

PROPOSED WILD WIND RANCH DRIVE IMPROVEMENTS

CROSSLAKE, MINNESOTA

PUBLIC HEARING – CITY HALL – FEBRUARY 24, 2020 – 2:00PM

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WILD WIND RANCH DRIVE



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C-03

PROPOSED IMPROVEMENTS

CITY OF GROSSALE
GROSSALE, MINNESOTA

WILD WIND RANCH DRIVE

DATE: 10/18/2023
DRAWN BY: KRM
CHECKED BY: KRM
SCALE: AS SHOWN
SHEET NO.: 1 OF 1

NO.	DESCRIPTION	DATE	BY
1	DESIGN	10/18/2023	KRM
2	REVISION	10/18/2023	KRM

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Construction Management

IMPROVEMENTS:

- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEEDING
- ADJUSTMENT AREA OF DRAINAGE CORRECTION

PROPERTY OWNERS:

- FALGOUT, CHAD L & KITTY L TRUST
- FALGOUT, CHAD L & KITTY L TRUST
- HANES, DOUGLAS J A TRUST
- ECHLIN, DAVID H & ANNE E TRUST
- WILD WIND INVESTMENTS ASSOC INC OUTLOT B
- LUCAS, NEIL
- ENCISION, CARROLL L
- TREHL, STEVEN & JO ANN
- BURKSON, MATTHEW J
- CURTIS, TERRILL D
- WILLIAMS, THOMAS MARIE
- THEAMES, DEEANN CARLSON
- SWENSON, BRADLEY D & JULIE M

COUNTY ROAD 103

WILD WIND RANCH DRIVE

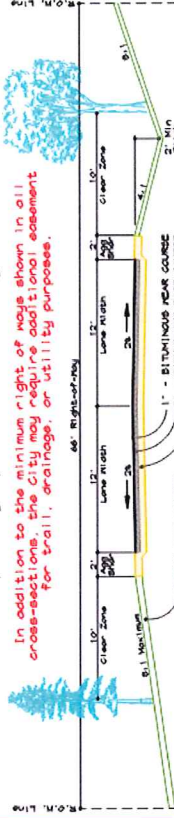
DESIGN SECTION

ROADWAY

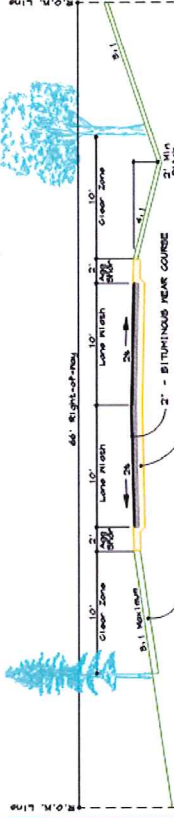
CITY OF CROSSLAKE Minimum Sections for City Maintained Roadways

Assumes 30 mph Design Speed and Granular Subgrade Material

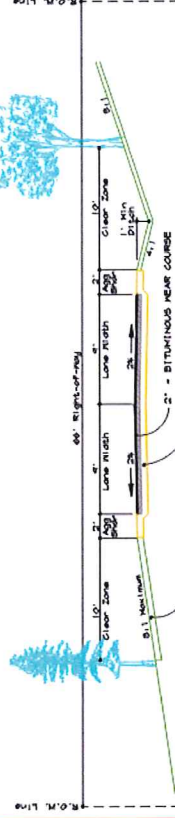
In addition to the minimum right of ways shown in all cross-sections the City may require additional easement for trail, drainage, or utility purposes.



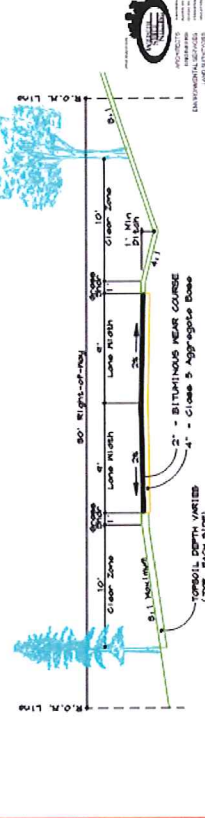
Major Rural Roadway (RJ) - Over 40 lots (410+ ADT)



Rural Roadway (RR) - 26 lots to 40 lots (260 to 400 ADT)



Minor Rural Roadway (RN) - 11 to 25 lots (110 to 250 ADT)



Lanes and Accesses (L or A) - 0 to 10 lots (0 to 100 ADT)

REVISION: 1/96

C-04

CITY OF CROSSLAKE
WILD WIND RANCH DRIVE IMPROVEMENTS
Estimate of Project Cost
January 3, 2020

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED UNIT PRICE	EST. QTY.	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	\$0.000.00	1	\$0.000.00
2	2101.524	CLEARING	TREE	\$300.00	2	\$600.00
3	2101.524	GRUBBING	TREE	\$300.00	2	\$600.00
4	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$440.00	1	\$440.00
5	2104.504	REMOVE BITUMINOUS PAVEMENT	SG YD	\$2.50	200	\$500.00
6	2105.507	SURGRADE EXCAVATION (P)	CU YD	\$12.00	400	\$4,800.00
7	2105.507	GRANULAR BORROW (P)	CU YD	\$24.00	400	\$9,600.00
8	2211.509	AGGREGATE BASE, CLASS 5 (CV)	TON	\$15.00	570	\$8,550.00
9	2215.504	FULL DEPTH RECLAMATION	SG YD	\$1.50	3,100	\$4,650.00
10	2360.504	TYPE SP 9.5 WEARING COURSE MIX (2.C)	TON	\$70.00	470	\$32,900.00
11	2360.504	DRIVEWAY RECONSTRUCTION	EACH	\$600.00	1	\$600.00
12	2540.602	MAIL BOX SUPPORT	EACH	\$115.00	1	\$1,265.00
13	2563.601	TRAFFIC CONTROL	LUMP SUM	\$1,200.00	1	\$1,200.00
14	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	\$500.00	1	\$500.00
15	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$900.00	1	\$900.00
16	2573.503	SILT FENCE, TYPE MS	LINE FT	\$2.00	500	\$1,000.00
17	2573.540	SEDIMENT CONTROL LOG TYPE STRAW	LINE FT	\$3.00	200	\$600.00
18	2574.507	COMMON TOPSOIL BORROW (CV)	CU YD	\$22.00	150	\$3,300.00
19	2574.508	FERTILIZER TYPE 1	POUND	\$1.00	75	\$75.00
20	2575.505	SEEDING	ACRE	\$500.00	0.35	\$175.00
21	2575.508	SEED, MIXTURE 21-111	POUND	\$2.00	35	\$70.00
22	2575.508	SEED, MIXTURE 25-151	POUND	\$3.50	65	\$227.50
23	2575.508	HYDRAULIC MULCH MATRIX	POUND	\$1.50	885	\$1,327.50
REMARKS:		CV = COMPACTED VOLUME P = PLANNED QUANTITY				
TOTAL ESTIMATED CONSTRUCTION COST						\$87,550.00
CONSTRUCTION CONTINGENCY (10%)						\$8,800.00
SUBTOTAL CONSTRUCTION (ROUNDED)						\$96,500.00
ENGR. ADMIN. LEGAL (22%)						\$21,300.00
TOTAL ESTIMATED PROJECT COST						\$117,800.00

METHOD OF ASSESSMENT

Report Type
Real Estate Consulting
Letter Report

Effective Date
December 13, 2019

Subject Property
Street Project
Wild Wind Ranch Drive
Crosslake, MN 56442

Client
City of Crosslake
Ain: Dave Reese, PE, City Engineer
7804 Industrial Park Road
Baxter, MN 56425



File # V1912001

Prepared By:
Ethan Waytas, MAI, Appraiser
William R. Waytas, SRA, Appraiser

Nagell Appraisal Incorporated
12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

Discussion of Market Benefit. – Continued

Given the scope of the project and the age/quality/condition of houses, properties in the area with newer street improvements could see an average price benefit of:

- **Single family / residential land (direct access)** \$3,000 to \$7,000 per lot (larger lots on the upper end of range)

Corner lots are based as a pro-rata percentage using street frontage. So if 75% of the frontage is being improved while 25% on the east street(s) is not, then the multiplier would be 75% of the benefit.

PROJECT IMPLEMENTATION

The City contracted a licensed appraiser, Nagell Appraisals, Inc. to provide a benefit opinion that has been used to determine the assessment value for the special benefit realized by these improvements. A copy of the benefit opinion report is provided in the Appendices.

ESTIMATED ASSESSMENTS (BENEFIT ANALYSIS ASSESSMENT)

SPECIAL ASSESSMENT BENEFIT VALUE (RANGE) PER LOT TYPE

Single family/residential land (direct access) \$3,000-\$7,000 per lot

The amount the City has determined to assess, based on the ranges of benefit provided by the appraiser for each type of property, is provided as follows for each category of property. This results in the following estimate of total project assessment:

Single family/residential land (direct access)	\$4,000 per lot x 13 = \$ 52,000
Total Estimated Project Assessment	\$ 52,000

PROJECT COST ESTIMATE (ROUNDED)

Construction	\$ 96,500
Engineering/Admin/Legal	<u>\$ 21,300</u>
	\$117,800

CROSSLAKE ASSESSMENT POLICY

Estimated Assessed Value	\$ 52,000 (44%)
Estimated City Cost	\$ 65,800 (56%)

ESTIMATED ANNUAL PAYMENTS

Based on a 10- Year Period at 5% Interest

\$4,000 \$518

PROCEDURAL SCHEDULE

Completed	Resolution Ordering Preparation of Report on Improvement
January 6, 2020	Resolution Receiving Feasibility Report and Calling Hearing
January 13, 2020	Notice of Hearing on Improvement
January 31, 2020	Hearing on Improvement
January 31, 2020	Resolution Ordering Improvement and Preparation of Plans
February 28, 2020	Resolution Approving Plans and Ordering Advertisement for Bids
March 31, 2020	Resolution Accepting Bid (Note: The City Council may, at its discretion, proceed at this point with preparation of the assessment roll and schedule the hearing on assessment)
May-Sept 2020	Construction
October 12, 2020	Resolution Declaring Cost to be Assessed and Ordering Preparation of Assessment
October 12, 2020	Resolution for Hearing on Proposed Assessment
October 19, 2020	Notice of Hearing on Proposed Assessment
November 9, 2020	Hearing on Assessment
November 9, 2020	Resolution Adopting Assessment
December 9, 2020	Certificate to County Auditor for Certifying the Assessments

WILD WIND RANCH DRIVE
PUBLIC HEARING
FEBRUARY 24, 2020

QUESTIONS/COMMENTS