

# **CSAH 2 Reconstruction**

## Feasibility Report



Prepared for:  
**City of Cold Spring**



**FEASIBILITY REPORT  
FOR THE  
CSAH 2 RECONSTRUCTION  
COLD SPRING, MINNESOTA**

July 24, 2015

PROJECT NO. 193802934

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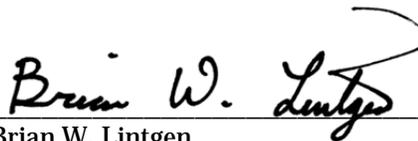
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## Sign-off Sheet

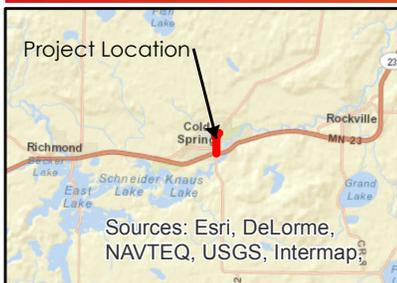
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- Legend**
- █ Project Location
  - █ Water Features
  - █ Major Road
  - █ Existing Parks
  - █ Minor Road
  - █ City Boundary
  - █ Streams

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 15N
  2. Base features: Stantec, MNDNR, Stearns County
  3. Orthoimagery © Microsoft Bing Maps

Project Location 193802934  
 Cold Spring, MN      Prepared by JHR on 2015-07-16  
 Technical Review by BL on 2015-07-16

Client/Project  
 City of Cold Spring  
 CSAH 2 Reconstruction

Figure No.  
**1**  
 Title

**Project Location Map**

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# CSAH 2 RECONSTRUCTION

Introduction  
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## 1.0 Introduction

The City Council has directed our firm, Stantec Consulting Services Inc., to conduct a feasibility study and prepare a feasibility report for Stearns County State Aid Highway No. 2 (CSAH 2), also known as Red River Avenue in Cold Spring. This Feasibility Report is being prepared pursuant to Minnesota Statute 429, as some of the costs of these improvements are anticipated to be specially assessed against benefiting properties.

## 2.0 Scope

The project site is located through the heart of Cold Spring. The scope of this report includes the reconstruction of CSAH 2 from the intersection of Minnesota Trunk Highway No. 23 (TH23) to approximately 750 feet north of the CSAH 50 and CSAH 2 intersection (near River Oaks Drive). The project includes the installation of new sanitary sewer main, water main, sanitary sewer and water services, storm sewer, street reconstruction, sidewalk, streetscaping, and lighting. Construction will occur within public right-of-way (ROW) and necessary easements will be obtained by Stearns County and the City.

The roadway is under Stearns County jurisdiction. The County is planning a full roadway reconstruction from TH 23 through the River Oaks Drive intersection including a new roundabout at the intersection of CSAH 50/2. The City has sewer and water infrastructure under the roadway of varying age. The County recognizes the City's desire to replace the aging utilities while the road is being reconstructed.

The County will be the lead agency on the project. They will be paying for the reconstruction of the roadway (from back of curb to back of curb) from TH23 to River Oaks Drive, the roundabout (back of curb to back of curb), a portion of the storm sewer, and half of the ROW acquisition costs. They will provide the plan sheets and specifications for these portions of the project and will provide construction observation and testing related to them. Due to the use of State Aid funds, the project will be required to follow prevailing wage standards during construction.

The City will be responsible for the design and costs of the sanitary sewer, water main, sewer and water services, a portion of the storm, the portions of roadway outside of mainline CSAH 2, sidewalk, streetscape items, half of the ROW acquisition, and utility modifications. The City will be assessing their portion of the costs according to the City assessment policy.

## 3.0 Design Considerations

### 3.1 ROADWAYS

Bituminous roadway pavement, concrete curb and gutter, concrete sidewalks, and roadway base material are proposed to be replaced with the project.

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Street widths will become an average of four feet narrower than the existing configuration for a majority of the project. From TH 23 to 1<sup>st</sup> Street North the width will be 56 feet (face of curb to face of curb). There will be left turn lanes added for intersections at 1<sup>st</sup> Street South, Main Street, and 1<sup>st</sup> Street North. Parking will remain on both sides of the street with the exception of the area between TH 23 and 2<sup>nd</sup> Street South and the areas adjacent to the roundabout.

In the core downtown area, the roadway section will include two twelve foot driving lanes, one twelve foot turning lane, and two ten foot parking lanes. Eleven foot concrete sidewalks are being proposed for each side.

North of 1<sup>st</sup> Street North the roadway narrows to 44 feet (face of curb to face of curb), which will include two twelve foot driving lanes and two ten foot parking lanes. A few parking spots just north of 1<sup>st</sup> Street North may be lost due to the transition to the narrower road. The sidewalk on each side of the road will be five feet wide and will be in approximately the same location it currently occupies. Slight adjustments will be made to minimize utility impacts.

At the intersection of CSAH 50/2 a roundabout will be constructed. Stearns County is leading the design for this portion of the project. The design will accommodate trucks and agricultural traffic. The center of the roundabout will contain a truck apron just inside the roadway surface. This is designed for truck trailer tires to ride on when using the roundabout. Five foot wide sidewalks will be placed outside of the roundabout. The City will be responsible for the costs of the roundabout items behind the curb.

North of the roundabout, the roadway and sidewalk will match the existing widths.

The proposed roadway pavement surface will be bituminous. The pavement section is being designed by Stearns County and they will be providing the construction documents related to roadway construction. The cost of constructing roadway items from the back of curb to back of curb will be borne by the County. This cost share approach will help to reduce the project costs for the adjacent property owners and the City. The required side road and driveway pavement on the project will not be paid for by the County and will be shared between the City and adjacent property owners.

Crosswalks will be painted at intersections and at the roundabout. The flashing pedestrian sign that is currently near the Cold Spring Brewing Company (Brewery) will be salvaged and reused on the project.

A detour will be required while the roadway and intersection are under construction. The City and County are still working to determine the most feasible detour route. The required detour signage and advanced notice to motorists will be provided with the project.

Due to the significance of CSAH 2 through Cold Spring, the project will likely be staged to minimize traffic interruption. The exact staging configuration will be worked out in final design, taking into consideration the ROCORI school year calendar.

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### 3.2 SANITARY SEWER

The sanitary sewer on the project varies greatly in age and condition. The pipe was televised in the spring of 2015 and this televising data, along with asbuilt information, helped determine the extent of sewer replacement needed. The City is responsible for the design and costs associated with the sanitary sewer replacement. Below is a block by block summary of the existing pipe and the proposed action.

#### *TH 23 to 2<sup>nd</sup> Street South*

- Existing: Approximately 200 feet of sanitary sewer extending north from a manhole (MH) in TH 23. It serves the businesses on both corners of TH 23 and CSAH 2, as well as businesses to the west. The pipe is a combination of ductile iron and PVC. The pipe condition is fair.
- Proposed: New eight inch PVC pipe and concrete manholes.

#### *2<sup>nd</sup> Street South to 1<sup>st</sup> Street South*

- Existing: Ten inch vitrified clay pipe (VCP). Age is unknown.
- Proposed: New ten inch PVC pipe and concrete manholes.
- Notes:
  - The water in this section will be staying in place. It was replaced in 1986 but the sewer was not.
  - The sanitary extends southwest on 2<sup>nd</sup> Street. The pipe will be replaced to the ROW.
  - The pipe will be replaced slightly past the MH at 1<sup>st</sup> Street South. A communication company drilled a line through the sanitary sewer at this location.

#### *1<sup>st</sup> Street South to Main Street*

- Existing: Ten inch PVC pipe from 1986.
- Proposed: Leave in place.

#### *Main Street to 1<sup>st</sup> Street North*

- Existing: Eight inch PVC from 1980.
- Proposed: Leave in place.

#### *1<sup>st</sup> Street North to 2<sup>nd</sup> Street North*

- Existing: Eight inch VCP. Unknown age.
- Proposed: New eight inch PVC pipe and concrete manholes.

#### *2<sup>nd</sup> Street North to Vacated 3<sup>rd</sup> Street North*

- Existing: Eight inch VCP from 1968. The pipe is undersized based on current flows.
- Proposed: New twelve inch PVC pipe and concrete manholes.
- Notes:
  - The pipe is installed through the double box culvert at Brewery Creek. There is a twelve inch wrought iron casing pipe with an eight inch carrier pipe.
  - A larger casing pipe is needed. The box culvert will need modification to accommodate the larger casing pipe diameter.

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- The new pipe will follow a similar grade and will be raised a few tenths of a foot if upstream connections allow. This will allow the new pipe to be higher or equal to the current height above the culvert invert.
- A DNR Utility Crossing License will be required. The City is currently working with the DNR to review this crossing. Based on their comments and requirements, the approach for this sanitary crossing may change in final design.

### *Vacated 3<sup>rd</sup> Street*

- Existing: Eight inch VCP and PVC. Age unknown. Enters the sewer main through a wye connection.
- Proposed: New eight inch PVC pipe and concrete manholes.

### *Vacated 3<sup>rd</sup> Street North to CSAH 50/2 Intersection*

- Existing: Eight inch VCP. Age unknown.
- Proposed: New ten inch PVC pipe and concrete manholes.

### *CSAH 50/2 Intersection to River Oaks Drive*

- Existing: Eight inch VCP. Age unknown.
- Proposed: New eight inch PVC and concrete manholes.

### *CSAH 50/2 Intersection to 4<sup>th</sup> Street North*

- Existing: Eight inch VCP from the 1960's.
- Proposed: Eight inch PVC with concrete manholes.
- Notes:
  - Alignment will shift based on roundabout.
  - Bulkhead in manhole at CSAH 50 & 4<sup>th</sup> Street North will be removed to send wastewater from Brewery Hill area through new pipe in CSAH 2.

## **3.3 WATER MAIN**

The water main on the project varies greatly in age and condition. Asbuilt information and water demand analysis were used in determining the extent of water main replacement. The City is responsible for the design and costs associated with the water main replacement. Below is a block by block summary of the existing pipe and the proposed action. New fire hydrants and valves will be installed along with the new water main.

### *TH 23 to 2<sup>nd</sup> Street South*

- Existing: Eight inch ductile iron pipe (DIP) from 1986. The material and age of the southern 200 feet is unknown.
- Proposed:
  - Replace the southerly 200 feet of pipe with new eight inch PVC pipe. The age and material is unknown, and it appears that this section was not replaced with other recent projects. This will correspond with the sewer replacement in this area.

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- Leave the remainder of the pipe in place. Pipe is relatively new and DIP is an acceptable material.
- Insulate the water main at the ROCORI Trail crossing as the road is being lowered in this area. This will require digging down to the pipe to install insulation.

### *2<sup>nd</sup> Street South to 1<sup>st</sup> Street South*

- Existing: Ten inch DIP from 1986.
- Proposed: Leave the pipe in place. It is relatively new and DIP is an acceptable material.

### *1<sup>st</sup> Street South to Main Street*

- Existing: Ten inch DIP from 1986.
- Proposed: Leave the pipe in place. It is relatively new and DIP is an acceptable material.

### *Main Street to 1<sup>st</sup> Street North*

- Existing: Eight inch cast iron pipe (CIP) of an unknown age.
- Proposed: New twelve inch PVC. The material type, age, and capacity issues are driving this section's replacement.

### *1<sup>st</sup> Street North to 2<sup>nd</sup> Street North*

- Existing: Eight inch CIP of an unknown age.
- Proposed: New twelve inch PVC. The material type, age, and capacity issues are driving this section's replacement.
- Notes: A six inch PVC lateral and hydrant will be installed to the west side of the road at 2<sup>nd</sup> Street. There are three properties on the west side of the road at 2<sup>nd</sup> Street that currently share a small water service that comes from the middle of CSAH 2. The common service pipe for all the homes will now connect to the new six inch lateral ahead of the hydrant lead.

### *2<sup>nd</sup> Street North to Vacated 3<sup>rd</sup> Street North*

- Existing: Eight inch CIP of an unknown age. Pipe comes closer to the road surface at the box culvert in Brewery Creek. It crossed the upper part of the culvert. It is exposed and insulated.
- Proposed: Twelve inch fusible PVC. The material type, age, and capacity issues are driving this section's replacement. Due to the box culvert and a high water table, the pipe in this area will be directionally drilled. This will eliminate having to physically dig below the existing box culvert and placing the pipe under the box culvert is a better solution than going through it. A DNR Utility Crossing License will be required.

### *Vacated 3<sup>rd</sup> Street*

- Existing: Private services off of the main in CSAH 2.
- Proposed: New six inch PVC lateral terminating at a hydrant. Water services will then be tapped from this pipe.

### *Vacated 3<sup>rd</sup> Street North to CSAH 50/2 Intersection*

- Existing: Eight inch CIP and ten inch DIP. CIP age is unknown, DIP from 1988. The DIP is for the existing well infrastructure that is no longer needed.
- Proposed: New twelve inch PVC. The material type, age, and capacity issues are driving this section's replacement.

### *CSAH 50/2 Intersection to River Oaks Drive*



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- Existing: Six inch CIP of unknown age. Eight inch DIP from 1989.
- Proposed: Twelve inch PVC. The material type, age, and capacity issues are driving this section's replacement. The new pipe will tie into the loop on the south side of the ROCORI property and the ten inch main from River Oaks Drive. The single pipe will replace the dual main in this area as the eight inch DIP will be abandoned in place to avoid excavation in the east boulevard.

### *CSAH 50/2 Intersection to 4<sup>th</sup> Street North*

- Existing: Four inch CIP of unknown age and ten inch DIP from 1988.
- Proposed: Twelve inch PVC. The material type, age, and capacity issues are driving this section's replacement. The dual main will be eliminated. The DIP is close to the foundation of the Brewery and is therefore proposed to be replaced in the street instead of the boulevard. The existing DIP in the boulevard will be abandoned in place to avoid excavation next to the Brewery foundation. The new pipe will tie into the ten inch PVC pipe from the CSAH 50 project. It will also be extended along the south side of Veterans Park to tie into the existing ten inch DIP loop to the ground storage tank.

## 3.4 SERVICES

Service lines are recommended to be replaced as outlined below. The CSAH 2 corridor is long and has experienced a patchwork of previous utility work, therefore the service replacements are not necessarily as straightforward as a typical reconstruction project. Typical connections will be PVC sewer pipe and HDPE water service pipe (sizes for both will dependent on service type). New corporation stops and curb stops will be installed on water services. Tracer wire will be placed with all new services, and all services will be replaced to the ROW unless otherwise noted. The City is responsible for the design and costs associated with sanitary sewer replacement. Below is a block by block summary of the existing service and the proposed action.

### *TH 23 to 2<sup>nd</sup> Street South*

- Sanitary and Water: New connections to the businesses on the east and west side of the road adjacent to the new pipe by TH23. No other water services are present along this section.

### *2<sup>nd</sup> Street South to 1<sup>st</sup> Street South*

- Sanitary: New services for properties on the west side of the road (#109, #105, #101 Red River Ave).
- Water: Existing services will be kept in place.

### *1<sup>st</sup> Street South to Main Street*

- Sanitary and Water: Existing services will be kept in place.

### *Main Street to 1<sup>st</sup> Street North*

- Sanitary:
  - West side:
    - #15 Red River Avenue - New wye and PVC service pipe (two service lines).
    - #23 Red River Avenue - New wye and PVC service pipe.
  - East side: 14, 25 Red River Avenue - New wye and PVC service pipe.
- Water:
  - West side:

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- #15 Red River Avenue - New corporation, curb stop, and HDPE service pipe (two service lines).
- #23 Red River Avenue - New corporation, curb stop, and HDPE service pipe.
- #25 Red River Avenue - New corporation, curb stop, and HDPE service pipe.
- East side:
  - #14 Red River Avenue - New corporation, curb stop, and HDPE service pipe.
  - #25 Red River Avenue - New corporation, curb stop, and HDPE service pipe.

### *1<sup>st</sup> Street North to 2<sup>nd</sup> Street North*

- Sanitary:
  - West side:
    - #105 Red River Avenue - New wye and connect to 1991 assessed PVC service.
    - #109 Red River Avenue - New wye and PVC service pipe.
    - #115 Red River Avenue - New wye and PVC service pipe.
  - East side:
    - #331 1<sup>st</sup> Street North - New wye and PVC service pipe.
    - #104 Red River Avenue - New wye and connect to 1991 assessed PVC service.
    - #108 Red River Avenue - New wye and connect to 1991 assessed PVC service.
    - #112 Red River Avenue - New wye and PVC service pipe.
    - #118 Red River Avenue - New wye and connect to 1991 assessed PVC service.
- Water:
  - West side:
    - #105 Red River Avenue - New corporation, curb stop, and HDPE service pipe (new copper in 1991, but not assessed).
    - #109 Red River Avenue - New corporation, curb stop, and HDPE service pipe.
    - #115 Red River Avenue - New corporation, curb stop, and HDPE service pipe.
  - East Side:
    - #331 1<sup>st</sup> Street North,
    - #104 Red River Avenue - New corporation, curb stop, and HDPE service pipe (new copper in 1991, but not assessed).
    - #108 Red River Avenue - New corporation, curb stop, and HDPE service pipe (new copper in 1991, but not assessed).
    - #112 Red River Avenue - New corporation, curb stop, and HDPE service pipe.
    - #118 Red River Avenue - New corporation, curb stop, and HDPE service pipe (new copper in 1991, but not assessed).
  - Notes: Water main will be shifted west, therefore even 1991 water services need to be replaced.
- Water - 2<sup>nd</sup> Street North, west of CSAH 2
  - #117 Red River Avenue, #406 2<sup>nd</sup> Street North, and #201 Red River Avenue will have their common service connected to the new six inch water main lateral.

### *2<sup>nd</sup> Street North to Vacated 3<sup>rd</sup> Street North*

- Sanitary
  - #319 2<sup>nd</sup> Street North - New wye and connect to 1991 assessed PVC service.
  - Cold Spring Brewing Company (Brewery) -
    - Upsized service for wastewater plant. Enters manhole in the road south of the brewhouse building.
    - This service pipe will be upsized from eight inch to ten inch. It will be installed to the ROW.
- Water
  - # 319 2<sup>nd</sup> Street North - New corporation, curb stop, and HDPE service pipe (new copper in 1991, not assessed).

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### *Vacated 3<sup>rd</sup> Street*

- Sanitary:
  - #214 Red River Avenue - New PVC service to the dead end manhole
  - #302 Red River Avenue - New PVC service to the dead end manhole
  - #311 3<sup>rd</sup> Street North - New PVC service to the dead end manhole
- Water:
  - #214 Red River Avenue - New corporation, curb stop, and HDPE service pipe.
  - #311 3<sup>rd</sup> Street North (for future hookup) - New corporation, curb stop, and HDPE service pipe.

### *Vacated 3<sup>rd</sup> Street North to CSAH 50/2 Intersection*

- Sanitary:
  - New Brewery service for pasteurizer water into manhole at Vacated 3<sup>rd</sup> Street.
  - Existing service from old City well site will be removed and not replaced.
- Water:
  - New combined service for #302 Red River Avenue and #311 3<sup>rd</sup> Street North. #311 3<sup>rd</sup> Street North will have the option to hook to the new pipe in Vacated 3<sup>rd</sup> Street in the future.
  - Brewery
    - New six inch connection for Brewery domestic water. Connection in building is four inch, but a six inch will be provided for future expansion needs. Connection location will be coordinated with the Brewery.
    - There is a private DIP water main connection that will remain in place between the Brewery and City Well No. 1 that crosses CSAH 2. This provides production water for the Brewery.
      - Accommodations will be made to allow the Brewery to seamlessly transition to City water when City Well No. 1 is abandoned.
    - There is a private SDR 35 PVC water main connection from Brewery Well No. 2 that also crosses CSAH 2. This pipe will be replaced with regular PVC water main pipe.

### *CSAH 50/2 Intersection to River Oaks Drive*

- Sanitary: New wyes and PVC services will be provided for #402, #411, #415, #419, #423, and #429 Red River Avenue.
- Water:
  - New corporation, curb stop and HDPE water services will be provided for #402, #411, #415, #419, #423, and #429 Red River Avenue.
  - New six inch PVC pipe and a gate valve will be provided for #410 Red River Avenue.

### *CSAH 50/2 Intersection to 4<sup>th</sup> Street North*

- Water: A new PVC connection to the Brewery for fire/production will be provided at the location of the existing fire connection.

Televising of the main line sanitary sewer also included the service lines to the ROW. Some homeowners chose to have the service line televised all the way to the home, which helps the homeowner decide if their private portion of the service line also needs replacing. Replacing private sewer and water lines at the time of a major reconstruction project can often times save the homeowner money. It is the homeowner's responsibility and cost if they choose to replace any service lines past the ROW.

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### 3.5 STORM SEWER

Due to the age it is recommended that the existing storm sewer be replaced. In general, the storm sewer will be designed to handle runoff from the road ROW plus a nominal amount from adjacent properties. New pre-cast concrete pipe, manholes, and catch basins will be provided. Sump manholes and baffles will be provided in select areas to slow storm water and allow larger sediment and debris to settle into the sump.

Stearns County is currently designing the storm sewer and generally the system will be replaced with like sized pipes. Some system upsizing is anticipated. The cost for the storm sewer will be divided between the County and City, with the City portion being assessed according to the City's assessment policy.

The maximum amount the City will pay for storm sewer is 45% of the total cost, and this is reflected in the cost estimate contained in this report.

### 3.6 STREETScape

The City has been working on a plan for streetscaping and downtown improvements over the past year. There was a community group formed to look at the downtown and provide recommendations to the Planning Commission and City Council. The information below is based on those discussions, public meetings, and recommendations from the Council.

The goal of the downtown committee was to provide an improved downtown appearance that encouraged people and businesses to frequent it. They wanted to borrow elements from the Granite Landing development, so as to tie the two areas together. They also didn't want to lose the feel of the existing downtown. Initially they brought in the services of a landscape architect with extensive experience in downtown projects. The result was a framework plan for the downtown and the development of the streetscape elements.

The committee also held several public meetings and gathered input through surveys. Based on the landscape architect's design, the public input, and the estimated costs of the streetscape elements, the committee made their ultimate recommendation to the City Planning Commission and City Council.

The following are the streetscape elements that were recommended by the Planning Commission and approved to be included in the feasibility report by the City Council. The City is responsible for the design and costs associated with streetscape improvements. A contingency has also been included for streetscape elements, as the exact extent and locations will be determined during final design.

- Sidewalk

Concrete sidewalk is a required element regardless of any streetscape improvements. Pedestrian ramps will be provided at crosswalks utilizing American with Disabilities Act (ADA) standards. Granite banding will be provided in select locations as outlined below and colored concrete will not be used.

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Starting at TH23, the sidewalk will vary from the full boulevard width (approximately ten feet) to five feet wide. The adjacent properties will largely dictate the width and configuration. A connection to the ROCORI trail on either side of CSAH 2 will also be provided.

From 1<sup>st</sup> Street South to 1<sup>st</sup> Street North (the core downtown), the sidewalk will be placed from the back of curb to the property line or the building face occupying the entire ROW behind the curb.

From 1<sup>st</sup> Street North to the roundabout the sidewalk will be five feet wide. The position of the sidewalk in the boulevard will tend to match the existing location, but will vary depending on utilities and other obstacles.

A sidewalk will be provided around the roundabout. West of the roundabout it will connect to existing sidewalk locations.

The sidewalk north of the roundabout will be five feet wide and placed in the current location. A new sidewalk will be installed on the east side of the road and will connect to River Oaks Drive.

- Granite Banding in Sidewalk

Strips of granite flagstone pavers will be placed in the sidewalk at certain locations. The granite will be approximately a foot and a half wide and extend the width of the sidewalk. The banding will add an aesthetic appeal to the walk and also highlight the history of granite in Cold Spring. The look will be similar to what was done in the Granite Landing development.

The banding will generally be placed at the locations of the trees and light poles on the project, or at other logical points along the sidewalk.

Coldspring (the former Cold Spring Granite Company) was an influential part of the streetscape process. They noted in the process that they would work with the City to provide granite elements at the lowest possible cost. They recognize the importance granite has played in shaping Cold Spring. Currently the costs for granite in the report estimate do not reflect any discounts from Coldspring.

- Streetlights

Extensive discussion on streetlights was had during the year of streetscape planning. Their location, frequency, intensity, and cost were heavily discussed. It was ultimately decided that seven streetlights per block (staggered on either side) would be used for the feasibility report. This was a more moderate treatment than was originally suggested by the landscape architect, but it was felt that it gave adequate coverage and allowed for lower intensity lights. It also provided a uniform look throughout the Red River corridor.

The poles will be decorative to match the style in Granite Landing. It was also suggested that LED lights be used. The City is working with both Xcel energy and Signature Lighting to develop lighting concepts and cost estimates.

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- **Trees**

Inclusion of trees, their exact location, and quantity were also extensively discussed by the downtown committee. It was decided that seven trees per block would be planted, to match the streetlights. Based on obstructions in each block, the trees may end up being clustered. In general they will be placed opposite the streetlights and positioned so as not to block businesses.

The type will be selected based on the recommendations of a landscape architect. Shorter variety trees will be planted in areas with height restrictions.

Special attention will be paid to the soil that the trees are planted in. In areas where the tree will be surrounded by concrete, Swedish Soil will be installed. This is a mixture of coarse rock and topsoil that gives the roots room to propagate. In concrete areas, split granite flagstone paving will be provided adjacent to the trees. This type of paving has voids between the pavers that allow for water to enter the roots while still providing a walkable surface. They are used in place of a typical tree grate.

- **Plantings**

Plantings will be placed in the area from the ROCORI Trail through the core downtown area. They will also be placed near the roundabout. The final extent and type of plantings will be determined in the final design.

- **Irrigation**

Irrigation of trees and plantings was originally considered for the project. The extents of irrigation and maintenance responsibilities were discussed, but nothing was agreed upon. Further discussion is needed to determine if irrigation is needed, or if the City and property owner efforts can be made to keep plantings and trees watered.

- **Granite Columns**

Large granite columns are being placed near the entrances of Cold Spring along CSAH 2. They are considered “gateway” elements to welcome people to town as well as help direct them to the core part of the City. They will be placed near TH23 and the roundabout. There are also columns being placed near the ROCORI Trail crossing.

- **Granite Bollards**

Granite bollards are meant to act as a separation between parking areas and the sidewalk. They will be similar to the ones placed as part of the Granite Landing project and will be placed near the two gas stations at TH 23 as well as the Brewery parking lot near the roundabout.

## CSAH 2 RECONSTRUCTION

Design Considerations  
July 23, 2015

- **Granite Benches**

Granite benches will be placed throughout the project. The proposed design calls for natural looking blocks of granite. They will be placed in high pedestrian traffic areas, especially near businesses and the ROCORI Trail.

- **Bike Racks**

Bike racks will be placed throughout the project. They will be permanent structures anchored to the ground.

- **Miscellaneous Items**

Electrical receptacles will be placed at tree locations from 1<sup>st</sup> Street South to 1<sup>st</sup> Street North. They will facilitate seasonal lighting.

Trash receptacles will also be placed throughout the project to help keep the downtown clean.

### **3.7 SMALL UTILITY RELOCATION**

The location of overhead utility lines was also a point of discussion for the downtown committee. The goal of the committee was to clean up the visual corridor of Red River Avenue by burying select utility lines, but not necessarily all of them.

- **Xcel Energy Electric**

The bulk of the discussions were had with Xcel Energy. Initially, the committee wanted all of the overhead lines and service crossings on Red River Avenue buried or relocated. After discussions with Xcel, this scenario presented difficulties. The feeder line that starts at 1<sup>st</sup> Street North and heads north on the east side of the road cannot easily be buried. If this line is to be buried, a second backup line needs to be buried a block away. Because it is an important line, Xcel requires the backup. The committee learned that underground power lines are less reliable than overhead lines. They also learned that a mainline overhead crossing cannot easily be buried under just one roadway (for example the line would go from overhead to underground at Red River, then back to overhead). This creates an attraction for lightning, and Xcel designers don't often permit such "lightning traps."

After talking through several scenarios, the City requested a "ballpark estimate" from Xcel. It included burying service crossings along the corridor from TH 23 to the CSAH 50/2 intersection, burying the main near TH23, burying the main between Main Street and 1<sup>st</sup> Street North, burying crossings at 1<sup>st</sup> Street South and 2<sup>nd</sup> Street North, and moving the feeder line on the east side of Red River to 5<sup>th</sup> Avenue North. The ballpark price that Xcel returned was in excess of \$400,000. Based on this cost, the downtown committee reevaluated the extent of the work and decided to remove the crossings at 1<sup>st</sup> Street South and 2<sup>nd</sup> Street North as well as moving the feeder line to 5<sup>th</sup> Avenue. The revised ballpark cost from Xcel then totaled \$275,000.

## CSAH 2 RECONSTRUCTION

Design Considerations  
July 23, 2015

Further discussion with Xcel noted that burying the main near and crossing TH23 would be an expensive portion of the project. Because of pole heights, guying requirements, and potential for bedrock, this portion was approximately \$35,000. If removed, the ballpark estimate could be reduced to \$240,000. Based on conversations with the City, this portion is currently slated to remain the same (keeping the overhead lines and possibly removing one of the three poles).

There are costs associated with reconfiguring home services that are switched from overhead to underground. Xcel notes that this is typically \$1,500 per home. It would need to be decided if the property owner will bear those costs or if the City would cover a portion of the cost. For the purposes of this report, the cost for this work, totaling approximately \$6,000 has been included.

The City and Xcel are also looking at the option of overhead services behind the businesses on the west side of the road between Main Street and 1<sup>st</sup> Street North. Easements and agreements from the property owners would be needed. This option has the potential to save money on the burying of power in this block.

It is important to note that the estimate from Xcel is a rough guess. A more detailed estimate will be compiled once the feasibility report and extent of utility relocations is approved. A \$5,000 deposit is required by Xcel for a detailed estimate. This amount goes toward the project cost if the project proceeds. It is important to note that the actual costs for the utility work will be billed to the City. If the actual costs exceed the estimate, the City is responsible for the full costs.

- **Midcontinent Communications**

Midcontinent plans to bury house services in the areas where Xcel is also burying them. They will also be burying their main between Main Street and 1<sup>st</sup> Street North. The services will be placed in conduit pipe installed with the project. For the purposes of this report, the cost for this work, totaling approximately \$9,000 has been included as part of the streetscape costs.

- **Other Utilities**

The remainder of the utility companies will not be making revisions for aesthetic reasons, only for accommodation of project work. Relocations in the roundabout area will be extensive. The remaining ROW will be utilized by the utility companies for their facilities. These costs will be borne by the utility companies.

## CSAH 2 RECONSTRUCTION

Cost Estimate  
July 23, 2015

### **4.0 Cost Estimate**

The following pages provide our best estimate of costs associated with the project. These estimates are the results of our experience and previous exposure to these types of projects. However, these estimates should not be considered as the final cost of the project as some of the costs may change over the course of the final design and construction of the project.

No.	Item	Units	Qty	EE Unit Price	EE Total Price
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**CSAH 2 / RED RIVER AVENUE**

**PRELIMINARY ESTIMATE**

1	CLEAR AND GRUB	EACH	12	\$400.00	\$4,800.00
2	REMOVE SEWER PIPE (STORM)	LIN FT	2370	\$6.00	\$14,220.00
3	REMOVE SEWER PIPE (SANITARY)	LIN FT	3019	\$2.00	\$6,038.00
4	REMOVE WATER MAIN	LIN FT	3999	\$6.00	\$23,994.00
5	REMOVE HYDRANT	EACH	7	\$400.00	\$2,800.00
6	REMOVE GATE VALVE & BOX	EACH	31	\$100.00	\$3,100.00
7	REMOVE MANHOLE (STORM)	EACH	46	\$350.00	\$16,100.00
8	REMOVE MANHOLE (SANITARY)	EACH	13	\$400.00	\$5,200.00
9	REMOVE SANITARY CLEANOUT	EACH	1	\$100.00	\$100.00
10	REMOVE CASING PIPE	LIN FT	60	\$100.00	\$6,000.00
11	REMOVE CURB AND GUTTER	LIN FT	1500	\$3.00	\$4,500.00
12	REMOVE CONCRETE WALK	SQ YD	4353	\$3.00	\$13,059.00
13	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	465	\$5.00	\$2,325.00
14	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	1100	\$4.00	\$4,400.00
15	REMOVE BITUMINOUS PAVEMENT	SQ YD	1600	\$3.00	\$4,800.00
16	SAWING BITUMINOUS DRIVEWAY	LIN FT	1151	\$3.00	\$3,453.00
17	SAWING CONCRETE DRIVEWAY	LIN FT	225	\$5.00	\$1,125.00
18	SAWING BITUMINOUS PAVEMENT	LIN FT	328	\$3.00	\$984.00
19	ABANDON WATER MAIN	LIN FT	574	\$10.00	\$5,740.00
20	AGGREGATE BASE (LV) CLASS 5	CU YD	1447	\$18.00	\$26,046.00
21	AGGREGATE BASE (LV), CLASS 5 (STREET)	CU YD	1373	\$18.00	\$24,714.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
<b>CSAH 2 / RED RIVER AVENUE</b>					
22	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B)	TON	326	\$77.00	\$25,102.00
23	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	210	\$80.00	\$16,800.00
24	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B)	TON	805	\$75.00	\$60,375.00
25	4" CONCRETE WALK	SQ FT	37489	\$5.50	\$206,189.50
26	6" CONCRETE WALK	SQ FT	5605	\$6.50	\$36,432.50
27	TRUNCATED DOMES	SQ FT	764	\$36.00	\$27,504.00
28	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	1312	\$12.00	\$15,744.00
29	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	1188	\$50.00	\$59,400.00
30	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	1790	\$26.00	\$46,540.00
31	15" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	534	\$30.00	\$16,020.00
32	18" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	1186	\$32.00	\$37,952.00
33	24" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	192	\$40.00	\$7,680.00
34	30" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	620	\$48.00	\$29,760.00
35	8" STORM SEWER	LF	108	\$25.00	\$2,700.00
36	15" RC PIPE APRON	EACH	1	\$500.00	\$500.00
37	TRASH GUARD FOR 15" PIPE APRON	EACH	1	\$350.00	\$350.00
38	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	LIN FT	94.9	\$250.00	\$23,725.00
39	CONSTRUCT DRAINAGE STRUCTURE DESIGN G	LIN FT	52.18	\$275.00	\$14,349.50
40	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	118.44	\$300.00	\$35,532.00
41	CONSTRUCT DRAINAGE STRUCTURE DESIGN 54-4020	LIN FT	30.61	\$400.00	\$12,244.00
42	RANDOM RIPRAP CLASS III	CU YD	20	\$100.00	\$2,000.00
43	CONNECT TO EXISTING STORM SEWER	EACH	10	\$500.00	\$5,000.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
<b>CSAH 2 / RED RIVER AVENUE</b>					
44	CASTING ASSEMBLY	EACH	63	\$600.00	\$37,800.00
45	8" PVC SANITARY SEWER PIPE, SDR 35, 0-8' DEEP	LF	216	\$27.00	\$5,832.00
46	8" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	1375	\$33.00	\$45,375.00
47	10" PVC SANITARY SEWER PIPE, SDR 35, 0-8' DEEP	LF	386	\$34.00	\$13,124.00
48	10" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	397	\$40.00	\$15,880.00
49	12" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	400	\$48.00	\$19,200.00
50	15" PVC SANITARY SEWER PIPE, SDR 35, 8-13' DEEP	LF	80	\$55.00	\$4,400.00
51	24" STEEL CASING PIPE	LIN FT	30	\$500.00	\$15,000.00
52	CONSTRUCT SANITARY MANHOLE	EACH	12	\$2,000.00	\$24,000.00
53	SANITARY MANHOLE OVERDEPTH	LF	30	\$150.00	\$4,500.00
54	DEWATERING	LUMP SUM	1	\$50,000.00	\$50,000.00
55	BYPASS PUMPING	LUMP SUM	1	\$10,000.00	\$10,000.00
56	8" PVC SANITARY SERVICE PIPE	LIN FT	46	\$35.00	\$1,610.00
57	10" PVC SANITARY SERVICE PIPE	LIN FT	40	\$45.00	\$1,800.00
58	10"X4" PVC WYE	EACH	30	\$250.00	\$7,500.00
59	4" PVC SANITARY SERVICE PIPE	LIN FT	1036	\$16.00	\$16,576.00
60	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	30	\$150.00	\$4,500.00
61	CONNECT TO EXISTING MANHOLES (SAN)	EACH	2	\$600.00	\$1,200.00
62	CONNECT TO EXISTING SANITARY SEWER	EACH	8	\$300.00	\$2,400.00
63	CONNECT TO BUILDING SANITARY SERVICE	EACH	5	\$1,000.00	\$5,000.00
64	TELEWISE SANITARY SEWER	LIN FT	2854	\$1.50	\$4,281.00
65	8" WATERMAIN DUCTILE IRON CL 52	LIN FT	29	\$32.00	\$928.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
<b>CSAH 2 / RED RIVER AVENUE</b>					
66	10" WATERMAIN DUCTILE IRON CL 52	LIN FT	80	\$35.00	\$2,800.00
67	6" PVC WATERMAIN	LIN FT	413	\$24.00	\$9,912.00
68	8" PVC WATERMAIN	LIN FT	384	\$26.00	\$9,984.00
69	10" PVC WATERMAIN	LIN FT	348	\$29.00	\$10,092.00
70	12" PVC WATERMAIN	LIN FT	2240	\$33.00	\$73,920.00
71	12" PVC WATERMAIN, DIRECTIONAL DRILLED	LIN FT	376	\$200.00	\$75,200.00
72	6" GATE VALVE AND BOX	EACH	14	\$1,500.00	\$21,000.00
73	8" GATE VALVE AND BOX	EACH	8	\$2,000.00	\$16,000.00
74	10" GATE VALVE AND BOX	EACH	6	\$2,500.00	\$15,000.00
75	12" GATE VALVE AND BOX	EACH	10	\$3,000.00	\$30,000.00
76	5" HYDRANT	EACH	8	\$3,800.00	\$30,400.00
77	FITTINGS	POUND	4098	\$6.00	\$24,588.00
78	1" CORPORATION STOP	EACH	28	\$200.00	\$5,600.00
79	1" CURB STOP & BOX	EACH	27	\$250.00	\$6,750.00
80	1" TYPE PE PIPE	LIN FT	1162	\$8.00	\$9,296.00
81	CONNECT TO EXISTING WATER MAIN	EACH	16	\$500.00	\$8,000.00
82	CONNECT TO EXISTING WATER SERVICE	EACH	28	\$250.00	\$7,000.00
83	CONNECT TO BUILDING WATER SERVICE	EACH	5	\$1,000.00	\$5,000.00
84	3" POLYSTYRENE INSULATION	SQ YD	90	\$50.00	\$4,500.00
85	SEED AND HYDROMULCH	SQ YD	7701	\$4.00	\$30,804.00
86	TREES	EACH	49	\$1,800.00	\$88,200.00
87	PLANTS	EACH	1640	\$10.00	\$16,400.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
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**CSAH 2 / RED RIVER AVENUE**

88	GRANITE BANDING	SQ FT	1134	\$41.00	\$46,494.00
89	GRANITE BOLLARDS	EACH	16	\$3,000.00	\$48,000.00
90	GRANITE COLUMNS	EACH	5	\$15,400.00	\$77,000.00
91	GRANITE BENCHES	EACH	12	\$3,000.00	\$36,000.00
92	IRRIGATION	EACH	7	\$7,500.00	\$52,500.00
93	BIKE RACKS	EACH	7	\$1,500.00	\$10,500.00
94	TRASH RECEPTACLES	EACH	10	\$1,400.00	\$14,000.00
95	GFI RECEPTACLES	EACH	14	\$310.00	\$4,340.00
96	TEMPORARY HYDROMULCH	SQ YD	7701	\$2.00	\$15,402.00
97	STORM DRAIN INLET PROTECTION	EACH	61	\$175.00	\$10,675.00
98	STORM SEWER - COUNTY REIMBURSEMENT (55% OF STORM SEWER COST)	LS	1	-\$172,231.13	-\$172,231.13

**ANCILLARY COSTS**

99	STREET LIGHTS	EACH	49	\$7,500.00	\$367,500.00
100	LAND AQUISITION	LS	1	\$275,000.00	\$275,000.00
101	UTILITY MODIFICATION	LS	1	\$255,000.00	\$255,000.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
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**CSAH 2 / RED RIVER AVENUE**

<b>ESTIMATED CONSTRUCTION COST</b>				<b>\$2,686,929.37</b>
Project Development & Easements (est)				\$48,865.74
Design				\$122,164.34
Construction Administration (est)				\$48,865.74
Construction Staking & Observation (est)				\$122,164.34
Assessments & Record Drawings (est)				\$36,649.30
Admin, Fiscal & Legal (est)				\$62,630.03
Contingencies (est)				\$89,471.47
<b>TOTAL ESTIMATED PROJECT COST</b>				<b>\$3,217,740.33</b>

## 5.0 PROJECT FINANCING (PROPOSED ASSESSMENTS)

In project areas where assessments will be levied against benefiting property, previously established City of Cold Spring assessment policies will be used.

### CSAH 2 / RED RIVER AVENUE

Assessment Groups	Project Costs	Units	Actual Rate Per Unit	Assessment Discount	Effective Rate Per Unit
Street	\$ 182,850.45	6,323.09 ft.	\$28.9179 /ft	65%	\$10.1213 /ft
Concrete Walk	\$ 416,998.46	4,991.38 ft.	\$83.5437 /ft	65%	\$29.2403 /ft
DWTN Walk	\$ 157,333.93	1,331.71 ft.	\$118.1443 /ft	65%	\$41.3505 /ft
Streetscape	\$ 1,132,641.08	6,188.40 ft.	\$183.0265 /ft	65%	\$64.0593 /ft
Lat. Sanitary Sewer	\$ 294,894.15	4,527.40 ft.	\$65.1354 /ft	65%	\$22.7974 /ft
Lat. Water Main	\$ 442,236.20	4,768.13 ft.	\$92.7484 /ft	65%	\$32.4619 /ft
San. Serv. (Res)	\$ 17,779.49	13 ea	\$1,367.6500 /ea	50%	\$683.83 /ea
Water Serv. (Res)	\$ 21,565.67	16 ea	\$1,347.8500 /ea	50%	\$673.93 /ea
San. Serv. (Comm)	\$ 16,679.94	12 ea	\$1,389.9900 /ea	0%	\$1,389.99 /ea
Water Serv. (Comm)	\$ 14,994.31	11 ea	\$1,363.1200 /ea	0%	\$1,363.12 /ea
BLDG Sewer Conn.	\$ 6,872.18	5 ea	\$1,374.4400 /ea	0%	\$1,374.44 /ea
BLDG Water Conn.	\$ 6,483.19	5 ea	\$1,296.6400 /ea	0%	\$1,296.64 /ea
6" Water Service	\$ 4,693.83	1 ea	\$4,693.8300 /ea	0%	\$4,693.83 /ea
San. Serv. (Brewery)	\$ 5,199.51	1 ea	\$5,199.5100 /ea	0%	\$5,199.51 /ea
Water Serv. (Brewery)	\$ 23,033.46	1 ea	\$23,033.4600 /ea	0%	\$23,033.46 /ea
Storm Sewer	\$ 182,717.38	1,048,925 sf	\$0.1742 /sf	65%	\$0.0610 /sf

#### Estimated Revenues Generated by Assessments\*:

	RATE	FOOTAGE	ASSESSMENT DISCOUNT	REVENUES
Street	\$28.9179 /ft	6,084.86	65%	\$61,586.48
Concrete Walk	\$83.5437 /ft	4,753.15	65%	\$138,983.51
DWTN Walk	\$118.1443 /ft	1,331.71	65%	\$55,066.88
Streetscape	\$183.0265 /ft	6,084.86	65%	\$389,791.72
Lat. Sanitary Sewer	\$65.1354 /ft	4,446.08	65%	\$101,359.02
Lat. Water Main	\$92.7484 /ft	4,664.59	65%	\$151,421.64
San. Serv. (Res)	\$1,367.6500 /ea	13	50%	\$8,889.73
Water Serv. (Res)	\$1,347.8500 /ea	16	50%	\$10,782.80
San. Serv. (Comm)	\$1,389.9900 /ea	12	0%	\$16,679.88
Water Serv. (Comm)	\$1,363.1200 /ea	11	0%	\$14,994.32
BLDG Sewer Conn.	\$1,374.4400 /ea	5	0%	\$6,872.20
BLDG Water Conn.	\$1,296.6400 /ea	5	0%	\$6,483.20
6" Water Service	\$4,693.8300 /ea	1	0%	\$4,693.83
San. Serv. (Brewery)	\$5,199.5100 /ea	1	0%	\$5,199.51
Water Serv. (Brewery)	\$23,033.4600 /ea	1	0%	\$23,033.46
Storm Sewer	\$0.1742 /sf	973,981	65%	\$59,383.62
<b>Total</b>				<b>\$1,055,221.80</b>

\*This does not include deferred assessment revenue

#### Estimated City Revenues:

<b>Total Project Cost</b>	<b>(\$3,217,740.33)</b>
<b>Total Assessment Proceeds</b>	<b>\$1,055,221.80</b>
<b>Total City Expense</b>	<b>(\$2,162,518.53)</b>

## CSAH 2 RECONSTRUCTION

Permits/Easements/Acquisitions  
July 23, 2015

### **6.0 Permits/Easements/Acquisitions**

The City will work with Stearns County to obtain easements for the roadway construction. The County will lead the purchase of three properties in the roundabout area. The costs for the ROW acquisition will be shared equally between the County and City.

Stantec will work with the City to submit permits for construction.

### **7.0 Funding/Assessments**

Stearns County is funding several aspects of the project, including much of the road work, half of the ROW acquisition, and a portion of the storm sewer. Cold Spring is responsible for remainder of the costs including some road costs, sanitary sewer, water main, services, a portion of the storm sewer, streetscaping, half of the ROW acquisition, and utility modifications.

The project is proposed to follow the current City of Cold Spring assessment policy. Benefiting property owners will be assessed at the rates set forth in the policy. The remainder of the project will be financed by the City through the sale of bonds.

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
1	KOLMER PARTNERSHIP 21021 WESTBROOK DR COLD SPRING, MN 56320-4402	48.29106.0020 1.73 A. PART OF NE4SE4 COMM AT NW COR OUTLOT D RIVER OAKS VILLA - S6D E	Street Concrete Walk DWTN Walk Streetscape	28.9179 83.5437 118.1443 183.0265	65% 65% 65% 65%	257.26 257.26 -	\$ 2,603.80 \$ 7,522.36 \$ 0.00	
	402 RED RIVER AVE N	150.53' - S79D W 85' - S36D W 48.75' TO POB - S36D W 150' - W 382.12' TO CL CO RD 2 - NE'LY ALG CL 327.97' - SE'LY TO POB LESS .03 AC CITY OF COLD SPRING	Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	257.26 257.26 - - 1 1 - - - - - -	\$ 5,864.86 \$ 8,351.16 \$ 0.00 \$ 0.00 \$ 1,389.99 \$ 1,363.12 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	
	Commercial					59,517	\$ 3,628.75	\$ 47,203.93
2	COLD SPRING BREWING COMPANY PO BOX 476 COLD SPRING, MN 56320	48.29752.0000 LOT 4-8 LESS S15' OF W65' OF LOT 8 BLK 2, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape	28.9179 83.5437 118.1443 183.0265	65% 65% 65% 65%	209.38 209.38 -	\$ 2,119.19 \$ 6,122.33 \$ 0.00	
	314 RED RIVER AVE N		Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	209.38 209.38 - - - - - - - - - -	\$ 4,773.32 \$ 6,796.88 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	
	Commercial					80,182	\$ 4,888.70	\$ 38,113.15
3	CITY OF COLD SPRING 27 RED RIVER AVE S COLD SPRING, MN 56320-2599	48.29751.0500 LOT 3, BLK 2, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape	28.9179 83.5437 118.1443 183.0265	65% 65% 65% 65%	65.90 65.90 -	\$ 666.99 \$ 1,926.94 \$ 0.00	
	318 RED RIVER AVE N		Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	65.90 65.90 - - - - - - - - - -	\$ 1,502.35 \$ 2,139.24 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	
	Commercial					10,857	\$ 661.95	\$ 11,118.98

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
4	RAYMOND J & MADELINE KLEVE 302 RED RIVER AVE N COLD SPRING, MN 56320-1627  302 RED RIVER AVE N	48.29751.0000 LOT 1 & 2 LESS E8' BLK 2, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	131.80 131.80 - 131.80 131.80 131.80 1 1 - - - - - - - 20,643	\$ 1,333.98 \$ 3,853.87 \$ 0.00 \$ 8,443.01 \$ 3,004.70 \$ 4,278.48 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,258.60	\$ 23,530.40
4A	GARY R SAGER 311 3RD ST N COLD SPRING, MN 56320  311 3RD ST N	48.29753.0000 S15' OF W65' OF LOT 8 LOT 9 & 10 LESS W8', BLK 2, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	148.44 148.44 - 148.44 148.44 148.44 1 1 - - - - - - - 22,500	\$ 1,502.40 \$ 4,340.43 \$ 0.00 \$ 9,508.96 \$ 3,384.04 \$ 4,818.65 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,371.83	\$ 26,284.07
	**See Deferred Assessment Below**							
5	DANIEL SOLDNER 214 RED RIVER AVE N COLD SPRING, MN 56320  214 RED RIVER AVE N	48.29763.0000 LOT 3-6-7 & N36' OF LOT 8 BLK 9 & LOT 4 & 5 BLK 9, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	150.00 150.00 - 150.00 150.00 150.00 1 1 - - - - - - - 22,500	\$ 1,518.19 \$ 4,386.04 \$ 0.00 \$ 9,608.89 \$ 3,419.61 \$ 4,869.29 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,371.83	\$ 26,531.61
	**See Deferred Assessment Below**							

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
6	ROBERT R & ANN S THELEN PO BOX 412 COLD SPRING, MN 56320-0412  319 2ND ST N	48.29762.0000 W1/2 OF LOT 1 & 2 BLK 9, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	- - - - 82.61 82.61 - 1 - - - - - - - -	\$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,883.29 \$ 2,681.68 \$ 0.00 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 665.67	\$ 5,904.57
7	KARI CORONA 118 RED RIVER AVE N COLD SPRING, MN 56320  118 RED RIVER AVE N	48.29783.0000 LOT 5, BLK 12, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	66.12 66.12 - 66.12 66.12 66.12 - 1 - - - - - - - -	\$ 669.22 \$ 1,933.37 \$ 0.00 \$ 4,235.60 \$ 1,507.36 \$ 2,146.38 \$ 0.00 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 666.22	\$ 11,832.08
8	KENNETH & SANDRA GOENNER 112 RED RIVER AVE COLD SPRING, MN 56320  112 RED RIVER AVE N	48.29782.0000 LOT 4, BLK 12, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	66.12 66.12 - 66.12 66.12 66.12 1 1 - - - - - - - -	\$ 669.22 \$ 1,933.37 \$ 0.00 \$ 4,235.60 \$ 1,507.36 \$ 2,146.38 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 666.10	\$ 12,515.79

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
9	VIRGIL & FLORINE DOLL TRUST 17356 COUNTY ROAD 49 COLD SPRING, MN 56320	48.29781.0000 LOT 3, BLK 12, TOWNSITE OF COLD SPRING	Street	28.9179	65%	66.12	\$ 669.22	
			Concrete Walk	83.5437	65%	66.12	\$ 1,933.37	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	66.12	\$ 4,235.60	
	108 RED RIVER AVE N		Lat. Sanitary Sewer	65.1354	65%	66.12	\$ 1,507.36	
			Lat. Water Main	92.7484	65%	66.12	\$ 2,146.38	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	1	\$ 673.93	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
			Storm Sewer	0.1742	65%	10,923	\$ 665.98	\$ 11,831.84
10	ALAN & LINDA M V BENIEK 104 RED RIVER AVE N COLD SPRING, MN 56320-1623	48.29780.0000 LOT 2, BLK 12, TOWNSITE OF COLD SPRING	Street	28.9179	65%	66.12	\$ 669.22	
			Concrete Walk	83.5437	65%	66.12	\$ 1,933.37	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	66.12	\$ 4,235.60	
			Lat. Sanitary Sewer	65.1354	65%	66.12	\$ 1,507.36	
			Lat. Water Main	92.7484	65%	66.12	\$ 2,146.38	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	1	\$ 673.93	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
			Storm Sewer	0.1742	65%	10,921	\$ 665.85	\$ 11,831.71
11	MILBERT-BICKNELL LLC 311 1ST ST N COLD SPRING, MN 56320	48.29778.0000 W85' OF LOT 1 BLK 12, TOWNSITE OF COLD SPRING	Street	28.9179	65%	64.93	\$ 657.17	
			Concrete Walk	83.5437	65%	64.93	\$ 1,898.57	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	64.93	\$ 4,159.37	
			Lat. Sanitary Sewer	65.1354	65%	64.93	\$ 1,480.23	
			Lat. Water Main	92.7484	65%	64.93	\$ 2,107.75	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	1	\$ 1,389.99	
			Water Serv. (Comm)	1363.1200	0%	1	\$ 1,363.12	
			BLDG Sewer Conn.	1374.4400	0%	1	\$ 1,374.44	
			BLDG Water Conn.	1296.6400	0%	1	\$ 1,296.64	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	5,519	\$ 336.49	\$ 16,063.77

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
12	PRIME SECURITY BANK 1305 VIERLING DR SHAKOPEE, MN 55379	48.29828.0000 E24' OF LOT 3, W32' OF E56' OF S13' OF LOT 3, LOT 4 LESS S21' OF W141', ALSO ALL OF	Street	28.9179	65%	111.13	\$ 1,124.78	
			Concrete Walk	83.5437	65%	-	\$ 0.00	
			DWTN Walk	118.1443	65%	111.13	\$ 4,595.28	
			Streetscape	183.0265	65%	111.13	\$ 7,118.91	
	25 RED RIVER AVE N	LOT 5 BLK 19, TOWNSITE OF COLD SPRING	Lat. Sanitary Sewer	65.1354	65%	111.13	\$ 2,533.47	
			Lat. Water Main	92.7484	65%	111.13	\$ 3,607.50	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	1	\$ 1,389.99	
			Water Serv. (Comm)	1363.1200	0%	1	\$ 1,363.12	
			BLDG Sewer Conn.	1374.4400	0%	1	\$ 1,374.44	
			BLDG Water Conn.	1296.6400	0%	1	\$ 1,296.64	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	20,874	\$ 1,272.69	\$ 25,676.82
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13	BRUCE J GOHMAN REV TRUST 8817 SPINNER COVE LN NAPLES, FL 34120-4354	48.29826.0012 N53' OF W141' OF LOT 3 & S21' OF W141' OF LOT 4, BLK 19, TOWNSITE OF COLD SPRING	Street	28.9179	65%	74.00	\$ 748.97	
			Concrete Walk	83.5437	65%	-	\$ 0.00	
			DWTN Walk	118.1443	65%	74.00	\$ 3,059.94	
			Streetscape	183.0265	65%	74.00	\$ 4,740.39	
	14 RED RIVER AVE N		Lat. Sanitary Sewer	65.1354	65%	74.00	\$ 1,687.01	
			Lat. Water Main	92.7484	65%	74.00	\$ 2,402.18	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	1	\$ 1,389.99	
			Water Serv. (Comm)	1363.1200	0%	1	\$ 1,363.12	
			BLDG Sewer Conn.	1374.4400	0%	1	\$ 1,374.44	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	10,434	\$ 636.16	\$ 17,402.20
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14	THE WENNER CO 319 MAIN ST COLD SPRING, MN 56320-2543	48.29824.0000 W109' OF LOT 1-2 & W109' OF S13' OF LOT 3 BLK 19, TOWNSITE OF COLD SPRING	Street	28.9179	65%	145.38	\$ 1,471.43	
			Concrete Walk	83.5437	65%	-	\$ 0.00	
			DWTN Walk	118.1443	65%	145.38	\$ 6,011.54	
			Streetscape	183.0265	65%	145.38	\$ 9,312.94	
	319 MAIN ST		Lat. Sanitary Sewer	65.1354	65%	145.38	\$ 3,314.28	
			Lat. Water Main	92.7484	65%	145.38	\$ 4,719.32	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	15,847	\$ 966.19	\$ 25,795.70

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
15	DLB ASSOCIATES LLLP 308 MAIN ST COLD SPRING, MN 56320	48.29705.0500 LOT 1, BLK 1, SCHURMAN RETAIL ADDITION	Street	28.9179	65%	132.07	\$ 1,336.72	
			Concrete Walk	83.5437	65%	-	\$ 0.00	
			DWTN Walk	118.1443	65%	132.07	\$ 5,461.16	
			Streetscape	183.0265	65%	132.07	\$ 8,460.31	
			Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	21,792	\$ 1,328.66	\$ 16,586.85
16	DLB ASSOCIATES LLLP 308 MAIN ST COLD SPRING, MN 56320	48.29705.0501 LOT 2, BLK 1, SCHURMAN RETAIL ADDITION	Street	28.9179	65%	198.10	\$ 2,005.02	
			Concrete Walk	83.5437	65%	-	\$ 0.00	
			DWTN Walk	118.1443	65%	198.10	\$ 8,191.54	
			Streetscape	183.0265	65%	198.10	\$ 12,690.14	
			Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	26,483	\$ 1,614.67	\$ 24,501.37
17	COLD SPRING CO-OP CREAMERY PO BOX 423 COLD SPRING, MN 56320-0423  318 1ST ST S	48.29882.0000 W72' OF LOT 3-5 BLK 29, TOWNSITE OF COLD SPRING	Street	28.9179	65%	198.24	\$ 2,006.44	
			Concrete Walk	83.5437	65%	198.24	\$ 5,796.60	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	198.24	\$ 12,699.11	
			Lat. Sanitary Sewer	65.1354	65%	198.24	\$ 4,519.35	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	14,284	\$ 870.90	\$ 25,892.40

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
18	COLD SPRING COOPERATIVE CREAMERY ASSOC PO BOX 423 COLD SPRING, MN 56320	48.29881.0500 LOT 1, BLK 29, COLD SPRING CITY	Street	28.9179	65%	95.60	\$ 967.59	
			Concrete Walk	83.5437	65%	95.60	\$ 2,795.37	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	95.60	\$ 6,124.07	
			Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	14,401	\$ 878.03	\$ 10,765.06
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19	COLD SPRING CO-OP 314 1ST ST S COLD SPRING, MN 56320	48.29881.0505 BLK 29, TOWNSITE OF COLD SPRING	Street	28.9179	65%	10.81	\$ 109.41	
			Concrete Walk	83.5437	65%	10.81	\$ 316.09	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	10.81	\$ 692.48	
			Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
			Storm Sewer	0.1742	65%	4,416	\$ 269.24	\$ 1,387.22
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19A	ROCORI TRAIL CONSTRUCTION BOARD PO BOX 1497 SAINT CLOUD, MN 56302	48.30599.0010 TOWNSITE OF COLD SPRING	Street	28.9179	65%	21.88	\$ 221.45	
			Concrete Walk	83.5437	65%	21.88	\$ 639.78	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	21.88	\$ 1,401.62	
			Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
			Storm Sewer	0.1742	65%	4,804	\$ 292.90	\$ 2,555.75

ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE

PROJECT NO. - 193802934

DATE - TO BE DETERMINED.

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
20	L & M PROPERTIES LLC 15075 FENWOOD CT COLD SPRING, MN 56320  311 3RD ST S	48.29926.0000 LOT 1-5 W 55' OF LOT 9 & 10 & W 55' OF S 11' OF LOT 8 ALL IN BLK 40 LESS HWY 23 R/W & LESS RR, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	304.28 304.28 - 304.28 304.28 304.28 - - 2 1 - - - - - - 58,801	\$ 3,079.70 \$ 8,897.24 \$ 0.00 \$ 19,491.96 \$ 6,936.79 \$ 9,877.52 \$ 0.00 \$ 0.00 \$ 2,779.98 \$ 1,363.12 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 3,585.10	\$ 56,011.41
	Commercial							
20B	BNSF RAILWAY COMPANY PO BOX 961089 COLD SPRING, MN 56320	48.30599.0000 THAT PART OF LOT 5, BLOCK 40, TOWNSITE OF COLD SPRING, LYING NORTHERLY OF A LINE DRAWN 100.00 FEET SOUTHERLY OF THE CENTERLINE OF RAILROAD.	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 0% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	23.29 23.29 - 23.29 - - - - - - - - - - - 284	\$ 235.72 \$ 681.01 \$ 0.00 \$ 1,491.94 \$ 0.00 \$ 17.32	\$ 2,425.99
	Commercial							
47	RPFSA LLC 20 RED RIVER AVE S STE 230 COLD SPRING, MN 56320  215 RED RIVER AVE S	48.29929.0000 ALL THAT P/O LOTS 8, 9 & 10 BLK 41 LYING & BEING SLY OF SLY ROW GREAT NORTHERN RR & LYING NLY OF NLY ROW HWY 23 BLK 41 LYING & BEING SLY OF SLY ROW GREAT NORTHERN RR & LY*, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	108.79 108.79 - 108.79 108.79 108.79 - - 1 1 - - - - - - 17,405	\$ 1,101.09 \$ 3,181.05 \$ 0.00 \$ 6,969.01 \$ 2,480.13 \$ 3,531.53 \$ 0.00 \$ 0.00 \$ 1,389.99 \$ 1,363.12 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,061.18	\$ 21,077.10
	Commercial							

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
48	RPFSA LLC 20 RED RIVER AVE S STE 230 COLD SPRING, MN 56320  205 RED RIVER AVE S	48.29929.0020 0.44 A. PART OF LOTS 6 THRU 9 BLK 41 BEG ON E LN 143.64' N OF SE COR BLK 41 - N 160.70'	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	154.74 154.74 - 154.74 18.00 26.26 - - - - - - - - - 18,544	\$ 1,566.16 \$ 4,524.64 \$ - \$ 9,912.53 \$ 410.35 \$ 852.45 \$ 0.00 \$ 1,130.63	\$ 18,396.76
	Commercial							
48A	RPFSA LLC 20 RED RIVER AVE S STE 230 COLD SPRING, MN 56320	48.29929.0005 P/O LOTS 2,3,4,7,8 & 9 BLK 41 COM AT PT 143.64' N OF SE COR BLK 41-SWLY ALG SELY PROP LN 94.29' TO POB-NWLY ALG LN 148.79' TO INT WITH LN PARALLEL WITH & 9' SELY OF RR CL (PT BEING 155' SWLY OF E LN BLK 41)-SWLY ALG PARALLEL LN 69'-SLY 152.63' TO PT 103' SWLY OF POB-NELY 103' TO POB NELY 13' TO POB	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	- - - - 86.00 86.00 - - 1 1 - - - - - - -	\$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,960.58 \$ 2,791.73 \$ 0.00 \$ 0.00 \$ 1,389.99 \$ 1,363.12 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	\$ 7,505.42
	Commercial							
48B	BNSF RAILWAY COMPANY PO BOX 961089 COLD SPRING, TX 76161-0089	48.30599.0000 THAT PART OF BLOCK 41, TOWNSITE OF COLD SPRING, LYING NORTHERLY OF A LINE DRAWN 51.22 FEET SOUTHERLY OF THE CENTERLINE OF RAILROAD AND LYING SOUTHERLY OF A LINE DRAWN 15.00 FEET SOUTHERLY OF SAID CENTERLINE OF RAILROAD.	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	32.83 32.83 - 32.83 - - - - - - - - - - - 778	\$ 332.28 \$ 959.96 \$ 0.00 \$ 2,103.07 \$ 0.00 \$ 47.43	\$ 3,442.74
	Commercial							

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
49	FOUR VETS PARTNERSHIP 111 RED RIVER AVE S COLD SPRING, MN 56320-2538  111 RED RIVER AVE S	48.29880.0000 LOT 9 & 10 LESS RY, BLK 28, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	92.43 92.43 - 92.43 - - - - - - - - - - - 15.756	\$ 935.51 \$ 2,702.68 \$ - \$ 5,921.00 \$ 0.00 \$ 960.64	10,519.83
	Commercial							
50	RED RIVER HOLDINGS LLC 11200 78TH ST W EDEN PRAIRIE, MN 55344  109 RED RIVER AVE S	48.29879.0000 LOT 8, BLK 28, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	66.16 66.16 - 66.16 66.16 - - - 1 - - - - - - 10.916	\$ 669.62 \$ 1,934.54 \$ 0.00 \$ 4,238.16 \$ 1,508.28 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,389.99 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 665.55	10,406.14
	Commercial							
51	JORDAN JUNKER 105 RED RIVER AVE S COLD SPRING, MN 56320  105 RED RIVER AVE S	48.29878.0000 LOT 7, BLK 28, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	66.16 66.16 - 66.16 66.16 - 1 - - - - - - - - 10.916	\$ 669.62 \$ 1,934.54 \$ 0.00 \$ 4,238.16 \$ 1,508.28 \$ 0.00 \$ 683.83 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 665.55	9,699.98

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
52	NINA M & LINDA A DOLD 101 RED RIVER AVE S COLD SPRING, MN 56320	48.29877.0000 LOT 6, BLK 28, TOWNSITE OF COLD SPRING	Street	28.9179	65%	66.16	\$ 669.62	
			Concrete Walk	83.5437	65%	66.16	\$ 1,934.54	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	66.16	\$ 4,238.16	
	101 RED RIVER AVE S		Lat. Sanitary Sewer	65.1354	65%	66.16	\$ 1,508.28	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	1	\$ 683.83	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
			Storm Sewer	0.1742	65%	10,916	\$ 665.55	\$ 9,699.98
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53	CITY OF COLD SPRING 27 RED RIVER AVE S COLD SPRING, MN 56320-2599	48.29872.0500 E75' OF LOT 8 & ALL OF LOT 9 & 10, BLK 23, TOWNSITE OF COLD SPRING	Street	28.9179	65%	198.21	\$ 2,006.14	
			Concrete Walk	83.5437	65%	-	\$ 0.00	
			DWTN Walk	118.1443	65%	198.21	\$ 8,196.08	
			Streetscape	183.0265	65%	198.21	\$ 12,697.19	
			Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	26,689	\$ 1,627.23	\$ 24,526.64
<hr/>								
54	ROGGE FAMILY LTD PARTNERSHIP 18128 RAYMOND AVE RICHMOND, MN 56368	48.29870.0010 E75' OF LOTS 6 & 7 LESS W 10' OF N50' OF E 75' OF 6 AND E 60' OF W90' OF LOT 8 & S10' OF E40' OF W70' OF LOT 7, BLK 23, TOWNSITE OF COLD SPRING	Street	28.9179	65%	132.16	\$ 1,337.63	
			Concrete Walk	83.5437	65%	-	\$ 0.00	
			DWTN Walk	118.1443	65%	132.16	\$ 5,464.88	
			Streetscape	183.0265	65%	132.16	\$ 8,466.07	
			Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	-	\$ 0.00	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	Commercial		Storm Sewer	0.1742	65%	9,411	\$ 573.79	\$ 15,842.37

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
55	STATE BANK OF COLD SPRING 401 MAIN ST PO BOX 415 COLD SPRING, MN 56320-0415  401 MAIN ST	48.29823.0000 E65' OF S10' OF LOT 9 & E65' OF LOT 10, BLK 18, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	76.00 - 76.00 76.00 - - - - - - - - - - - 11.665	\$ 769.22 \$ 0.00 \$ 3,142.64 \$ 4,868.50 \$ 0.00 \$ 711.22	9,491.58
	Commercial							
56	CURTIS S & SUSAN M SAUER 15719 RIVERFIELD CT COLD SPRING, MN 56320-9736  15 RED RIVER AVE N	48.29821.0000 LOT 8 & LOT 9 LESS S 10', BLK 18, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	121.75 - 121.75 121.75 121.75 121.75 - - 2 2 2 2 - - - - 19.912	\$ 1,232.26 \$ 0.00 \$ 5,034.42 \$ 7,799.22 \$ 2,775.58 \$ 3,952.24 \$ 0.00 \$ 0.00 \$ 2,779.98 \$ 2,726.24 \$ 2,748.88 \$ 2,593.28 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,214.03	32,856.13
	Commercial							
57	JAM PROP OF COLD SPRING LLC 16086 240TH ST COLD SPRING, MN 56320  23 RED RIVER AVE N	48.29819.0000 LOT 7 LESS N 21' OF E 80', BLK 18, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	55.09 - 55.09 55.09 55.09 55.09 - - 1 1 - - - - - - 9.057	\$ 557.58 \$ 0.00 \$ 2,278.00 \$ 3,529.03 \$ 1,255.91 \$ 1,788.33 \$ 0.00 \$ 0.00 \$ 1,389.99 \$ 1,363.12 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 552.21	12,714.17
	Commercial							

ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE

PROJECT NO. - 193802934

DATE - TO BE DETERMINED.

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
58	KENNETH J & NANCY J FRIE 23007 GROVEWOOD LN COLD SPRING, MN 56320-9403  25 RED RIVER AVE N	48.29819.0005 N 21' OF E 80' OF LOT 7, BLK 18, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	21.00 - 21.00 21.00 - 21.00 - - 1 - - 1 - - - - 1.680	\$ 212.55 \$ 0.00 \$ 868.36 \$ 1,345.24 \$ 0.00 \$ 681.70 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,363.12 \$ 0.00 \$ 1,296.64 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 102.43	\$ 5,870.04
	Commercial							
59	LARRY R & PAULA M HANSEN 27 RED RIVER AVE N COLD SPRING, MN 56320  27 RED RIVER AVE N	48.29817.0000 E75' OF LOT 6, BLK 18, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	66.82 - 66.82 66.82 - - - - - - - - - - - - 5.011	\$ 676.30 \$ 0.00 \$ 2,763.04 \$ 4,280.44 \$ 0.00 \$ 305.52	\$ 8,025.30
	Commercial							
60	BREUNER BLOCK LLC 803 WEST ST GERMAIN ST CLOUD, MN 56301-3588  101 RED RIVER AVE N	48.29800.0000 E87' OF LOT 10, BLK 13, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	66.00 66.00 - 66.00 - - - - - - - - - - - - 5.741	\$ 668.00 \$ 1,929.86 \$ 0.00 \$ 4,227.91 \$ 0.00 \$ 350.03	\$ 7,175.80
	Commercial							

ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE

PROJECT NO. - 193802934

DATE - TO BE DETERMINED.

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
61	LEO J & ELAINE M DOCKENDORF 105 N RED RIVER COLD SPRING, MN 56320-1622  105 RED RIVER AVE N	48.29799.0000 LOT 9, BLK 13, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	65.98 65.98 - 65.98 - 65.98 - 1 - - - - - - - 10,878	\$ 667.80 \$ 1,929.27 \$ 0.00 \$ 4,226.63 \$ 0.00 \$ 2,141.84 \$ 0.00 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 663.23	\$ 10,302.70
62	BETHANNE HOLTHAUS 109 RED RIVER AVE N COLD SPRING, MN 56320  109 RED RIVER AVE N	48.29798.0000 LOT 8, BLK 13, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	65.98 65.98 - 65.98 65.98 65.98 1 1 - - - - - - - 10,881	\$ 667.80 \$ 1,929.27 \$ 0.00 \$ 4,226.63 \$ 1,504.17 \$ 2,141.84 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 663.41	\$ 12,490.88
63	ROGER A & BETTY J THEIS 115 RED RIVER N COLD SPRING, MN 56320-1622  115 RED RIVER AVE N	48.29797.0000 LOT 7, BLK 13, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	65.98 65.98 - 65.98 65.98 65.98 1 1 - - - - - - - 10,884	\$ 667.80 \$ 1,929.27 \$ 0.00 \$ 4,226.63 \$ 1,504.17 \$ 2,141.84 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 663.60	\$ 12,491.07

ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE

PROJECT NO. - 193802934

DATE - TO BE DETERMINED.

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
64	JORDAN SHAW 117 RED RIVER AVE N COLD SPRING, MN 56320	48.29795.0000 E2 OF LOT 6, BLK 13, TOWNSITE OF COLD SPRING	Street	28.9179	65%	66.00	\$ 668.00	
			Concrete Walk	83.5437	65%	66.00	\$ 1,929.86	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	66.00	\$ 4,227.91	
	117 RED RIVER AVE N		Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	66.00	\$ 2,142.49	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
			Storm Sewer	0.1742	65%	5,446	\$ 332.04	\$ 9,300.30
64A	CHARLES A & LEE ANN R ZVORAK 406 2ND ST N COLD SPRING, MN 56320	48.29796.0000 Lot 006 Block 013 of TOWNSITE OF COLD SPRING W2 OF LT 6 BLK 13	Street	28.9179	65%	-	\$ 0.00	
			Concrete Walk	83.5437	65%	-	\$ 0.00	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	-	\$ 0.00	
			Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
	406 2ND ST N		Lat. Water Main	92.7484	65%	82.52	\$ 2,678.76	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
			Storm Sewer	0.1742	65%	-	\$ 0.00	\$ 2,678.76
65	WILLIAM & FAYE FOSS 201 RED RIVER AVE N COLD SPRING, MN 56320-1600	48.29758.0000 LOT 9 & 10 & E 75' OF 1 & 2 & THAT PT OF E 75' OF LOT 3 & LOT 8 LYING S OF CL OF CREEK BLK 8, TOWNSITE OF COLD SPRING	Street	28.9179	65%	150.00	\$ 1,518.19	
			Concrete Walk	83.5437	65%	150.00	\$ 4,386.04	
			DWTN Walk	118.1443	65%	-	\$ 0.00	
			Streetscape	183.0265	65%	150.00	\$ 9,608.89	
	201 RED RIVER AVE N		Lat. Sanitary Sewer	65.1354	65%	-	\$ 0.00	
			Lat. Water Main	92.7484	65%	150.00	\$ 4,869.29	
			San. Serv.(Res)	1367.6500	50%	-	\$ 0.00	
			Water Serv. (Res)	1347.8500	50%	-	\$ 0.00	
			San. Serv. (Comm)	1389.9900	0%	-	\$ 0.00	
			Water Serv. (Comm)	1363.1200	0%	-	\$ 0.00	
			BLDG Sewer Conn.	1374.4400	0%	-	\$ 0.00	
			BLDG Water Conn.	1296.6400	0%	-	\$ 0.00	
			6" Water Service	4693.8300	0%	-	\$ 0.00	
			San. Serv. (Brewery)	5199.5100	0%	-	\$ 0.00	
			Water Serv. (Brewery)	23033.4600	0%	-	\$ 0.00	
	**See Deferred Assessment Below**		Storm Sewer	0.1742	65%	22,500	\$ 1,371.83	\$ 21,754.24

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
66	COLD SPRING BREWING COMPANY PO BOX 476 COLD SPRING, MN 56320  219 RED RIVER AVE N	48.29760.0000 LOTS 3 THRU 8 LESS THAT PT OF E 75' OF LOT 3 & LOT 8 S OF CL OF CREEK, BLK 8, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	190.79 190.79 - 190.79 190.79 190.79 - - - - - - - 1 1 31,260	\$ 1,931.04 \$ 5,578.76 \$ 0.00 \$ 12,221.87 \$ 4,349.51 \$ 6,193.41 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 2,599.76 \$ 11,516.73 \$ 1,905.92	\$ 46,297.00
	Commercial							
67	COLD SPRING BREWING COMPANY PO BOX 476 COLD SPRING, MN 56320  219 RED RIVER AVE N	48.29754.0000 LOT 1-10 BLK 3, TOWNSITE OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	694.90 694.90 - 694.90 694.90 694.90 - - - - - - - 1 1 63,447	\$ 7,033.27 \$ 20,319.08 \$ 0.00 \$ 44,514.79 \$ 15,841.91 \$ 22,557.80 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 2,599.76 \$ 11,516.73 \$ 3,868.36	\$ 128,251.70
	Commercial							
71	JESSE J SCHWARTZ 411 RED RIVER AVE N COLD SPRING, MN 56320  411 RED RIVER AVE N	48.29693.0000 S40' OF LOT 5 & N9' OF LOT 6, BLK 1, PETERS ADD	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	57.88 57.88 - 57.88 57.88 57.88 1 1 - - - - - - - 9,316	\$ 585.82 \$ 1,692.43 \$ 0.00 \$ 3,707.75 \$ 1,319.51 \$ 1,878.90 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 568.00	\$ 11,110.17

**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

**PROJECT NO. - 193802934**

**DATE - TO BE DETERMINED.**

Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
72	HIRSCHFELD HOMES LLC 29321 KINGSDALE CIR COLD SPRING, MN 56320  415 RED RIVER AVE N	48.29692.0000 S40' OF LOT 4 & N20' OF LOT 5, BLK 1, PETERS ADD	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	71.74 71.74 - 71.74 71.74 71.74 1 1 - - - - - - - 13.533	\$ 726.10 \$ 2,097.70 \$ 0.00 \$ 4,595.61 \$ 1,635.48 \$ 2,328.82 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 825.11	\$ 13,566.58
73	ROBERT THEISEN 419 RED RIVER AVE N COLD SPRING, MN 56320  419 RED RIVER AVE N	48.29691.0000 S50' OF LOT 3 & N20' OF LOT 4, BLK 1, PETERS ADD	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	83.37 83.37 - 83.37 83.37 83.37 1 1 - - - - - - - 18.734	\$ 843.81 \$ 2,437.76 \$ 0.00 \$ 5,340.62 \$ 1,900.62 \$ 2,706.35 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,142.21	\$ 15,729.13
74	TIMOTHY R & NANCY I SWANSON 423 RED RIVER AVE N COLD SPRING, MN 56320  423 RED RIVER AVE N	48.29690.0000 LOT 2 & N10' OF LOT 3, BLK 1, PETERS ADD	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	83.56 83.56 - 83.56 83.56 83.56 1 1 - - - - - - - 22.010	\$ 845.73 \$ 2,443.32 \$ 0.00 \$ 5,352.79 \$ 1,904.95 \$ 2,712.52 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,341.95	\$ 15,959.02

ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE

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Street	28.9179	per L.F.
Concrete Walk	83.5437	per L.F.
DWTN Walk	118.1443	per L.F.
Streetscape	183.0265	per L.F.
Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
Storm Sewer	0.1742	per S.F.

NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
75	SCOTT A KUNCKEL 429 RED RIVER AVE N COLD SPRING, MN 56320	48.29689.0001 ALL THAT PART OF LOT 1 BLK 1 PETERS ADDN AND OF NE4SE4 D.A.F. BEG AT SE CORNER OF LOT 1 BLK 1 PETERS ADDN - W159.18' - N115' - E236' TO HWY - SW'LY ON HWY TO POINT OF BEG CITY OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	134.69 134.69 - 134.69 134.69 134.69 1 1 - - - - - - - 22,500	\$ 1,363.23 \$ 3,938.38 \$ 0.00 \$ 8,628.14 \$ 3,070.58 \$ 4,372.30 \$ 683.83 \$ 673.93 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,371.83	\$ 24,102.22
**See Deferred Assessment Below**								
76	RIVER OAKS HEIGHTS APRTMTS LLC 470 78TH ST S #260 CHANHASSEN, MN 55317	48.29106.0000 1.85 A PART OF NE4SE4 DAF: BEG AT NW'LY COR OUTLOT D RIVER OAKS VILLA - S06D E 185.07'-S80D W 118.40'- N61D W 122.44'- N84D W 55.03'- N61D W 25.32'- N33D W 44.23'- N61D W TO CL - ALG CL TO SW'LY ROW RIVER OAKS DR - SE'LY ALG CL TO POB CITY OF COLD SPRING	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	221.47 221.47 - 221.47 - 221.47 - - - - - - 1 - - 69,038	\$ 2,241.56 \$ 6,475.85 \$ 0.00 \$ 14,187.21 \$ 0.00 \$ 7,189.35 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 4,693.83 \$ 0.00 \$ 0.00 \$ 4,209.25	\$ 38,997.05
Commercial								
81	CITY OF COLD SPRING 27 RED RIVER AVE S COLD SPRING, MN 56320-2599	48.29282.0500 OUTLOT A LESS W66', BREWERY ADD	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	28.9179 83.5437 118.1443 183.0265 65.1354 92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 65% 65% 65% 65% 65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	201.25 201.25 - 201.25 201.25 201.25 - - - - - - - - - 20,405	\$ 2,036.90 \$ 5,884.61 \$ 0.00 \$ 12,891.93 \$ 4,587.97 \$ 6,532.97 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00 \$ 1,244.09	\$ 33,178.47



**ASSESSMENT ROLL - CITY OF COLD SPRING  
CSAH 2 / RED RIVER AVENUE**

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Concrete Walk	83.5437	per L.F.
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Lat. Sanitary Sewer	65.1354	per L.F.
Lat. Water Main	92.7484	per L.F.
San. Serv.(Res)	1367.6500	per EACH
Water Serv. (Res)	1347.8500	per EACH
San. Serv. (Comm)	1389.9900	per EACH
Water Serv. (Comm)	1363.1200	per EACH
BLDG Sewer Conn.	1374.4400	per EACH
BLDG Water Conn.	1296.6400	per EACH
6" Water Service	4693.8300	per EACH
San. Serv. (Brewery)	5199.5100	per EACH
Water Serv. (Brewery)	23033.4600	per EACH
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NO.	NAME and ADDRESS	LEGAL DESCRIPTION		RATE	DISC.	QUANT.	SUBTOTAL	TOTAL
75	SCOTT A KUNCKEL 429 RED RIVER AVE N COLD SPRING, MN 56320	48.29689.0001 ALL THAT PART OF LOT 1 BLK 1 PETERS ADDN AND OF NE4SE4 D.A.F. BEG AT SE CORNER OF LOT 1 BLK 1	Street Concrete Walk DWTN Walk Streetscape Lat. Sanitary Sewer	28.9179 83.5437 118.1443 183.0265 65.1354	65% 65% 65% 65% 65%	134.69 134.69 -	\$ 1,363.23 \$ 3,938.38 \$ 0.00	
	429 RED RIVER AVE N	PETERS ADDN - W159.18' - N115' - E236' TO HWY - SW'LY ON HWY TO POINT OF BEG CITY OF COLD SPRING	Lat. Water Main San. Serv.(Res) Water Serv. (Res) San. Serv. (Comm) Water Serv. (Comm) BLDG Sewer Conn. BLDG Water Conn. 6" Water Service San. Serv. (Brewery) Water Serv. (Brewery) Storm Sewer	92.7484 1367.6500 1347.8500 1389.9900 1363.1200 1374.4400 1296.6400 4693.8300 5199.5100 23033.4600 0.1742	65% 50% 50% 0% 0% 0% 0% 0% 0% 0% 65%	- - - - - - - - - - 167	\$ 0.00 \$ 10.18	5,311.79
	**Deferred Assessment**							

LEVIED ASSESSMENTS \$ 1,055,221.94  
 DEFERRED ASSESSMENTS \$ 25,794.11  
**TOTAL POSSIBLE ASSESSMENTS \$ 1,081,016.05**

### **9.0 Conclusion**

For environmental and health reasons, the City, except in rare circumstances, prohibits private sewage systems. Therefore, the sanitary sewer collection system is necessary. The City also has a water system that provides potable water to residential, industrial, commercial, and governmental users; this project provides that service. An adequate storm water run-off containment system is necessary to protect the wellbeing of the property owners adjacent to the project as well as within the proposed reconstruction. The street provides for a safe and integrated transportation system.

The costs associated with these improvements are identified previously in this Engineering Report. It is my professional opinion that the benefits derived from this project exceed the costs associated with the project. This project is feasible and cost effective as proposed. Construction costs are based on estimates consistent with the construction industry standards. Costs may vary significantly depending on circumstances prevalent at the time of bidding and construction.





