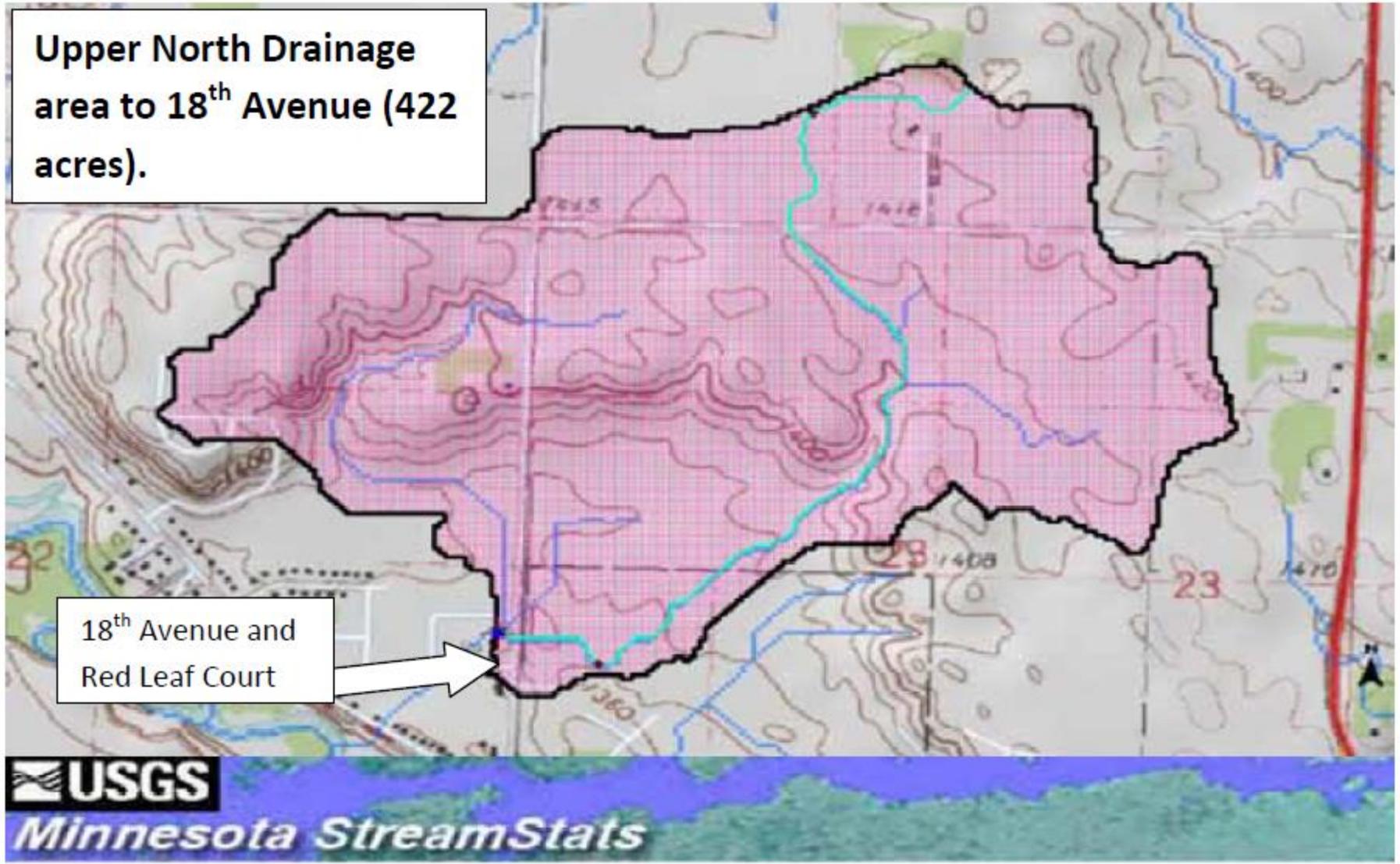
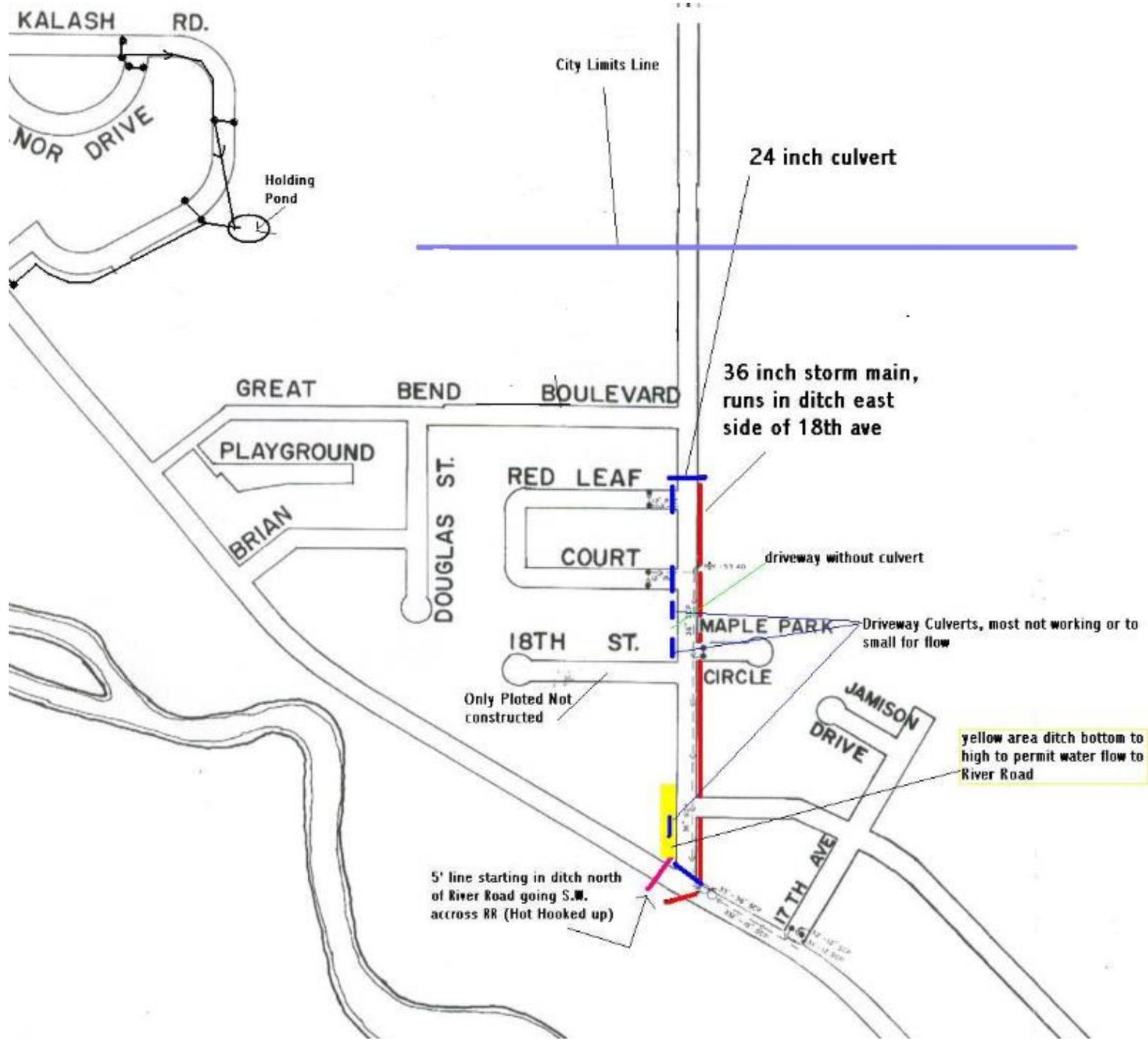


Kruse Property – Water Retention & Housing
Parcel Number 250230200 & 250230100
60 Acres



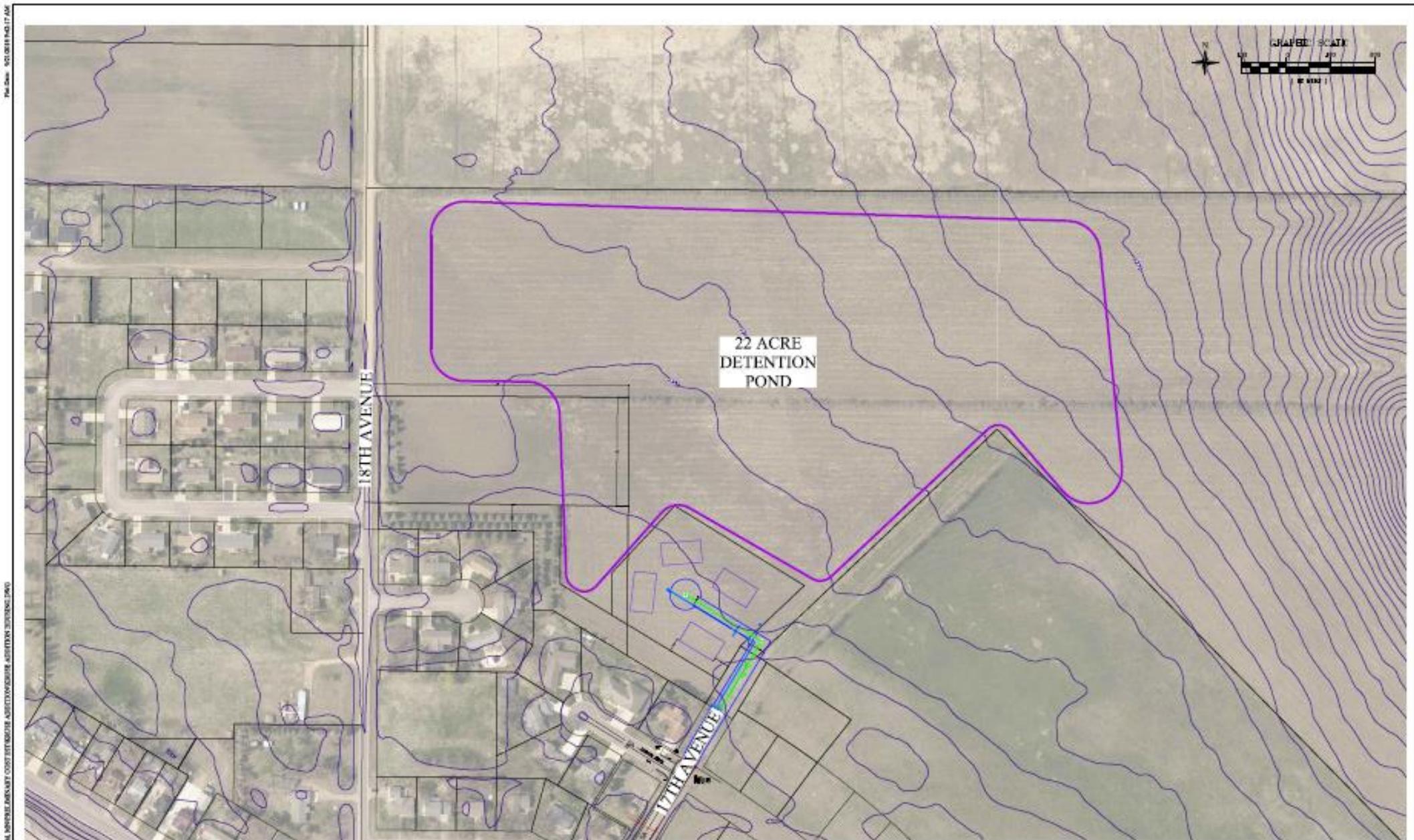


Larger storms and the nature of sandy subsurface soils in this area will still allow the potential for damage.



18th Avenue Existing Water Drainage System

- Driveway culverts installed through time in the ditch system are not able to handle significant rain events.
- The existing 36-inch drainage pipe will be able to handle flows from the 22 acre to 26 acre water retention/detention pond with other modifications to the storm sewer system.



Estimated Cost
\$1.6 million

A 22-acre water retention/detention pond could potentially be able to handle a 35-50 plus year rain event depending on other drainage improvements in the watershed

22 Acre Water Retention/Detention Estimate

18th Avenue Watershed Detention
Preliminary Quantities & Cost Opinion (2019 Estimated Costs)
Windom, Minnesota

September 24, 2018

22 acre Detention basin

ITEM NO.	NO. OF UNITS	ITEM DESCRIPTION	UNIT COST	TOTAL ITEM COST
Detention Basin Grading and Storm Sewer Outlet				
1.	185,000 cu. yd.	Excavation and embankment (detention area)	\$3.40 /cu. yd. =	\$629,000.00
2.	140,000 cu. yd.	Excavation and embankment (5' permanent pool)	\$4.00 /cu. yd. =	\$560,000.00
3.	42,000 cu. yd.	Topsoil	\$3.40 /cu. yd. =	\$142,800.00
4.	600 ln. ft.	36" Storm Sewer (assumed size)	\$110.00 /ln. ft. =	\$66,000.00
5.	1 ea.	Basin Outlet Structure	\$8,000.00 /ea. =	\$8,000.00
6.	1 ea.	Connect to Existing Storm Sewer	\$1,000.00 /ea. =	\$1,000.00
7.	10.0 ac.	Seeding, fertilizing & mulching	\$3,200.00 /ac. =	\$32,000.00
8.	4,500 ln. ft.	Silt Fence/Erosion Control	\$3.00 /ln. ft. =	\$13,500.00
9.	1 L.S.	Mobilization	\$25,000.00 /L.S. =	\$25,000.00
Construction Subtotal				\$1,477,300.00
Contingencies (10%)				\$147,700.00
Storm Sewer Engineering and Testing				\$15,000.00
Estimated Detention Construction Cost				\$1,640,000.00

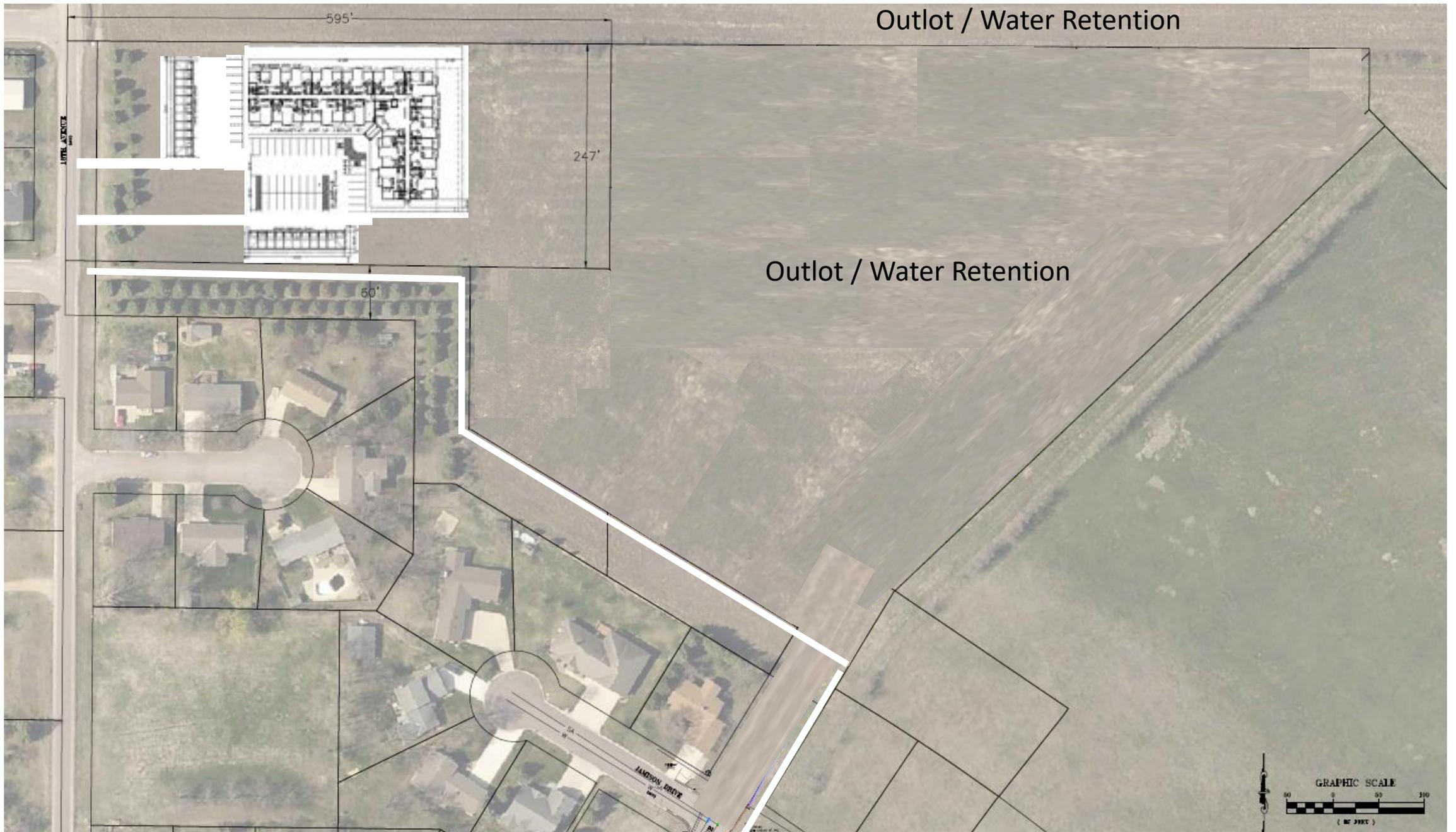


A 26-acre retention/detention pond could potentially be able to handle an even larger rain event (50-85 year).

Reclamation Plan

Transform the pit into a lake / water retention with housing.





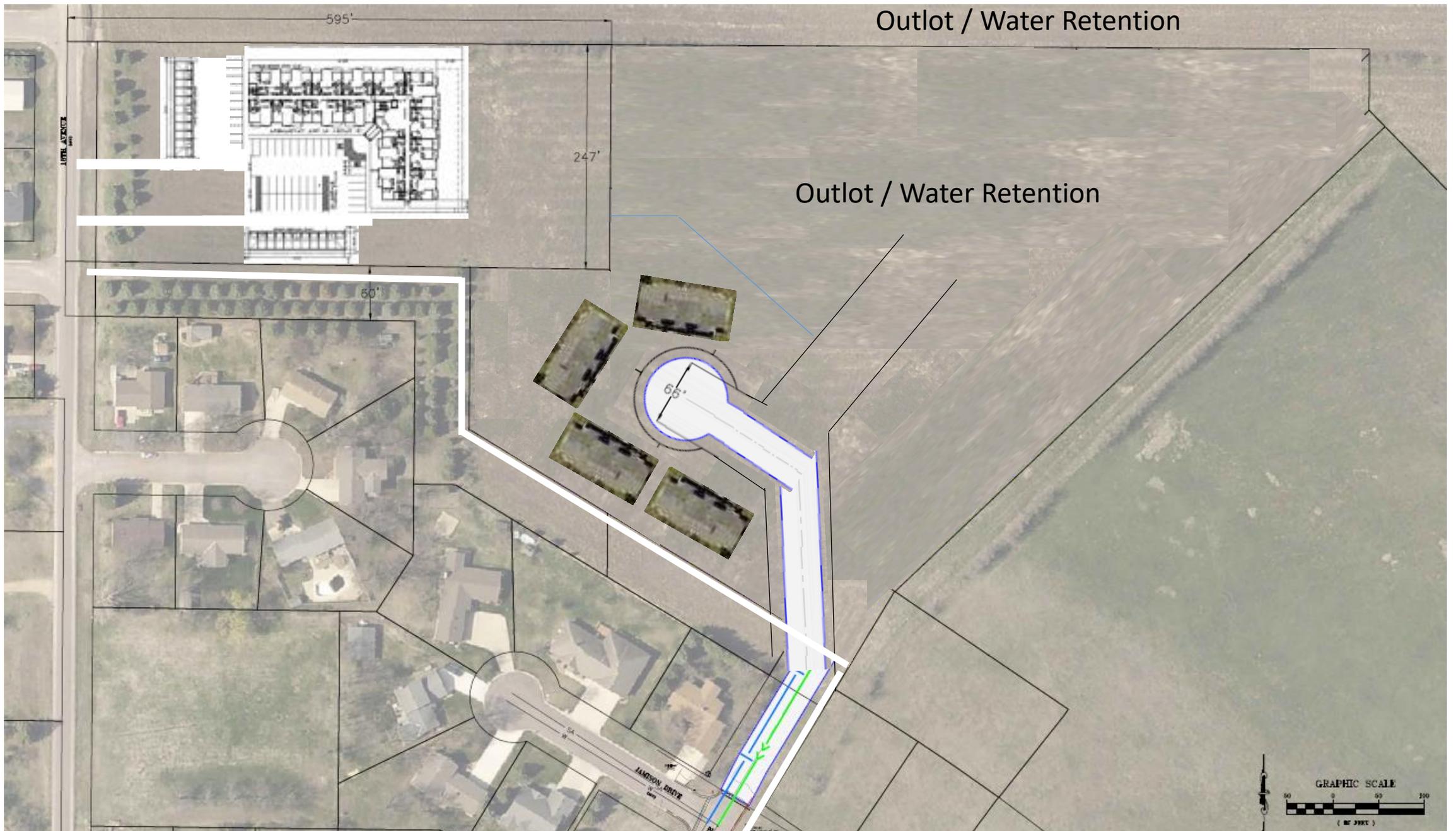
The annual gross tax increment to be generated by the 46-unit apartment and the townhomes is estimated at \$115,253





STREET ELEVATION
SCALE: 1/8" = 1'-0"





The annual gross tax increment to be generated by the 46-unit apartment and the townhomes is estimated at \$115,253

17th Avenue Street Extension

Kruse Addition Townhomes Preliminary Quantities & Cost Opinion (2019 Estimated Costs) Windom, Minnesota

September 21, 2018

4 Townhomes on a Cul-de-sac

ITEM NO.	NO. OF UNITS	ITEM DESCRIPTION	UNIT COST	TOTAL ITEM COST
Water Main				
1.	600 In. ft.	8" C900 Water Main	\$33.00 /In. ft. =	\$19,800.00
2.	20 In. ft.	6" C900 Water Main	\$30.00 /In. ft. =	\$600.00
3.	3 ea.	Tee	\$800.00 /In. ft. =	\$2,400.00
4.	1 ea.	8" Gate Valve	\$2,000.00 /In. ft. =	\$2,000.00
5.	2 ea.	6" Gate Valve	\$1,400.00 /In. ft. =	\$2,800.00
6.	1 ea.	Connect to Existing Water	\$1,000.00 /ea. =	\$1,000.00
7.	250 In. ft.	Cl. 200 Water Service	\$25.00 /In. ft. =	\$6,250.00
8.	8 ea.	Curb Stop w/box	\$225.00 /ea. =	\$1,800.00
9.	8 ea.	Corp Stop	\$225.00 /ea. =	\$1,800.00
10.	2 ea.	Hydrant	\$3,750.00 /ea. =	\$7,500.00
Construction Subtotal				\$45,950.00
Contingencies (10%)				\$4,650.00
Engineering and Testing				\$7,400.00
Estimated Water Subtotal				\$58,000.00
Sanitary Sewer				
11.	1 ea.	Connect to existing Sanitary Manhole	\$1,000.00 /ea. =	\$1,000.00
12.	2 ea.	Sanitary Manhole	\$3,750.00 /ea. =	\$7,500.00
13.	600 In. ft.	8" SDR-26 Sanitary Sewer	\$40.00 /In. ft. =	\$24,000.00
14.	250 In. ft.	4" SDR-26 Sanitary Sewer Service	\$30.00 /In. ft. =	\$7,500.00
15.	8 ea.	Wye	\$200.00 /ea. =	\$1,600.00
Construction Subtotal				\$41,600.00
Contingencies (10%)				\$4,400.00
Engineering and Testing				\$7,000.00
Estimated Sanitary Subtotal				\$53,000.00

Kruse Addition Townhomes Preliminary Quantities & Cost Opinion (2019 Estimated Costs) Windom, Minnesota

September 21, 2018

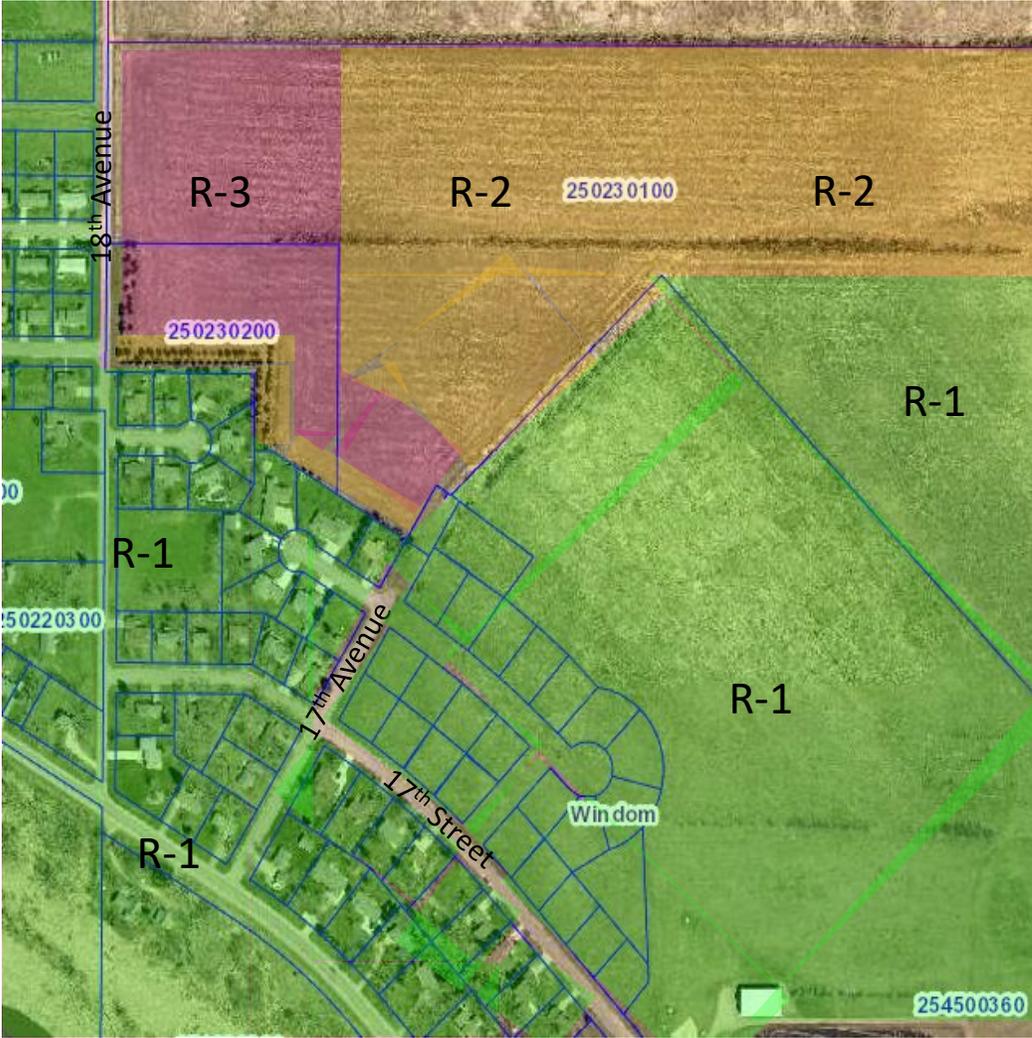
Paving and Storm Sewer (36' wide on 17th Ave, 22' wide private drive)

1.	10,000 cu. yd.	Street excavation and embankment	\$4.00 /cu. yd. =	\$40,000.00
2.	1,000 cu. yd.	Topsoil	\$4.00 /cu. yd. =	\$4,000.00
3.	2,400 sq. yd.	12" Subgrade preparation	\$2.00 /sq. yd. =	\$4,800.00
4.	2,400 sq. yds	12" Granular Base	\$11.00 /sq. yd. =	\$26,400.00
5.	1,300 In. ft.	Curb and Gutter, B624	\$20.00 /In. ft. =	\$26,000.00
6.	450 ton	4" Bituminous Pavement	\$95.00 /ton =	\$42,750.00
7.	4,000 sq. yd.	Terrace grading	\$1.00 /sq. yd. =	\$4,000.00
8.	1.0 ac.	Seeding, fertilizing & mulching	\$4,000.00 /ac. =	\$4,000.00
9.	1,000 In. ft.	Silt Fence	\$5.00 /In. ft. =	\$5,000.00
10.	250 In. ft.	Bio-wattles	\$5.00 /In. ft. =	\$1,250.00
11.	4 ea.	Intake Protection	\$350.00 /ea. =	\$1,400.00
12.	1 L.S.	Storm water treatment	\$6,000.00 /ea. =	\$6,000.00
13.	1 L.S.	Mobilization and Traffic Control	\$10,000.00 /L.S. =	\$10,000.00
Construction Subtotal				\$175,600.00
Contingencies (10%)				\$17,400.00
Engineering and Testing				\$30,000.00
Estimated Subtotal				\$223,000.00
Estimated Total Construction Cost				\$334,000.00



Kruse Property – Rezoning

Kruse Property – Proposed Rezoning



Future Land Use Map – From Comprehensive Plan

