



**MEMORANDUM**

DATE: August 13, 2013  
TO: Court Place Neighborhood Property Owners  
SUBJECT: **2014 Street Reconstruction – Preliminary Design Review**

The streets and utilities in your neighborhood have been proposed for reconstruction in 2014 as part of the City of Burnsville's 5-year Capital Improvement Program. The map on the reverse side of this notice indicates the streets impacted by this proposed project. City staff has begun the preliminary design review process to determine the specific type and extent of possible improvements. As part of the preliminary review work, you may notice some of the following items occurring in your neighborhood over the next four to six months:

- Paint markings and flags for utilities in the street right-of-way and around your property;
- Survey stakes and markings placed in the street right-of-way or near property lines;
- The City's sewer televising contractor performing cleaning and televising of sanitary sewer and storm sewer pipes;
- City maintenance staff inspecting manholes, catch basins, hydrants, gate valves, and water shutoff valves/curb stops.

With respect to utility flags and survey stakes, **we request that you do not remove and throw away these items.** If you would like to remove these items temporarily to mow your lawn, we request that you replace them in their original location. Survey stakes do not indicate any specific type of proposed improvement or change; they are placed by our City survey crews and used as benchmarks for performing a topographic survey of the neighborhood. When they are no longer needed for the survey work, City staff will remove them.

Recent projects in neighborhoods similar to this neighborhood have resulted in assessments in the range of \$2,700 to \$5,000 for a typical city lot dependent upon the amount of frontage to the street each lot has. ***Since assessments are based upon the length each individual lot has adjacent to a street being reconstructed, estimated individual lot assessments are not available at this time.*** In late December, 2013, you will receive a notice inviting you to an Open House, at which time City staff will be able to review and discuss the proposed improvements and estimated costs in more detail, as well as identify any specific property owner concerns or potential impacts due to the proposed work. In February 2014, you will receive a notice of a formal Public Hearing, where the merits of the project will be formally considered and voted on by the City Council.

The City of Burnsville has set up a website to keep property owners informed of improvements affecting their neighborhood. Please visit this website at [www.burnsville.org/streetrecon](http://www.burnsville.org/streetrecon) for maps of current and future project areas, list of frequently asked questions, and the latest updates and information about the City's street and utility reconstruction program. If you have any additional questions, please feel free to contact the City of Burnsville Engineering Department at 952-895-4534.

CC: City Council