

December 28, 2015

**Re: Neighborhood Meeting – Proposed Street Reclamation Improvements – City Project No. 16-103B – Maple Island Road**

The City is proposing to reclaim and re-pave Maple Island Road abutting your property in 2016. Advanced planning for the project is ongoing, but the project has not yet been formally ordered by the City Council. An informal neighborhood meeting has been scheduled to provide property owners an opportunity to ask questions and offer input on the project. The neighborhood meeting will be **Thursday, January 14, 2016 from 3:30 to 6:30 p.m. in the Council Chambers at Burnsville City Hall, 100 Civic Center Parkway.** There will be no formal presentation, but City engineering staff will be available to take comments and answer questions. Engineering staff is also available to meet with individual owners during normal office hours. You also will have the opportunity to attend the public hearing tentatively scheduled for Tuesday, March 8, 2016 when the merits of the project will be formally considered by City Council. A public hearing notice will be sent to you prior to this meeting.

Street reclamation involves specially assessing abutting properties for a **portion** of the **street improvements** according to City policy. The City will fund the entire cost for the **utility improvements**. Special assessments are based on the length of footage your property has adjacent to the City street right-of-way. This length is measured thirty feet (30') back from and parallel to your property line(s) that abut(s) a street to be reclaimed. The City also assesses for new roadway elements such as curb and gutter that didn't exist prior to the roadway being reclaimed. The assessment rate is based upon the land usage of the property as shown in the table below.

<b>Proposed Assessment Rates</b>	
<b>Single Family Residential Rate</b>	<b>\$16.53/foot</b>
<b>Multi-Family Rate</b>	<b>\$26.43/foot</b>
<b>Other Land Use (Commercial/Retail/Etc.) Rate</b>	<b>\$42.47/foot</b>

Here is an example to help property owners estimate and understand their proposed assessment: a **single family residential property** on a 70' wide lot abutting the street to be reclaimed where curb already exists would have an assessment of: (70 feet) X (\$16.53/foot) = \$1,157.10. Specific property dimension and estimated assessments for each property will be available at the neighborhood meeting.

The property owner can choose to pay the assessment in full in 2016 or pay with interest over a period of years. A written notice of your assessment amount will be mailed to you in August, 2016 prior to the assessment public hearing in September, 2016. The City Council will formally consider adoption of these final assessment amounts at that time. City staff is available to answer questions regarding the City's assessment policy and how it pertains to your property. Please contact Molly Stone, Special Assessment Accounting Technician (952-895-4495 or [molly.stone@burnsvillemn.gov](mailto:molly.stone@burnsvillemn.gov)), regarding assessment questions.

Street reclamation will include the replacement of the entire pavement section including the bituminous pavement and portions of the gravel base as necessary. Areas with existing curb and gutter will receive spot repair and replacement of the curb and gutter only if it has failed or needs to be replaced for a project construction purpose.

Maple Island Road will generally remain open to local traffic only, although it may be in a gravel condition for a significant time. Access to your property will generally be maintained through the project; however, short street segments will be closed periodically during daily working hours. The City will repair features impacted by construction activities (i.e. landscape bedding, fencing, sprinklers, etc.), and will restore all privately maintained turf areas with topsoil and seed.

(over)

Our goal is to make this project as comprehensive and cost effective as possible. To help meet this goal, please inform Brian Connolly, Assistant City Engineer (952-895-4457 or [brian.connolly@burnsvillemn.gov](mailto:brian.connolly@burnsvillemn.gov)) of any problems or provide any other comments you have regarding the following items associated with the proposed street reconstruction:

- Any problems that you have experienced with your sanitary sewer service.
- Any problems associated with street drainage in your area that you have experienced or noticed.
- If you have an underground sprinkler system, invisible fencing or landscaping features within 10 feet of the existing street that may be affected by the construction project. Please note that even if you notify us of their existence, these features may still be impacted by construction activities. The City will NOT replace any plants, shrubs, or bushes within the right-of-way that are impacted by construction activities.
- If you have any disabilities, concerns related to access during construction, or have special events scheduled for next summer, (graduations, weddings, etc.) please let us know and we will make provisions to accommodate your needs to the greatest extent possible.
- If there is interest in having continuous street lighting placed in association with the project where none exists presently, City staff will help organize a petition or ballot process if requested. Please note if street lighting is installed, all costs will be paid for by the benefitted property owners. Contact us with if you want to consider a ballot or petition for new street lighting.
- If you are considering replacing your own driveway and do not want an existing apron replaced, you may be able to receive a credit based on the cost savings realized by the City for not replacing the apron.

Further information regarding the proposed construction project is available at the City's website ([www.burnsville.org/streetrecon](http://www.burnsville.org/streetrecon)). Here, interested property owners may sign up for project updates, review a series of frequently asked questions, and access links regarding a number of construction-related items, including:

- Street Reconstruction Brochure
- City's Emerald Ash Borer Management Plan
- City's Tree Trimming Policy
- A Homeowner's Guide to Water Meter Valves
- Sightline Clearances for Intersections
- Details for Mailbox Posts
- Links for Online Service Requests

If you have any questions about the project or engineering-related concerns, and you are unable to attend this neighborhood meeting, please contact me at 952-895-4457 or [brian.connolly@burnsvillemn.gov](mailto:brian.connolly@burnsvillemn.gov).

Sincerely,  
**City of Burnsville**

Brian Connolly, P.E.  
Assistant City Engineer  
952-895-4457  
[brian.connolly@burnsvillemn.gov](mailto:brian.connolly@burnsvillemn.gov)

Enc. – Maple Island Road Street Reclamation Map

cc: City Council, Heather Johnston, Steve Albrecht, Dave Grommesch, Ryan Peterson, Molly Stone