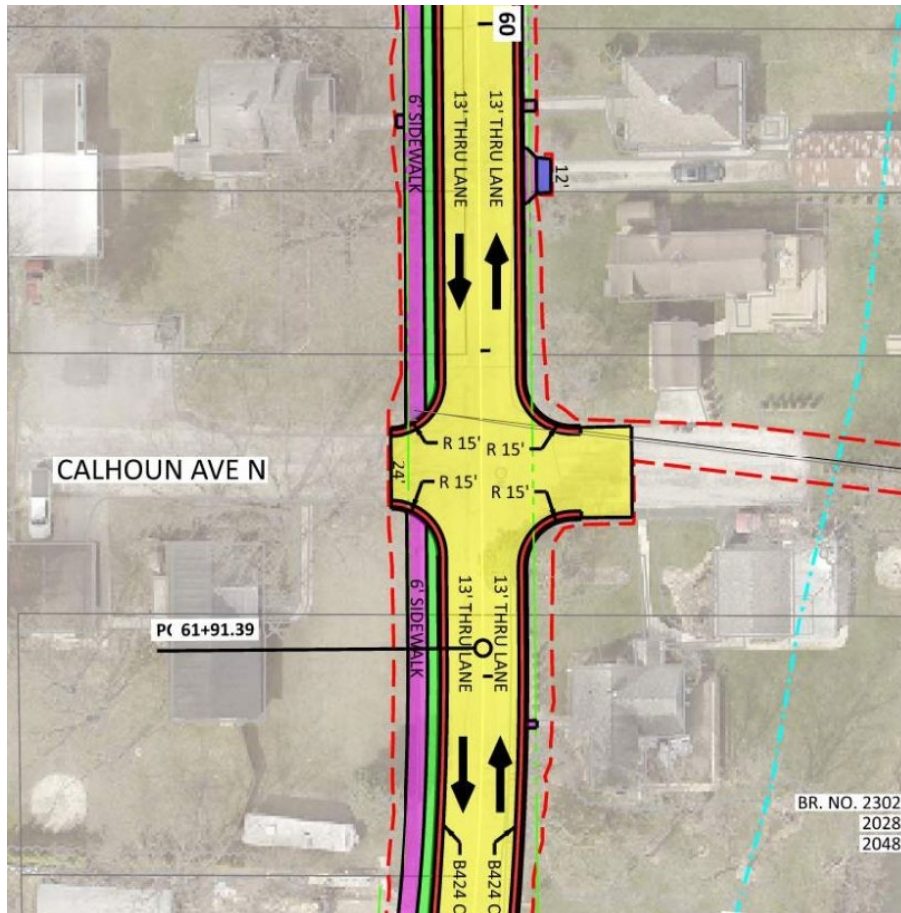


New sidewalk along one side of Ashburn Street



Proposed Project

Ashburn St Sidewalk and Trail Connection



Proposed Project

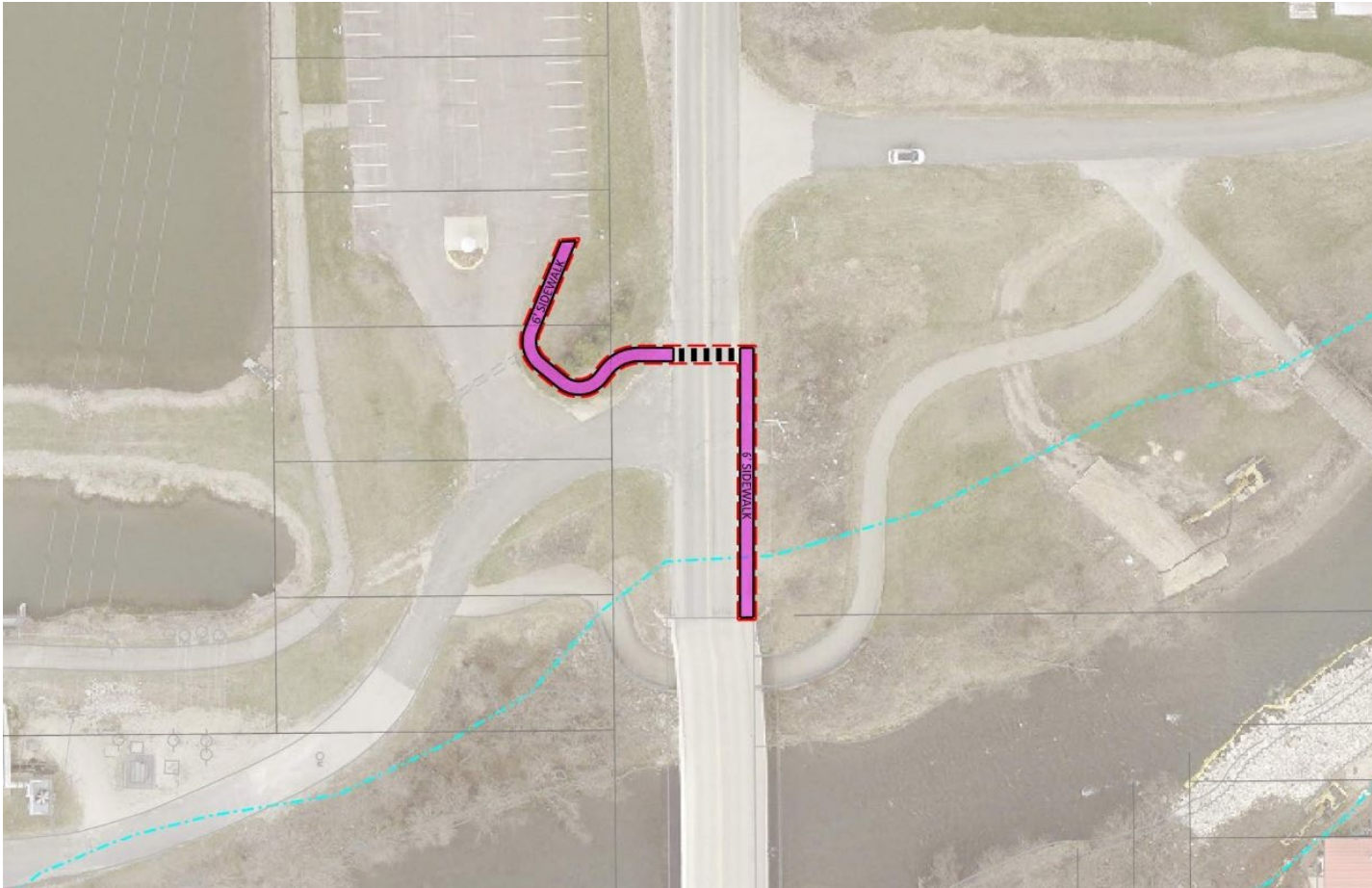
Sidewalks and Shared-Use Paths

- Enhanced pedestrian crossings at Community Center/Park and at Bass Pond parking lot
- Recommended flashing beacons at:
 - CSAH 8 crossing at Bass Pond parking lot
 - Two mid-block crossings at Community Center/Park
- NOTE: No flashing beacon at Root River Trail Crossing (new information from last meeting)



Proposed Project

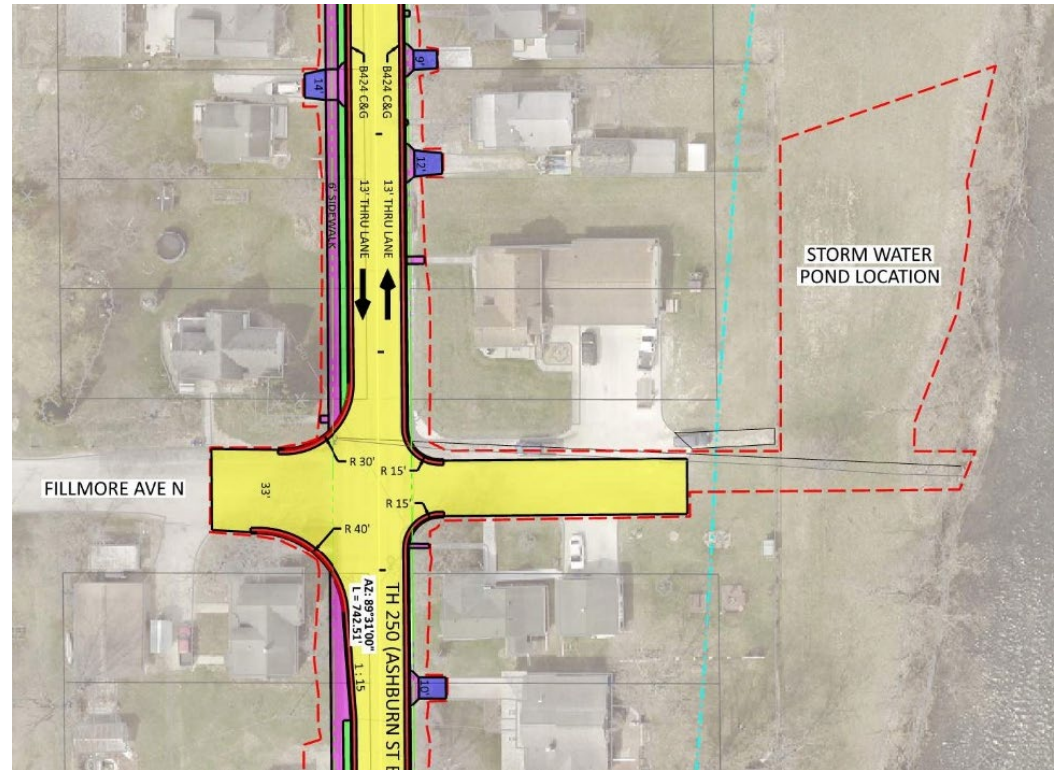
Bass Pond Parking Lot Crossing



Proposed Project

Storm Sewer

- New storm sewer pipe, manholes, and catch basins will be installed.
- New, larger pipes will improve drainage capacity
- Stormwater pond and thermal cooler will be added at Ashburn St/Fillmore St outlet



Proposed Project

Sanitary Sewer

- Sanitary sewer system will be replaced with new PVC main pipes and concrete manhole structures
- New 4 to 6-inch diameter sanitary sewer service lines to residences
- The new system will be watertight, and improve wastewater treatment efficiency
- Replace inverted siphon serving Little Norway area with a submersible pump lift station
- This will reduce maintenance and potential for sewer backups



Proposed Project

Watermain

- Replacement of watermain with new 8-inch diameter pipes
- New hydrants and valves
- Water service lines to properties will be replaced
 - 1 inch diameter pipes for residential properties
 - Variable sizes (1 inch minimum) for downtown businesses
- New 8-inch diameter watermain under river to Little Norway and LPU building
 - Existing 4-inch watermain crossing Walking Bridge to Little Norway will be abandoned



Proposed Project

Street Lighting and Amenities

- Street lighting will be replaced with standard LPU light poles and fixtures
 - These will be very similar to the lighting installed in the Coffee/Rochelle/Beacon downtown project (right image)
- Possible streetscaping amenities
 - Benches, bike racks, plantings
 - Design and amenities still being determined



Proposed Project

Other Utilities

- Gas, electric, and communications utilities may need to be relocated, or new installations may be added. Utility coordination will occur throughout the final design process.

Right-of-Way

- This project will require permanent and temporary easements
- These easements will be acquired according to federal process, appraisals, etc.



Estimated Project Cost

Total Estimated Project Cost Breakdown

TOTAL PROJECT			
Item	Estimated Construction Cost	Estimated Engineering, Administration, Inflation, and Financing Cost	Total Estimated Project Cost
Street & Site (Mainline)	\$3,623,796.45	\$1,630,187.08	\$5,253,983.53
Street & Site (Parking)	\$270,793.20	\$118,406.23	\$389,199.43
Sidewalk (Commercial)	\$167,138.30	\$75,455.96	\$242,594.26
Sidewalk (Residential)	\$816,748.50	\$372,354.61	\$1,189,103.11
Storm Sewer	\$1,112,599.00	\$497,275.74	\$1,609,874.74
Sanitary Improvements	\$1,139,099.40	\$531,293.80	\$1,670,393.20
Watermain Improvements	\$1,772,185.00	\$922,542.90	\$2,694,727.90
Total Estimated Project Costs	\$8,902,359.85	\$4,147,516.31	\$13,049,876.16



Estimated Project Cost

MnDOT Share of Estimated Project Cost

MnDOT COST SHARE			
Item	Estimated Construction Cost	Estimated Engineering, Administration, Inflation, and Financing Cost	Total Estimated Project Cost
Street & Site (Mainline)	\$2,723,556.45	\$708,124.68	\$3,431,681.13
Street & Site (Parking)	\$235,137.00	\$61,135.62	\$296,272.62
Sidewalk (Commercial)	\$111,038.70	\$28,870.06	\$139,908.76
Sidewalk (Residential)	\$555,309.35	\$144,380.43	\$699,689.78
Storm Sewer	\$915,919.00	\$238,138.94	\$1,154,057.94
Sanitary Improvements	\$0.00	\$0.00	\$0.00
Watermain Improvements	\$0.00	\$0.00	\$0.00
Total Estimated Project Costs	\$4,540,960.50	\$1,180,649.73	\$5,721,610.23



Estimated Project Cost

City of Lanesboro Share of Estimated Project Cost

CITY COST SHARE			
Item	Estimated Construction Cost	Estimated Engineering, Administration, Inflation, and Financing Cost	Total Estimated Project Cost
Street & Site (Mainline)	\$900,240.00	\$922,062.40	\$1,822,302.40
Street & Site (Parking)	\$35,656.20	\$57,270.61	\$92,926.81
Sidewalk (Commercial)	\$56,099.60	\$46,585.90	\$102,685.50
Sidewalk (Residential)	\$261,439.15	\$227,974.18	\$489,413.33
Storm Sewer	\$196,680.00	\$259,136.80	\$455,816.80
Sanitary Improvements	\$1,139,099.40	\$531,293.80	\$1,670,393.20
Watermain Improvements	\$1,772,185.00	\$922,542.90	\$2,694,727.90
Total Estimated Project Costs	\$4,361,399.35	\$2,966,866.58	\$7,328,265.93



Potential Funding Sources

- Tax Levy
- Utility Funds
- Special Assessments
- Possible Public Facilities Authority (PFA) funding
 - The City has submitted applications for competitive loans and grants, grant funding will be contingent on funding availability and affordability criteria
 - Low Interest Loan
 - WIF Grant Funding
- MnDOT funding for their share of project



Potential Funding Sources

- The project has secured MnDOT Transportation Alternatives Funding.
- This will include \$1.35 million for sidewalks, trails, street lighting



Assessments

City's Local Improvement Policy

Table 2 - Lanesboro Assessment Rate Policy Summary		
Project Component	% Assessable	% City Cost
Street & Site	35%	65%
Sidewalk (Commercial)	100%	0%
Sidewalk (Residential)	50%	50%
Storm Sewer	35%	65%
Sanitary Improvements	35%	65%
Watermain Improvements	35%	65%

Table 3 - Lot Frontage Adjustments ⁽¹⁾	
Lot Type	Adjustment
Rectangular Interior Lots	Frontage equals the dimension of the side of the lot abutting the improvement.
Irregular Shaped Lots	Adjusted frontage equals the average width of the lot.
Corner Lots (Sanitary Sewer & Watermain)	Adjusted frontage equals the average front footage of both sides $= (X+Y)/2$
Corner Lots (Street & Store Sewer)	Adjusted frontage equals the sum of both sides minus a side lot allowance of 50 feet. $= (X+Z)-50$
Cul-de-sac Lots	Adjusted frontage equals the lot width at the building setback line

1 – Only Lot Frontage Adjustment types used for this project are shown.



Assessments

- NOTE: Updated Preliminary Assessment Roll is available on the project website: Lanesboro250Project.com
- Preliminary total amount assessed: \$2.7 million
- Example assessment for an 80-foot lot per-policy:
 - Residential-\$30,413
 - Commercial-\$27,221



Assessments

Comparison to Previous Project

- Previous projects include Kirkwood and Coffee/Rochelle/Beacon Street Project. Assessable percentage reduced to 20% for all items.
 - Residential-\$16,245
 - Commercial-\$17,362
 - If the TH 250 project is reduced similarly, estimates are:
 - Residential-\$16,529
 - Commercial-\$14,900
 - Approx. 45% reduction
- Note: Updated numbers 2/18/26*



Assessments

- Assessments are preliminary right now
- Final assessments determined at Assessment Hearing in April 2027 and will be based on as-bid costs
- Council will deliberate on percentage to assess between now and then, finalize decision prior to Assessment Hearing



Project Schedule

Table 4 - Project Schedule	
Open House Meeting	Late March 2025
Resolution Ordering Feasibility Report	4/7/2025
Prepare Feasibility Report	4/8/2025 to 7/7/25/2025
Resolution Receiving Feasibility Report and Calling for Hearing on Improvement	7/7/2025
Targeted Business & Property Owner Meetings	July 2025-September 2026
Published Notice of Hearing on Improvement	8/11/2025 & 8/18/2025
Mailed Notice of Hearing on Improvement	8/11/2025
Open House Meeting	8/28/2025
Improvement Hearing/Municipal Consent Hearing	9/2/2025
Resolution Ordering Improvement/Municipal Consent Resolution	9/2/2025
Targeted Business & Property Owner Meetings	2nd Quarter 2026
Open House Meeting	2nd Quarter 2026
Open House Meeting	3rd Quarter 2026
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	11/2/2026 (Tentative)
Advertise for Bids	November 2026 (Tentative)
Open Bids	December 2026 (Tentative)
Prepare Final Assessment Roll	January 2027 (Tentative)
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	2/1/2027 (Tentative)
Resolution for Hearing on Proposed Assessment	2/1/2027 (Tentative)
Published Notice of Hearing on Proposed Assessment	2/11/2027 (Tentative)
Mailed Notice of Hearing on Proposed Assessment	2/11/2027 (Tentative)
Open House Meeting	2/25/2027 (Tentative)
Assessment Hearing	3/1/2027 (Tentative)
Resolution Adopting Assessment	3/1/2027 (Tentative)
Begin Construction	Spring 2027 (Tentative)
End Construction	TBD (2027 or 2028)



Next Steps

Construction Questions

More information about construction will be available in Spring/Summer of 2026



More Information

- Project Website: Lanesboro250Project.com
- This presentation will be available on the project website, along with additional materials and contact information
- Sign up for email updates!



TH 250 Reconstruction Project



*Staff will be available to answer questions
at the layout tables*

