ENGINEERING STUDY

PROSPECT KNOLLS A, C, & D NEIGHBORHOOD ROADWAY RECONSTRUCTION

West 70th Street, Antrim Court, Antrim Road, Antrim Terrace, Down Road, Dublin Circle, Dublin Road, Fleetwood Drive, Kemrich Drive, Kerry Road, Lanham Lane, Lee Valley Circle, Lee Valley Road, Shannon Drive, Tara Road, Tralee Drive, Village Drive, Weston Circle, Wexford Road

IMPROVEMENT NO. BA-458

December 1, 2025

ENGINEERING DEPARTMENT
CITY OF EDINA

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

42003	12/1/25
Aaron Ditzler	Reg. No.	Date

Engineering Study
Prospect Knolls A, C, & D Neighborhood Roadway Reconstruction BA-458
December 1, 2025

SUMMARY:

The project involves reconstruction of local bituminous streets, replacement of existing concrete curb and gutter, installation of new concrete curb and gutter, construction of new concrete sidewalks, lining of sanitary sewer, localized rehabilitation of the sanitary sewer, watermain, and storm sewer systems in the neighborhood. Watermain improvements adjacent to the Dublin Reservoir (located along Dublin Road) are also included in this project that will increase the efficiency of the reservoir.

The estimated total project cost is $14,738,330. 47.40% of the roadway costs will be funded through property taxes and 52.60% will be funded through special assessments at the following rates per residential equivalent unit (REU).

Assessment District	Preliminary Assessment per REU
1	**$19,000**
2	**$9,700**
3	**$3,400**

Utility improvements amount to $7,822,400 and will be funded through the City's utility funds. Sidewalk improvements are estimated to cost $278,600 and will be funded through the Pedestrian and Cyclist Safety (PACS) Fund.

INITIATION:

The project was initiated by the Engineering Department as part of the City's Neighborhood Reconstruction Program, identified in the Capital Improvement Plan. The project complies with the City's Living Streets Policy, Vision Edina's mission statement to "provide effective and valued public services" and "maintain a sound public infrastructure" and the "Strong Foundations" City budget goal. This project addresses updating substandard infrastructure with improvements associated with the roadway condition, watermain system, storm sewer system, sanitary sewer system and pedestrian facilities.

LOCATION:

The project includes West 70th Street, Antrim Court, Antrim Road, Antrim Terrace, Down Road, Dublin Circle, Dublin Road, Fleetwood Drive, Kemrich Drive, Kerry Road, Lanham Lane, Lee Valley Circle, Lee Valley Road, Shannon Drive, Tara Road, Tralee Drive, Village Drive, Weston Circle, and Wexford Road. A detailed location map of the project is shown in Figure 1.

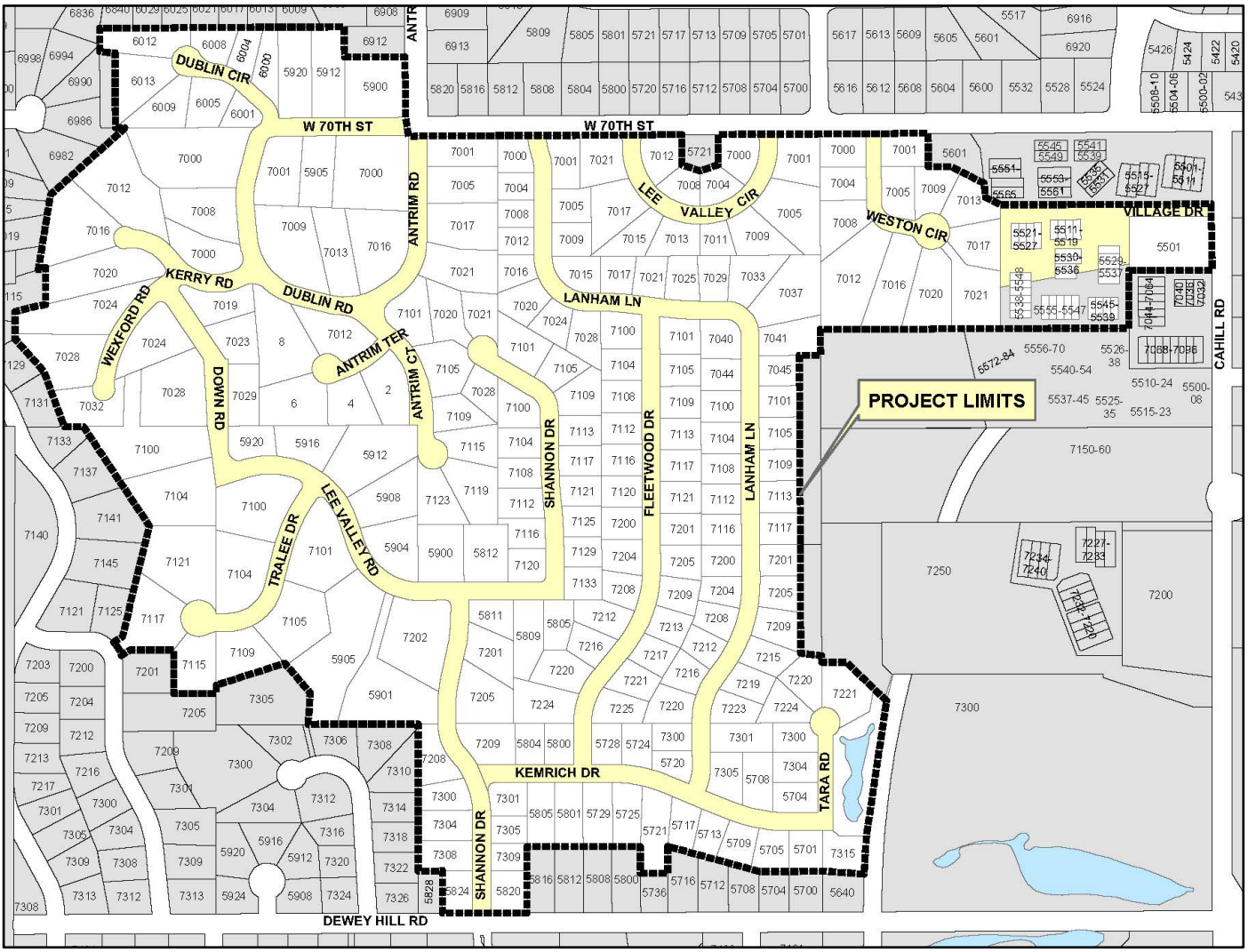


Figure 1: Project Area Map

EXISTING CONDITIONS:

Roadways

The roadways in the Prospect Knolls A, C, and D neighborhood were originally constructed between 1958 and 1990 (see Photo 1).



Photo 1: Prospect Knolls A/C/D Neighborhood, 1969

Approximately 2/3 of roadways in the project area have existing curb and gutter, primarily the streets east of and including Antrim Court, Antrim Terrace and Shannon Drive. The average roadway width is 28 feet (measured from the face of curb to the face of curb or edge of pavement). The roadways located south and west of Village Drive are privately owned and maintained. A recent geotechnical evaluation of the project area shows the roadway section varies from 1.75 inches to 8 inches of bituminous pavement and 3.0 inches to 23.75 inches of aggregate base, over a poorly graded sand and silty sand base.

As part of the City's Pavement Management Program, all streets are regularly evaluated and rated on a scale from 1 to 100; 100 representing a brand-new road surface and 0 being extremely poor. This rating is referred to as the Pavement Condition Index (PCI), and is determined based on existing conditions and defects (alligator cracking, raveling, potholes, etc.). The average PCI for the City of Edina is

78 and the average PCI for Prospect Knolls A/C/D is 25. An example of the current pavement condition can be seen in Photo 2.



Photo 2: Existing Pavement Condition

The existing geometry of the intersections at Kerry Road/Wexford Road and Wexford Road/Down Road creates a large radius and wide pavement on the southeast side of Wexford Road between the Down Road and Kerry Road intersections. This allows southbound vehicles on Kerry Road that turn onto Wexford Avenue and then take an immediate left onto Down Road to comfortably maneuver through the two intersections at speeds higher than typical or desirable for conventional intersections. The existing geometry of this intersection is shown in Figure 2.



Figure 2: Kerry Rd/Wexford Rd and Wexford Rd/Down Rd Intersections (Existing Conditions)

The intersection of Down Road and Lee Valley Road is currently not centered in the right-of-way and City employees have stated the intersection is hard to maneuver with snow plows. The existing geometry of this intersection is shown in Figure 3.



Figure 3: Down Rd / Lee Valley Rd Intersection (Existing Conditions)

Driveways

There are many unique driveways throughout the project area which include brick pavers, colored concrete and heated driveways. Photo 3 shows an example of a driveway with brick pavers in the project area.



Photo 3: Brick Paver Driveway

Cul-de-Sacs

There are nine cul-de-sacs within the project area. Six (Antrim Court, Antrim Terrace, Dublin Circle, Shannon Drive, Tara Road and Weston Circle), have existing curb and gutter. Two (Antrim Court and Shannon Drive), have center islands that contain trees, boulders and landscaping. Four cul-de-sacs' diameters are smaller than the City's standard diameter of 70' and four are larger than the standard diameter.

Traffic and Crash Data

Staff measured traffic volumes and speeds at several locations within or near the neighborhood. Average daily traffic volumes within the neighborhood range between 291 and 754 vehicles per day with 85th percentile speeds between 25.2 and 29 miles per hour. Traffic and crash data for this project is shown in Appendix A.

Landscaping

Numerous property owners have landscaping within the right of way. Many of these landscape items are located directly behind the curb. Some of these landscape items will need to be removed in order to complete the necessary reconstruction work. Photo 4 shows a typical landscaping feature found in the project's right of way.



Photo 4: Landscaping within ROW

Multi-Modal Transportation

Pedestrian Facilities

There are no pedestrian facilities within the project area. There are existing sidewalks immediately adjacent to the project area on Dewey Hill Road, West 70th Street, Antrim Road and Cahill Road. (see Appendix B). Additionally, a trail exists around Lewis Park adjacent to the project area, including a trail entrance spur at the intersection of Kemrich Drive and Tara Road.

Bicycle Facilities

There are no bicycle facilities within the project area; however, there are existing bike lanes immediately adjacent to the project area on Antrim Road, West 70th Street and Cahill Road (see Appendix C).

Transit Facilities

There are no transit facilities within the project area. Metro Transit's Local Routes 6 and 540 operate within ½ mile of the project area on Cahill Rd and Dewey Hill Rd.

Public Utilities

Sanitary Sewer

The sanitary sewer system consists of 8-12" vitrified clay pipe (VCP), 8 inch cast iron pipe (CIP), and 8" polyvinyl chloride pipe (PVC), installed between 1958 and 1990. The Shannon Drive sanitary sewer main was replaced in 2006 between Dewey Hill Road and Kemrich Drive.

Part of the sanitary sewer system alignment extends through rear and side yards within an existing utility easement between Wexford Road and Gleason Road.

Historical records indicate there has been a significant number of sewer back-ups or blockages in the area. (see Appendix D). There is no sanitary sewer main along W 70th Street. An unknown sized sanitary sewer service pipe conveys wastewater for properties between 7001 Dublin Road and the intersection of W 70th Street and Antrim Road.

Watermain

The watermain system consists of 6 inch cast iron pipe (CIP), ductile iron pipe (DIP), and high density polyethylene (HDPE), with the exception of 16 inch cast iron pipe (CIP) that is located on W 70th Street, and 1.5 inch copper pipe located on Antrim Court, and Antrim Terrace, Tara Road, Tralee Drive, Wexford Road. All watermain pipe was installed between 1958 and 2006.

Part of the watermain system alignment extends through side yards within an existing utility easement between Dublin Circle and Erin Terrace. The overall system has experienced eight watermain breaks (see Appendix D). Most of the fire hydrants are original to the neighborhood.

A small number of homes in the neighborhood were constructed prior to the availability of municipal water. Although several have had private wells properly sealed, City records suggest 3 wells are in use for irrigation, 2 are active domestic water wells, and twelve have a status of 'unknown'.

Storm Sewer

The storm sewer system consists of 12 inch – 54 inch reinforced concrete pipe (RCP), 12 inch high density polyethylene (HDPE), and 12 inch corrugated metal pipe (CMP). All storm sewer pipe was installed between 1969 and 2013.

Two 12" CMPs are located within rear and side yard drainage and utility easements. One between the Wexford Road cul de sac and Gleason Road, the other between Dublin Circle and Tupa Drive.

Additional sections of unknown pipe size and material also exist within the storm sewer system. There are many storm sewer inlets and pipes located throughout the project area. All storm sewer within the project area drains south, eventually making its way to Lewis Park, or to West 70th Street, where it drains to Nine Mile Creek.

Private Utilities

Gas, electric, communications, cable and fiber optic utilities are present in the neighborhood. These utilities are a combination of overhead and underground facilities located in backyards or along the boulevards. Street lighting within the project area consists of standard "cobra head" fixtures mounted on wooden poles and lantern-style fixtures mounted on fiberglass poles as shown in Appendix E. All lighting is owned by Xcel Energy.

DESIGN INPUT:

City Council

2018 Pedestrian and Bicycle Master Plan

This plan, part of the draft 2018 Comprehensive Plan, was developed to guide the City's efforts to create a comprehensive pedestrian and bicycle network. As shown in Appendix B, a sidewalk is proposed along Shannon Drive between Dewey Hill Road and Kemrich Drive, Kemrich Drive between Shannon Drive and Fleetwood Drive, Fleetwood Drive, and Lanham Lane between Fleetwood Drive and West 70th Street.

Appendix C shows no proposed bicycle facilities within the project area.

2015 Living Streets Policy

This policy balances the needs of motorists, pedestrians, bicyclists and transit riders in ways that promote safety and convenience, enhance community identity, create economic vitality, improve environmental sustainability and provide meaningful opportunities for active living and better health. The City will apply the Policy to all street projects, including those involving operations, maintenance, new construction, reconstruction, retrofits, repaving, rehabilitation or change in the allocation of pavement space on an existing roadway. The Living Streets Plan includes 15 principles to guide implementation of the Policy, divided into four categories: All Users and All Modes, Connectivity, Context Sensitivity and Sustainability. Below is a summary of how these principles are incorporated into this project:

All Users and All Modes – This project will improve mobility and access to the transportation network for a variety of users, including pedestrians, cyclists, children, seniors and the disabled. Replacement of the pavement surfaces and traffic control signage will enhance safety and convenience for all users.

Connectivity – This project involves maintaining a transportation system that can accommodate all modes of travel.

Context Sensitivity – Engineering strives to preserve and protect natural features within or adjacent to construction sites where feasible, including trees, waterways and sensitive slopes. Residents within the project area were invited to complete a questionnaire soliciting input on project design components, including multi-modal transportation and local drainage problems.

Sustainability – Engineering works closely with Public Works to implement infrastructure improvements with consideration of lifecycle costs and future maintenance. The new roadway section can be easily maintained long-term with the use of proactive rehabilitation treatments, which will significantly extend the life of the pavement. Reductions in impervious surfaces benefit water quality, and may lessen the demand for chemicals to manage snow and ice (such as chloride). Construction operations are required to use the smallest footprint necessary to complete the work; this includes utilizing trenchless technologies, such as pipe bursting or cured-in-place pipe liners. This project will also reduce inflow and infiltration of clean water into the sanitary sewer system, minimizing regional wastewater treatment, reducing the risk of sewage surcharges and limiting the risk of back-ups to residential properties.

Relevant portions of the Living Streets Plan can be found in Appendix F.

Water Resource Management Plan (December 2022 Amendment)

Municipal stormwater systems provide multiple functions, including runoff management (removal of stormwater) and flood risk reduction. The system is composed of structural or engineered control devices and facilities to treat, convey, or store polluted stormwater.

Enhancing public infrastructure by building new, retrofitting old, and maintaining existing in working condition is a key action to reducing flood exposure. City Council adopted the Flood Risk Reduction Strategy in 2020, and it was incorporated into the Water Resources Management Plan (WRMP) by major amendment. The primary goal for the City's flood risk reduction effort is to improve public safety and reduce the exposure of private principal structures to flooding. It is the City's standard practice to provide a 10-percent-annual-chance level of service and 1-percent-annual-chance level (also referred to as the 10-year and 100-year frequency events, respectively) of protection for principal structures for the City's stormwater conveyance systems, where feasible.

The WRMP identified three areas of flood inundation within the project area for both the 10-percent and 1-percent-annual-chance flood event (also referred to as the 10-year and 100-year frequency event, respectively). The first area is along Antrim Court, shown in Figure 4.

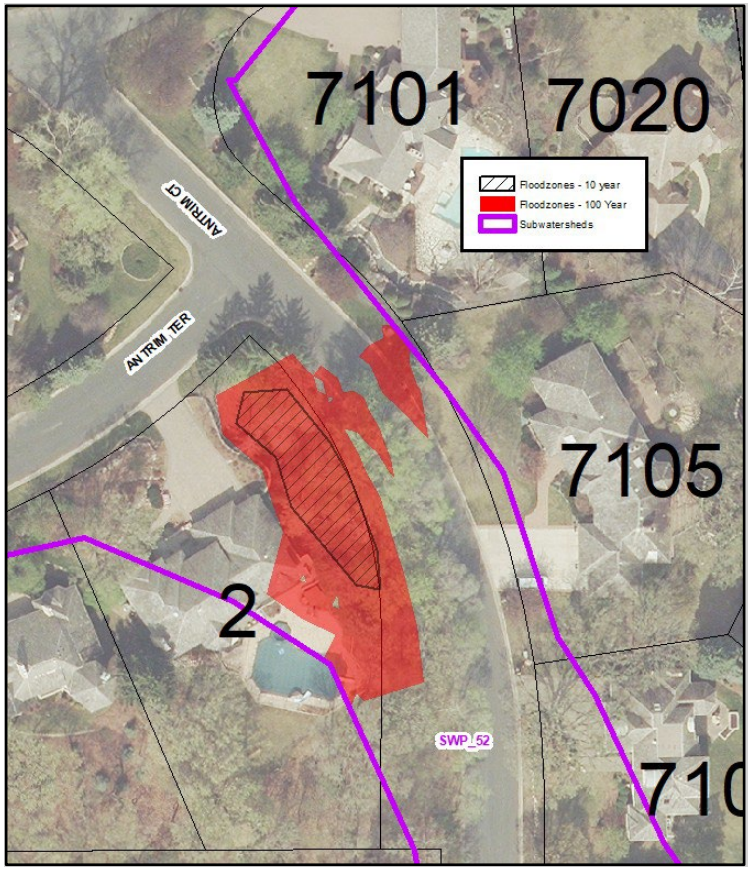


Figure 4: Antrim Court Flood Zone (SWP_52)

This modeled inundation area appears to impact the boulevard and structure at 2 Antrim Terrace. Approximately 8.2 acres of stormwater from the neighboring properties drains to the City's storm sewer system in this area, which flows east towards Shannon Drive, and eventually drains to Lewis Park. The primary overflow location of this inundation area is to the southwest towards 5912 Lee Valley Road.

The second area is a pond adjacent to Tara Road (see Figure 5).

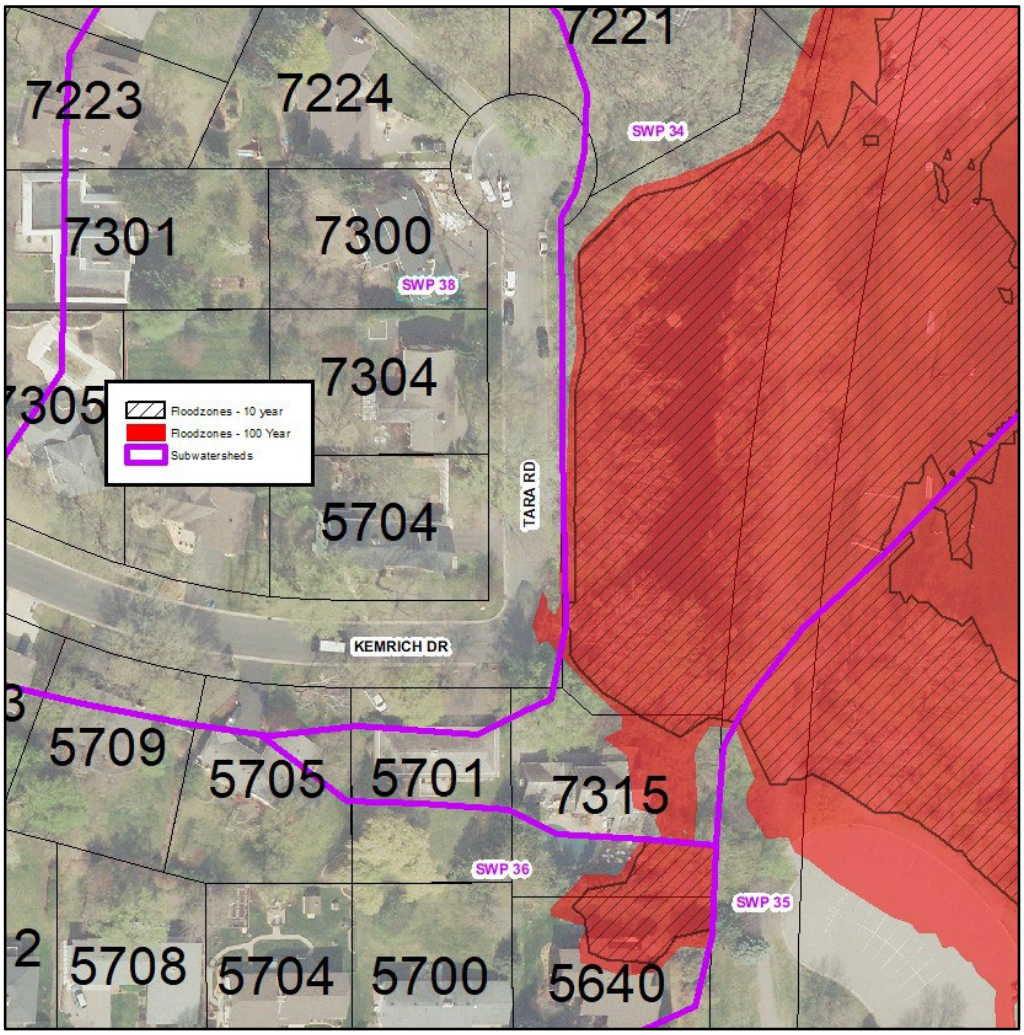


Figure 5: Tara Road Flood Zone (SWP 34)

The Southwest Ponds watershed, including the Tara Road pond, encompasses approximately 411 acres.

The Southwest Ponds watershed is characterized by a series of ponding basins that outlet to the South Fork of Nine Mile Creek via a storm sewer system that travels south from the intersection of West 78th Street and Delaney Boulevard and discharges to a detention pond north of I-494. Discharge from this detention pond flows beneath I-494 and enters the South Fork of Nine Mile Creek.

The 1-percent and 10-percent-annual-chance events could impact the structures at 7315 Tara Road and 5640 Dewey Hill Road, as well as the east boulevard along Tara Road. Potential manhole surcharging was also identified in the 1-percent and 10-percent-annual-chance events.

The third area along Kemrich Drive and Shannon Drive as shown in Figure 6.

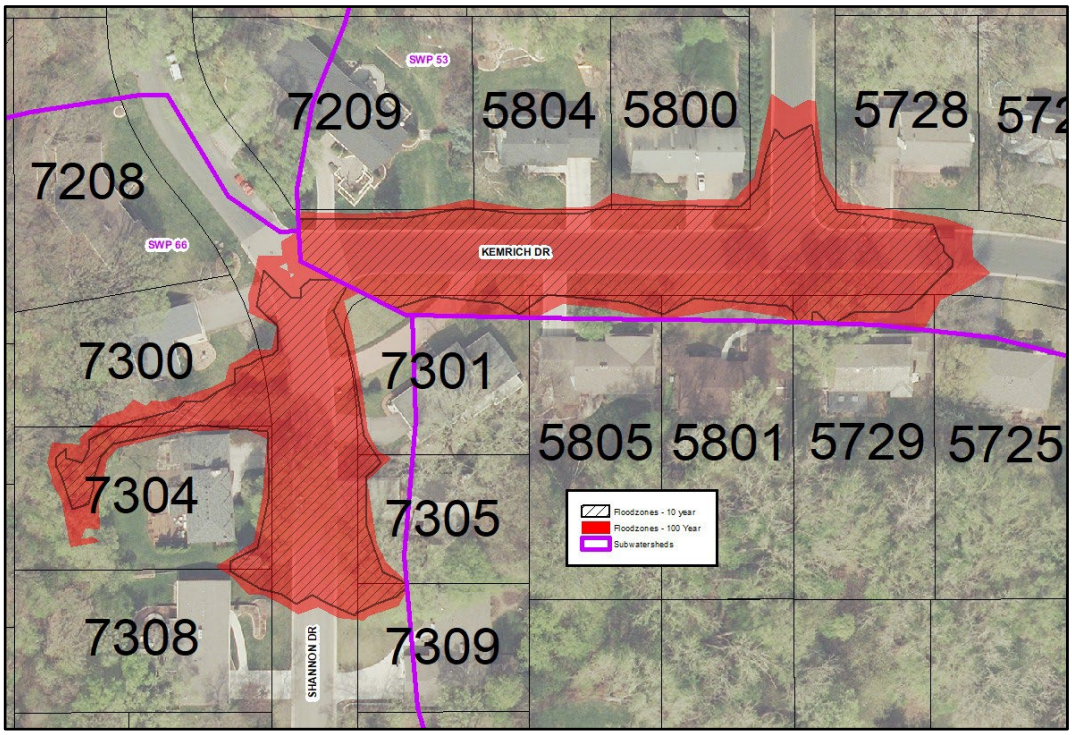


Figure 6: Kemrich Drive and Shannon Drive Flood Zone (SWP 53, 66)

This modeled inundation area impacts the roadway section of Kemrich Drive and both the roadway and backyard sections of Shannon Drive. This area is connected to the City's storm sewer system that runs from Kemrich Drive to the Southwest Ponds series of basins. The primary overflow location of this inundation area is to the east at the shared property line of 5721 and 5717 Kemrich Drive.

Potential manhole surcharging was also identified in the 1-percent and 10-percent-annual-chance events.

Climate Action Plan

The CAP identified the following strategies that align with this roadway reconstruction project.

Transportation and Land Use (TL) 1: Decrease community-wide vehicle miles traveled by 7% by 2030.

Action TL 1-2: Accelerate building on-street and off-street protected bike lanes, sidewalks, crosswalks, and other walking infrastructure in high-need areas and fill connectivity gaps as identified in the City's Bike and Pedestrian Master Plan.

TL 2: Double public transit commuter ridership from 3.3% to 6.6% by 2030.

Staff

Public Works

A draft engineering study was provided to the City's Public Works Department. They support replacement of concrete curb and gutter, as well as replacement of deficient watermain components (including fire hydrants, gate valves and water services).

Police and Fire

A draft engineering study was provided to the City's Police and Fire Departments. The Fire Department supports watermain improvements. They noted that temporary fire hydrants should be consistent in style for ease of access, that emergency access should always be maintained during construction and that drive widths and turnarounds should meet local design guidelines.

Edina Transportation Commission

Prior to the Edina Transportation Commission (ETC) regular meeting on October 23, 2025, a draft engineering study was provided for review.

Relevant minutes from the ETC meeting are included in Appendix G.

Residents

As part of the Engineering Department's practice of notifying residents 2-3 years prior to a potential reconstruction project, residents were invited to numerous in person or virtual open houses between September 2017 and August 2025. Residents were invited to an informational presentation and were able to directly ask questions to staff in August 2025. Residents were notified of a recorded video version of the August 2025 informational presentation posted on the Better Together Edina website, where residents were able to ask questions to staff from the Better Together Edina website, as well as telephone and email. Materials from the August 2025 informational presentation can be found in Appendix H.

On June 25, 2025, residents were asked to complete a questionnaire, soliciting feedback on motorized and non-motorized transportation and local drainage problems within the project area. The questionnaire was completed by 81 of 283 property owners, a return rate of 29%.

The following is a summary of feedback received from residents:

- 27 of 81 (33%*) were concerned or very concerned with the speed of traffic in the neighborhood; 54 (67%) were not concerned.
- 10 of 81 (12%*) were concerned or very concerned with the volume of traffic or number of vehicles in the neighborhood; 70 (88%) were not concerned.
- 24 of 81 (30%*) concerned or very concerned with motorist behavior in the neighborhood; 57 (70%) were not concerned.
- 40 of 81 (49%) identified an unsafe intersection within the neighborhood.
- 61 of 81 (75%) walk, run, or jog in the neighborhood at least 2-3 times per week.
- 23 of 81 (28%) ride a bicycle in the neighborhood at least 2-3 times per week.

- 7 of 81 (9%) reported parking on the street at least 2-3 times per week; 59 (73%) reported parking on the street less than once per month.
- 12 of 81 (15%) identified localized drainage problems in the neighborhood.

*Percentages based on number of returned surveys

The full questionnaire and responses can be found in Appendix I.

Relevant correspondence from residents regarding the project can be found in Appendix J.

PROPOSED IMPROVEMENTS:

The proposed improvements acknowledge many of the comments and concerns raised by residents throughout the information gathering process, while still maintaining the desired minimum standards of Engineering, Public Works and other City staff. The proposed improvements also align with the Budget Work Plan values and goals developed by the City Council and staff.

Roadways

Typical Section

The bituminous roadways are proposed to be completely reconstructed to the subgrade. The existing bituminous pavement and suitable aggregate material will be recycled for use as base material in the new roadway where feasible. A minimum of 8" of aggregate base material will be graded and compacted as the base layer prior to placement of 2.5" of bituminous non-wear and 1.5" of bituminous wear course.

Unsuitable subgrade materials will be replaced as necessary to provide adequate support for the new roadbed. Significant subgrade removals may occur where areas of clay soils are present. The reconstructed sections will meet the requirements of a minimum 20-year pavement design life based on projected traffic loadings.

All roadways within the project area are designated as Local Streets in the Living Streets Plan. Per this plan's design guidelines, Local Streets have concrete curb and gutter and a typical width of 27' (measured from the face of curb to the face of curb) without sidewalks or 24' with a 5' sidewalk on one side; bicycle facilities are optional. Local streets that vary from the guidelines are as follows:

- Kerry Road will be reconstructed to a 24-foot width to minimize impacts on mature trees and existing retaining walls, and to account for the steep slopes present in the boulevards.
- Village Drive will be reconstructed to 30 feet to accommodate additional parking and to match the privately owned and maintained street widths south and west of Village Drive.

Parking

Per the Living Streets Plan, on-street parking should be evaluated based on classification, adjacent land uses, existing demand and costs of construction and maintenance.

One-sided parking is proposed on Fleetwood Drive, Kemrich Drive, Shannon Drive between Dewey Hill Road and Fleetwood Drive, and Lanham Lane between Fleetwood Drive and West 70th Street due to the proposed pedestrian facilities (see pedestrian facilities below). One-sided parking is also proposed on Kerry Drive due to the proposed 24' street width. Given the existing demand for parking, staff believes that parking changes should not occur on any other streets in the project area.

The existing and proposed street widths and parking recommendations are shown in Figure 7 through 10 and Table 1.

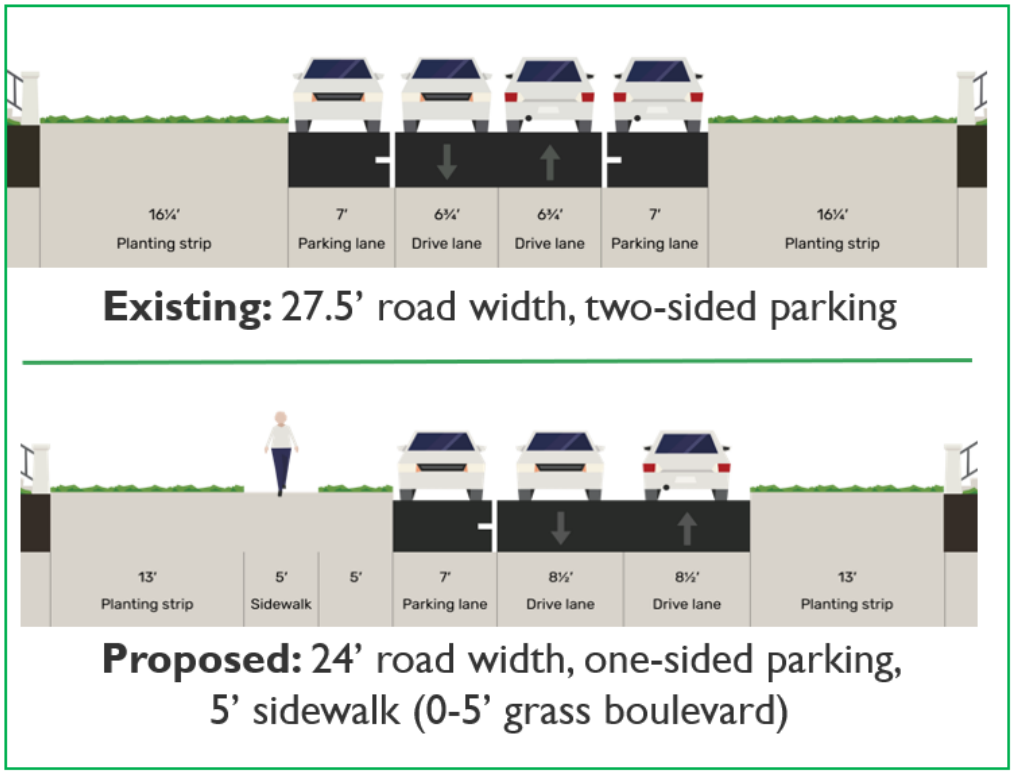


Figure 7: Streets with sidewalk: Shannon Drive between Dewey Hill Road and Kemrich Drive, Kemrich Drive, Fleetwood Drive, and Lanham Lane between Fleetwood Drive and West 70th Street

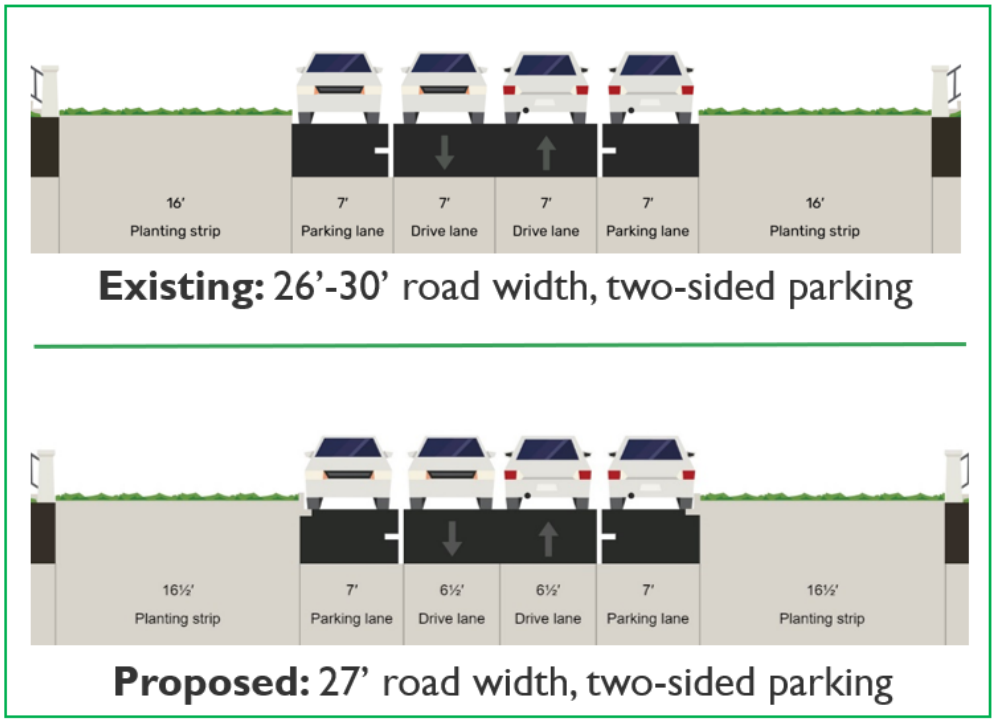


Figure 8: Streets without sidewalk: West 70th Street, Antrim Court, Antrim Road, Antrim Terrace, Down Road, Dublin Circle, Dublin Road, Lanham Lane between Kemrich Drive and Fleetwood Lane, Lee Valley Circle, Lee Valley Road, Shannon Drive north of Kemrich Drive, Tara Road, Tralee Drive, Weston Circle, Wexford Road

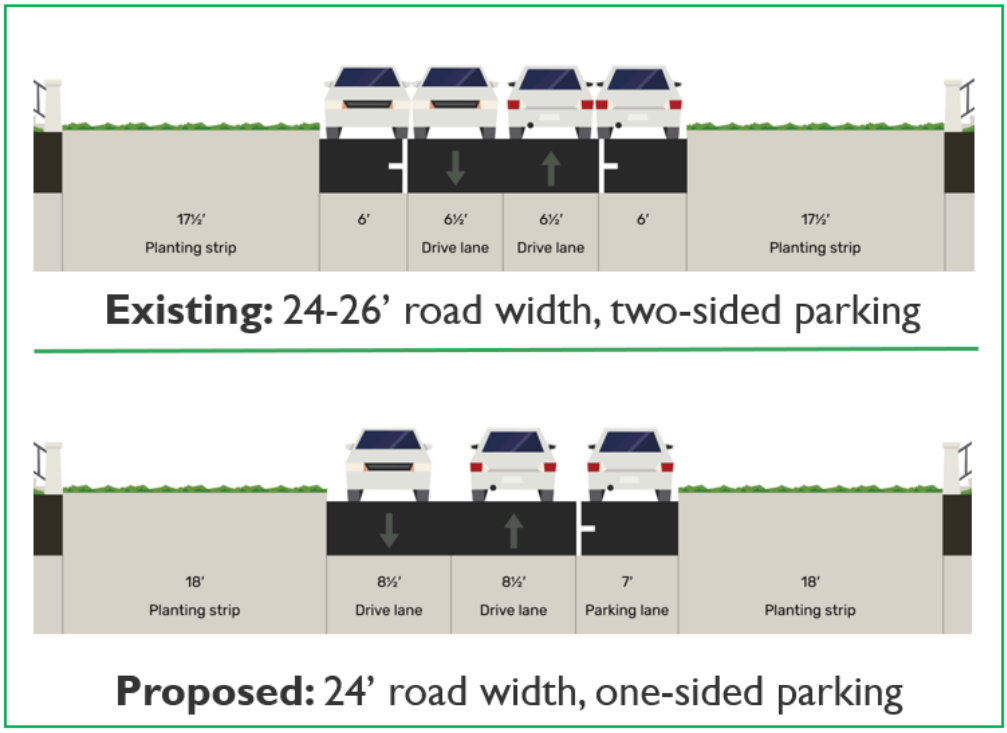


Figure 9: Kerry Road

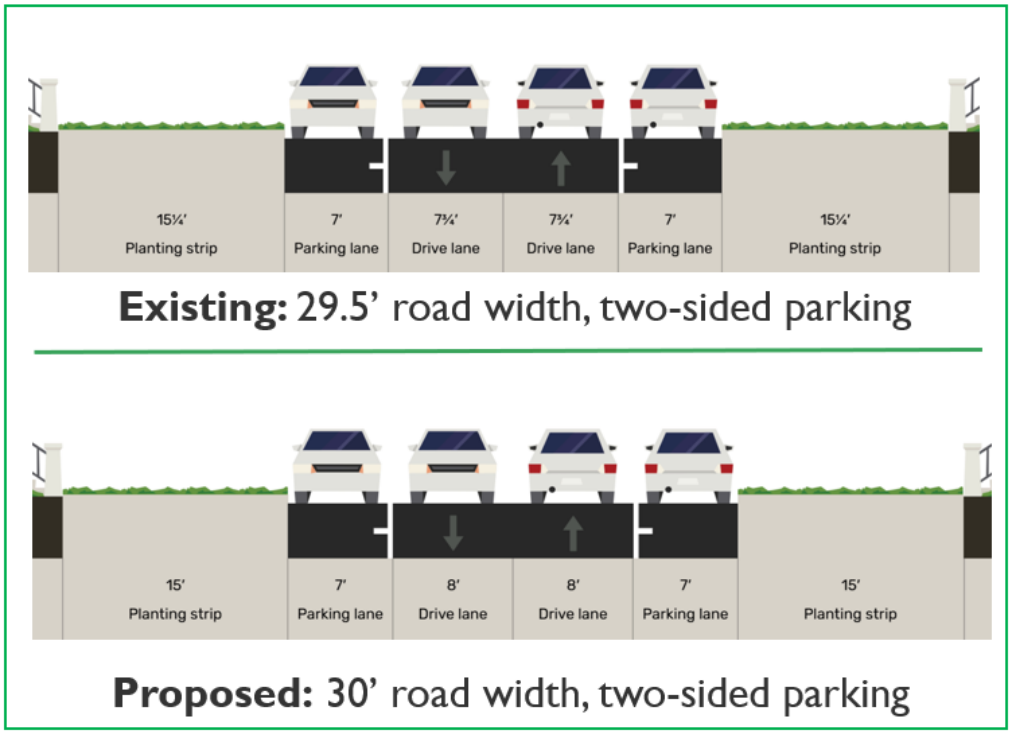


Figure 10: Village Drive

Street Name	Existing Roadway Width[1] (face to face), feet	Existing Curb Type	Proposed Roadway Width (face to face), feet	Sidewalk, feet	Boulevard Width, feet	Proposed Parking
W. 70th St	25-27	N/A	27	-	-	Two-sided
Antrim Ct	27	Surmountable	27	-	-	Two-sided
Antrim Rd	26-28	N/A	27	-	-	Two-sided
Antrim Ter	27	Surmountable	27	-	-	Two-sided
Down Rd	26-30	N/A	27	-	-	Two-sided
Dublin Cir	29.5	B618	27	-	-	Two-sided
Dublin Rd	25-28	N/A	27	-	-	Two-sided
Fleetwood Dr	27.5	Surmountable	24	5	0-5	One-sided
Kemrich Dr	27.5	Surmountable	24	5	0-5	One-sided
Kerry Rd	24-26	N/A	24	-	-	One-sided
Lanham Ln between Kemrich Dr and Fleetwood Dr.	27.5	Surmountable	27	-	-	Two-sided
Lanham Ln between Fleetwood Dr. and W. 70th St.	27.5	Surmountable	24	5	0-5	One-sided
Lee Valley Cir	29.5	B618	27	-	-	Two-sided
Lee Valley Rd	28-30	N/A	27	-	-	Two-sided
Shannon Dr, between Dewey Hill Rd and Kemrich Dr	27.5	Surmountable	24	5	0-5	One-sided
Shannon Dr north of Kemrich Dr	27.5	Surmountable	27	-	-	Two-sided
Tara Rd	27	Surmountable	27	-	-	Two-sided
Tralee Dr	29-30	N/A	27	-	-	Two-sided
Village Dr	29.5	B618	30	-	-	Two-sided
Weston Cir	27.5	Surmountable	27	-	-	Two-sided
Wexford Rd	24-28	N/A	27	-	-	Two-sided

[1]Existing roadway width is measured from edge of bituminous to edge of bituminous on streets with no curb and gutter

Table 1: Street Widths and Parking

The intersections of Kerry Road/Wexford Road and Wexford Road/Down Road are proposed to closely match the existing geometry, with changes limited to about one or two feet. A double yellow pavement marking stripe will be added to the intersections, discouraging drivers from crossing over the centerline.

The proposed geometry of the Down Road and Lee Valley Road intersection is shown in Figure 11. The proposed roadway will move west from its existing location to be more centered within the right of way. However, the roadway may only move approximately 1–3 feet due to existing retaining walls and power pole guy wires on the west and southwest side of the roadway. The widths of Down Road and Lee Valley Road are proposed to be 27 feet from face of curb to face of curb. The width of the roadway through the curve is proposed to be 30 feet in order to help snow plow drivers maneuver the turn easier. The southern curb line through the curve is proposed to receive surmountable curb so snow plows can safely and easily push snow into the boulevard.

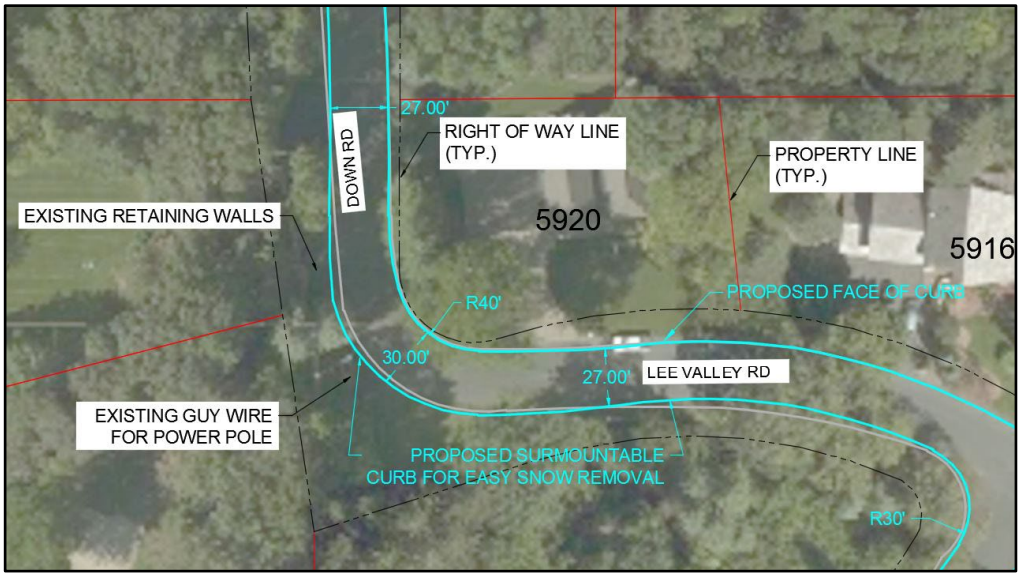


Figure 11: Proposed Down Rd/Lee Valley Rd Intersection

Roadway Signage

All traffic signage within the project area, including street name blades, will be replaced to improve visibility and reflectivity (see Appendix E). All new signs will conform to the standards of the Manual on Uniform Traffic Control Devices (MUTCD).

Driveways

Driveways will be affected by construction and will be reconstructed. The unique driveways throughout the project area, including brick pavers, will be re-laid with the intent to replicate existing conditions to the extent practicable.

Heated driveways have historically not been able to be restored during roadway reconstruction projects. These systems are typically continuous, and removal of even a small portion of the driveway (e.g., 10 feet) can compromise the entire heating system. Splicing or reconnecting existing heating elements, tubes, or mats is generally not feasible once the system has been disturbed.

Cul-de-Sacs

Due to the location of existing retaining walls, utility poles, large trees, and available right-of-way, no significant change to the size and geometrics of the cul-de-sacs are

proposed. Minor geometric changes are proposed to allow for better turning movements where feasible.

Landscaping

Any landscaping disturbed by construction will be replaced with the intent to replicate existing conditions to the extent practicable.

Multi-Modal Transportation

Staff seeks to balance the recommendations of the City's guiding documents (Living Streets Plan, Pedestrian and Bicycle Master Plan and Climate Action Plan), feedback from affected residents, available right-of-way and potential tree and infrastructure impacts.

Staff is proposing new sidewalks on the following streets as recommended in the Pedestrian and Bicycle Master Plan:

- The east side of Shannon Dr from Dewey Hill Rd to Kemrich Dr
- The north side of Kemrich Dr from Shannon Dr to Fleetwood Dr
- The west side of Fleetwood Dr, and
- The south / west side of Lanham Ln between Fleetwood Dr and W 70th St

Staff is also proposing a new sidewalk on the north side of Kemrich Dr between Fleetwood Dr and Tara Rd. This sidewalk is not included in the Pedestrian and Bicycle Master Plan, but will connect the other proposed sidewalks to the trail at Lewis Park. Figure 12 shows all existing and proposed pedestrian facilities (also detailed in Table 1 above).

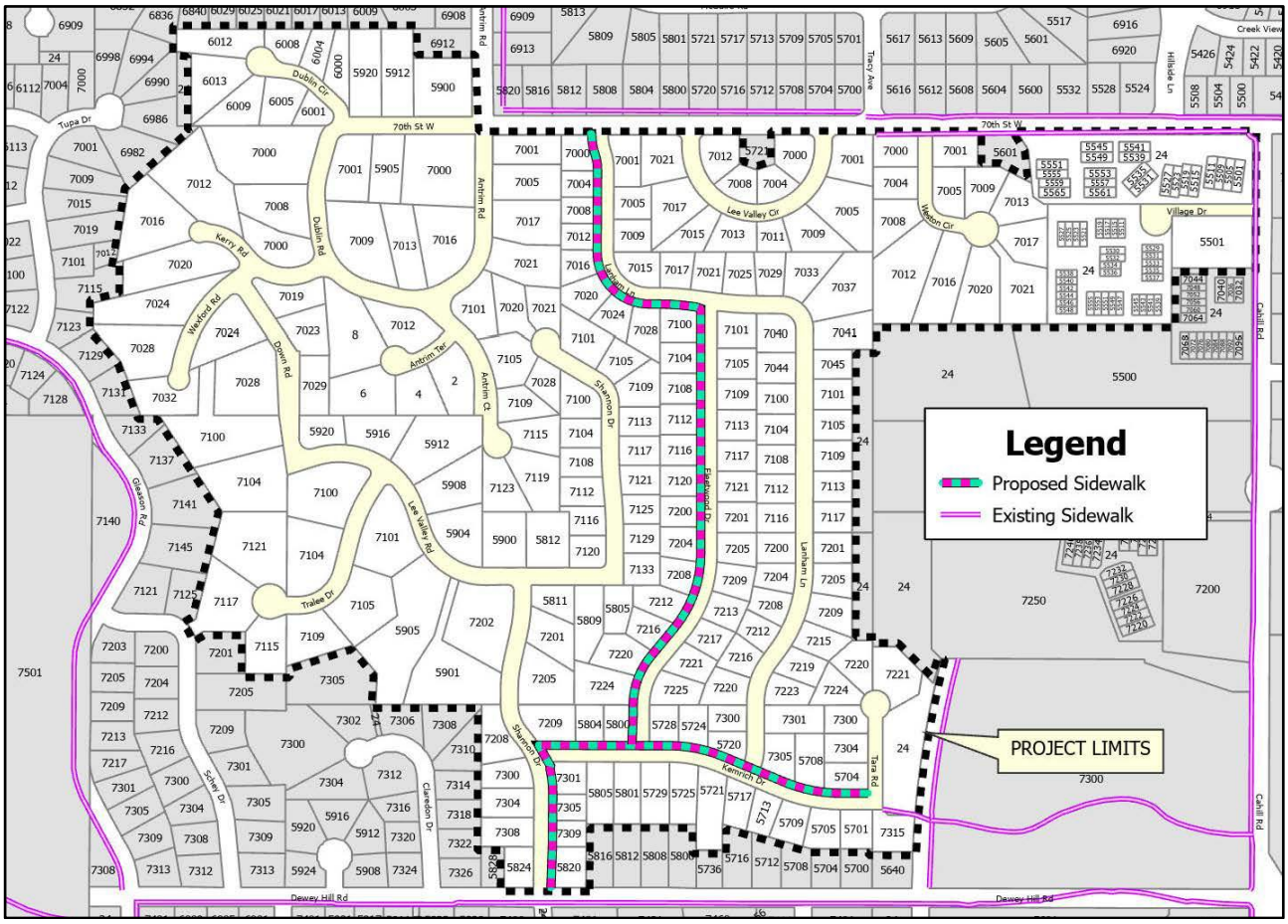


Figure 12: Existing and Proposed Pedestrian Facilities

The benefits of these sidewalks include:

- Connection to existing and proposed multi-modal facilities on Dewey Hill Rd and W 70th St
- Improving access to Valley View Middle School and Edina High School
- Improving access to Lewis Park
- Improving access to adjacent transit facilities

Locations were selected by staff based on existing topography, connections to existing facilities and private utility conflicts, and maintenance. The grass boulevards that will separate the new curb and the proposed sidewalks is proposed to be 5'-wide but may vary depending on construction conflicts. Separation from vehicle traffic creates a more pedestrian-friendly environment and is preferred by Public Works for snow storage. The extra width needed for the sidewalks and boulevards will be balanced between both sides of the street, where feasible.

All adjacent pedestrian curb ramps will be reconstructed to meet the current design standards of the Americans with Disabilities Act (ADA), and portions of the existing sidewalks will be reconstructed as necessary.

As the proposed sidewalk segments are not along Municipal State Aid routes, adjacent to City property nor included in the City's Active Routes to School Plan, they will be maintained by the adjacent property owners per our sidewalk maintenance policy.

On December 2, City Council received a formal resident petition against the proposed sidewalks on Lanham Lane and Fleetwood Drive (see Appendix K). The petition was signed by 45 property owners representing 33 properties within the project area. On Fleetwood Drive and Lanham Road north of Kemrich Drive (where a sidewalk is proposed), 30 of 42 properties (71%) signed the petition. Of the properties along the side of the street where the sidewalk is proposed, 16 of 22 properties (73%) signed the petition.

Bicycle Facilities
There are no proposed bicycle facilities in this project area.

Public Utilities

Sanitary Sewer
The sanitary sewer main has been televised, and portions will be repaired using a combination of open cut and cured-in-place-pipe (CIPP) methods. These repairs will address the issues of sags, cracks, offset pipes, and groundwater infiltration into the sewer main.

New trunk sanitary sewer pipe is proposed along W 70th Street between 7001 Dublin Road and the intersection of W 70th Street and Antrim Road. This new pipe will connect to the existing manhole at the intersection of W 70th Street and Antrim Road. Sanitary sewer services will be connected as needed. All sanitary manhole castings will also be removed and replaced to reduce inflow and infiltration of storm water.

Watermain
Echologics, LLC was hired by the City to perform a non-invasive pipe condition assessment on the watermain within the project area, and staff has reviewed historical break data to determine the extent of improvements needed. Watermain will be replaced using a combination of pipe bursting and open cut methods along the following streets.

1. Dublin Circle between West 70th Street and Erin Terrace.
2. Lanham Lane between Fleetwood Drive and West 70th Street.

There are proposed watermain improvements adjacent to the Dublin Reservoir (located on Dublin Road) which include installing 12 inch and 16 inch watermain. These improvements are part of the City of Edina's Water Supply Plan to optimize water flow for firefighting and improve water quality.

The watermain improvements between the reservoir and Gleason Road have been amended from the Water Supply Plan, changing from 16 inch to 12 inch watermain pipe. This change is due to the refinement of the design, based on the preferred alignment and trying to limit the pipe size. The new 12 inch watermain design will still provide the desired level of service.

The proposed 12 inch watermain, located between the reservoir and Gleason Road, will be installed via open-cut and Horizontal Directional Drill (HDD) methods. The open-cut installation will occur between the reservoir and Wexford Road cul de sac (via Dublin Road, Kerry Road, and Wexford Road). This proposed 12 inch DIP watermain will replace the existing 6 inch DIP watermain and 1.5 inch copper pipe along this route. HDD installation will occur from the Wexford Road cul de sac to Gleason Road within the existing drainage and utility easement owned by the City. Watermain installation via HDD is proposed 12 inch high density polyethylene (HDPE) pipe.

The 16 inch watermain adjacent to the reservoir is proposed between the reservoir and Antrim Road, along W 70th Street, via open-cut installation method. The proposed 16 inch DIP watermain will replace the existing 16 inch CIP along this route. Echologics, LLC could not confirm if the wall thickness of the existing watermain pipe had decreased since it was installed. Upsizing the watermain will increase the pumping efficiency of the Dublin Reservoir.

The 1.5 inch copper trunk pipe along Antrim Court, Antrim Terrace and Tera Road will be removed and replaced with 6 inch DIP, while the 1.5 inch copper trunk pipe along Wexford Road will be removed and replaced with 12 inch DIP.

Water service leads will be extended to properties that do not have existing water services, and all existing water service leads to properties will be replaced. All gate valves and fire hydrants and, if needed, additional hydrants will be installed to meet current public safety standards. The new fire hydrants will include the Storz nozzle fittings desired by the Edina Fire Department for quick connection of fire hoses.

As part of the City's Wellhead Protection Plan, staff routinely engages property owners who have unsealed private wells and encourage them to have them properly sealed.

Storm Sewer

Based on the scope of utility work, concrete curb and gutter will be replaced throughout the project, providing a continuous, functional conduit for stormwater. New concrete curb and gutter will be installed along the existing streets without concrete curb.

The storm sewer network will have modifications to resolve existing drainage issues at various locations throughout the neighborhood. Some of the existing structures will be removed and replaced due to their poor condition. CMP pipe is proposed to be replaced as necessary. Sump drains will be installed where feasible to allow property owners to connect their sump pump discharges directly into the storm sewer system.

The 12 inch corrugated metal storm sewer pipes (CMP) located inside two separate the existing drainage and utility easements are proposed to be rehabilitated via cured-in-place pipe (CIPP) methods. It has been determined that lining the pipe is feasible and can be completed without drastically impacting the capacity of the pipe.

Figure 4 showed the 10-year and 100-year flood zone inundation area impacting the boulevard and structure at 2 Antrim Terrace. The City's stormwater modeling consultant, Barr Engineering, stated that a large retaining wall separating the flood inundation area and the structure provides enough of a barrier between the two that impact to the structure is unlikely. Barr Engineering believes this area provides a benefit by temporarily storing the stormwater. It is proposed to investigate this area's primary overflow location for signs of erosion, and repair if necessary.

It is anticipated that the area of flood inundation at Kemrich Drive and Tara Road can be addressed as part of a future project at Lewis Park.

Staff will engage in further discussions with Barr Engineering to determine whether to consider:

1. Installing drainage structures and / or storage basin systems at various locations to increase storm sewer capacity.
2. Increasing the Kemrich Drive storm sewer pipe size.
3. Reducing flood risk exposure to primary structures with fiscally responsible options, including storm sewer pipe and / or raising or lowering roadway elevations.

Private Utilities

Staff met with representatives of several private utility companies on November 18, 2025, to discuss the proposed 2026 reconstruction projects and preliminary improvements. Portions of the private utility networks may receive upgrades prior to construction; however, this work is not part of the City's project.

Currently, the City does not have a standard to determine where and when street lighting should be improved. Unlike other infrastructure improvements, lighting can be installed at a later date with minimal disturbance through the use of trenchless technologies. The lighting in the neighborhood is sufficient to delineate the intersections; therefore, staff is recommending no revisions to the current street lighting.

RIGHT-OF-WAY/ EASEMENTS:

Existing right-of-way in this neighborhood varies from 40' to 60'. It is anticipated that the majority of this project can be constructed within existing ROW; temporary construction easements may be required for utility improvements within existing permanent easements.

Many properties have special mailboxes, retaining walls, vegetation, boulders or other landscaped items within the right-of-way. A portion of these landscape items will interfere with some of the proposed infrastructure improvements and will need to be removed to complete the necessary work.

PROJECT COSTS:

The total estimated project cost is $14,738,330 (see Table 2). The total cost includes direct costs for engineering, clerical and construction finance costs from the start of the project to the final assessment hearing.

Item	Amount	Total Cost	Funding Source
Roadway – Assessment District 1	$1,114,730		**Special Assessments**
Roadway – Assessment District 2	$1,484,100		**Special Assessments**
Roadway – Assessment District 3	$68,000		**Special Assessments**
Roadway	$3,970,500		**Property Taxes**
Roadway Total:		**$6,637,330**	
Sanitary Sewer	$1,406,100		
Watermain	$2,955,900		
Storm Sewer	$3,460,400		
Utility Total:		**$7,822,400**	**City Utility Funds**
Sidewalk Total:		**$278,600**	**PACS Fund**
Project Total:		**$14,738,330**	

Table 2: Estimated Project Costs

ASSESSMENTS:

Assessments will be levied against the benefiting adjacent properties pursuant to Chapter 429 of the Minnesota State Statutes. Based on the City's Special Assessment Policy, there are 231.67 roadway residential equivalent units (REUs) in the Prospect Knolls A/C/D project area. 47.40% of the roadway costs will be funded through property taxes and 52.60% will be funded through special assessments The estimated assessment per REU is shown in Table 3, and the assessment districts are shown in Figure 13. The preliminary assessment roll can be found in Appendix L.

Assessment District	REUs	Preliminary Assessment per REU
1	58.67	**$19,000**
2	153	**$9,700**
3	20	**$3,400 ($1,700 per condo unit)**

Table 3: Summary of Total REUs and Assessments

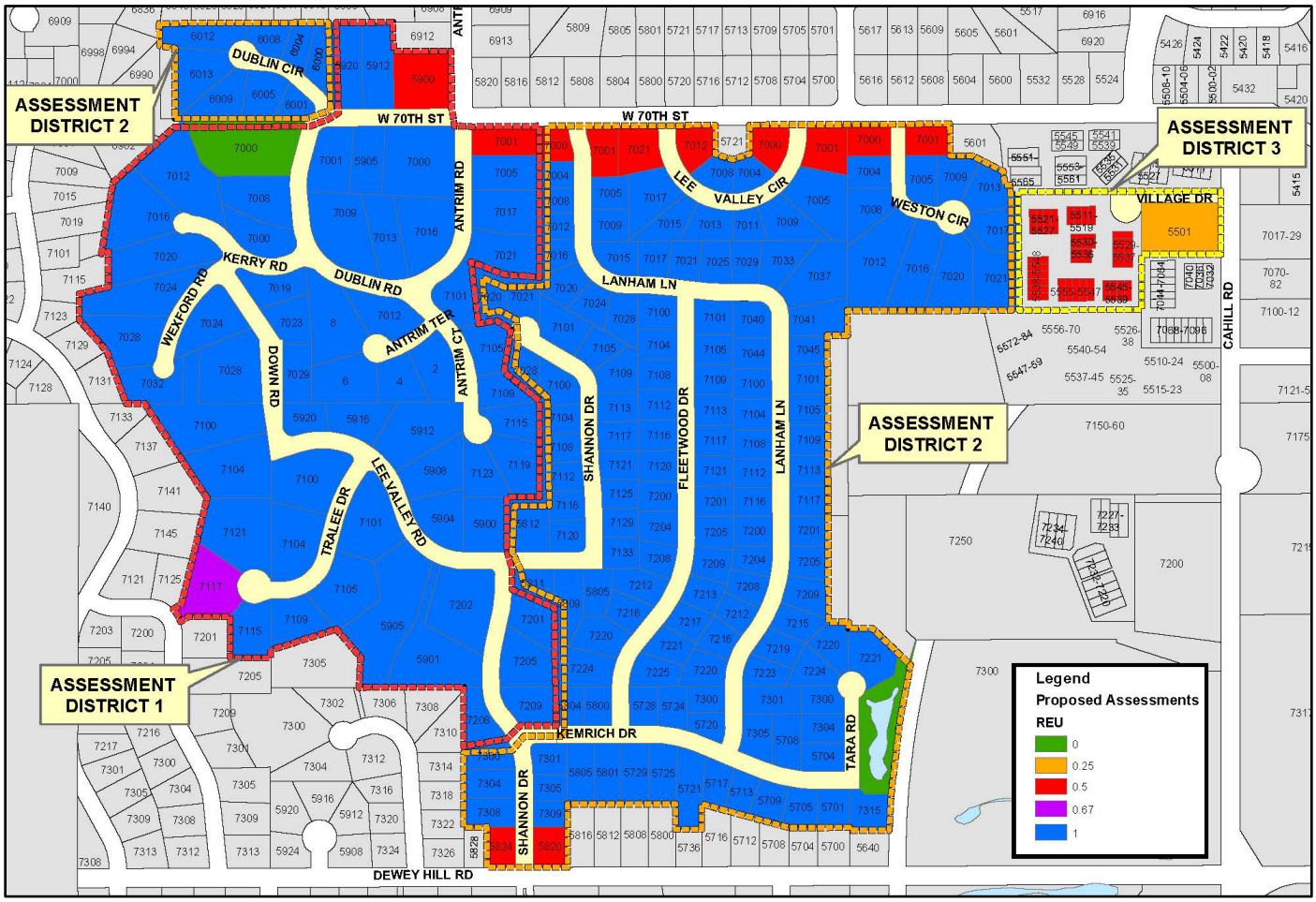


Figure 13: Preliminary Roadway Assessment Map

All single-family residential properties located entirely within the project area receive an assessment of 1 REU, except for the properties shown in the tables below.

There are 13 single-family residential properties located in the project limits that have been previously assessed a partial REU or are corner lots with an adjacent street that will be assessed with a future project. Tables 4 and 5 show their REU calculations based on the City's assessment policy.

PID	House Number	Street	Type of Property	Proposed REU	REU Factor	Assessable REU
0511621330085	5900	70TH ST W	Corner Lot	1	0.5	0.5
0811621210053	7001	ANTRIM RD	Corner Lot	1	0.5	0.5
0811621240004	5820	DEWEY HILL RD	Corner Lot	1	0.5	0.5
0811621240005	5824	DEWEY HILL RD	Corner Lot	1	0.5	0.5
0811621210014	7000	LANHAM LA	Corner Lot	1	0.5	0.5
0811621210022	7001	LANHAM LA	Corner Lot	1	0.5	0.5
0811621210009	7000	LEE VALLEY CIR	Corner Lot	1	0.5	0.5
0811621210002	7001	LEE VALLEY CIR	Corner Lot	1	0.5	0.5
0811621210012	7012	LEE VALLEY CIR	Corner Lot	1	0.5	0.5
0811621210006	7021	LEE VALLEY CIR	Corner Lot	1	0.5	0.5
0811621120126	7000	WESTON CIR	Corner Lot	1	0.5	0.5
0811621120137	7001	WESTON CIR	Corner Lot	1	0.5	0.5

Table 4: Single-Family Residential Corner Properties with Future Additional Assessment

PID	House Number	Street	Type of Property	Proposed REU	REU Factor	Assessable REU
0811621230030	7117	TRALEE DR	Prospect Knolls B – 2015	1	0.67	0.67

Table 5: Previously Assessed Single-Family Residential Two-Sided Properties

Table 6 shows there are 32 single unit multi-family residential properties located in the project limits that will receive an assessment of 0.5 REUs based on the City's assessment policy.

PID	Address	Street	Type of Property	Proposed REU	REU Factor	Assessable REU
Varies	5511-5555	VILLAGE DR	Multi-Family (32 units)	1.0	0.5	0.5

Table 6: Single Unit Multi-Family Residential Properties

Table 7 shows there are 16 single unit multi-family residential properties located in the project limits that will receive an assessment of 0.5 REUs based on the City's assessment policy.

PID	Address	Street	Type of Property	Proposed REU	REU Factor	Assessable REU
Varies	5501	VILLAGE DR	Multi-Family (16 units)	0.5	0.5	0.25

Table 7: Single Unit Multi-Family Residential Corner Properties

There are 2 city owned properties located within the project limits. Table 8 shows their REU calculations based on the City's current assessment policy.

PID	House Number	Street	Description	Comments	Proposed REU
0811621220027	7000	DUBLIN RD	Dublin Reservoir	Not developable due to utility.	0
0811621130012	24	ADDRESS UNASSIGNED	Tara Road Pond	Not developable with current zoning and flood plain restrictions.	0

Table 8: City-Owned Properties

There are 15 garage units at 5501 Village Drive with unique PID numbers that will not be assessed. The multifamily units along West 70th Street will not be assessed.

PROJECT SCHEDULE: The following schedule outlines the past and future tasks to be performed related to the project:

Neighborhood Open House (all 2019/2020 projects)	September 25, 2017
Neighborhood Open House (all 2020/2021 projects)	September 24, 2018
Neighborhood Informational Meeting (all 2020 projects)	August 12, 2019
Public Hearing (all 2020 projects)	December 9, 2019
City Council Rejects Prospect Knolls A 2020 Project	January 7, 2020
Neighborhood Informational Video Presentations (all 2024 and Future projects)	Fall 2022
Neighborhood Informational Open House	August 26, 2025
ETC Engineering Study Review	October 23, 2025
Receive Engineering Study	December 8, 2025
Open Public Improvement Hearing	December 8, 2025
Close Public Improvement Hearing	December 10, 2025
Public Improvement Hearing Council Decision	December 16, 2025
Bid Opening	March/April 2026
Award Contract/Begin Construction	Spring 2026
Complete Construction	Fall 2026
Final Assessment Hearing	October 2027

RECOMMENDATION: Staff believes the project can be completed during the 2026 construction season. Staff believes the construction of this project is feasible, cost effective and necessary to improve the public infrastructure in the Prospect Knolls A, C, and D neighborhood.

APPENDIX:

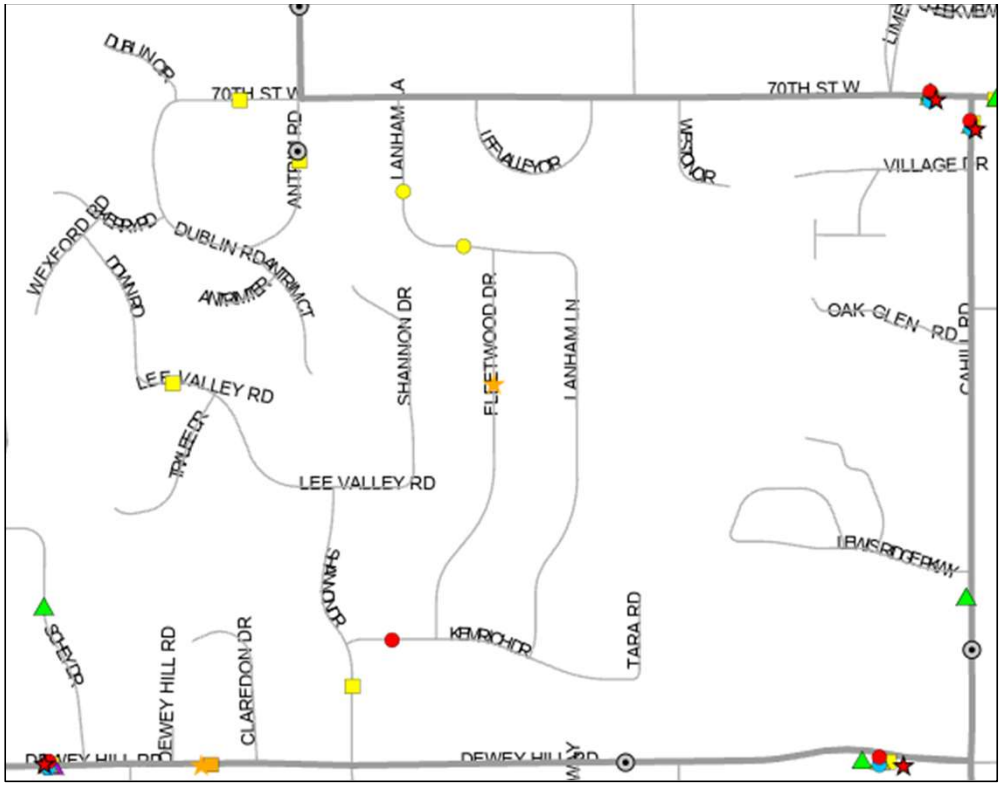
A. Traffic and Crash Data
B. Comprehensive Plan Update – Pedestrian Facilities
C. Comprehensive Plan Update – Bicycle Facilities
D. Sewer Blocks and Watermain Breaks
E. Street Lights and Signs
F. Living Streets Plan
G. Edina Transportation Commission Meeting Minutes
H. Neighborhood Informational Presentation Materials
I. Resident Questionnaire
J. Correspondence from Residents
K. Petition Against Sidewalk
L. Preliminary Assessment Roll

APPENDIX A

Traffic and Crash Data

Prospect Knolls Traffic Counts

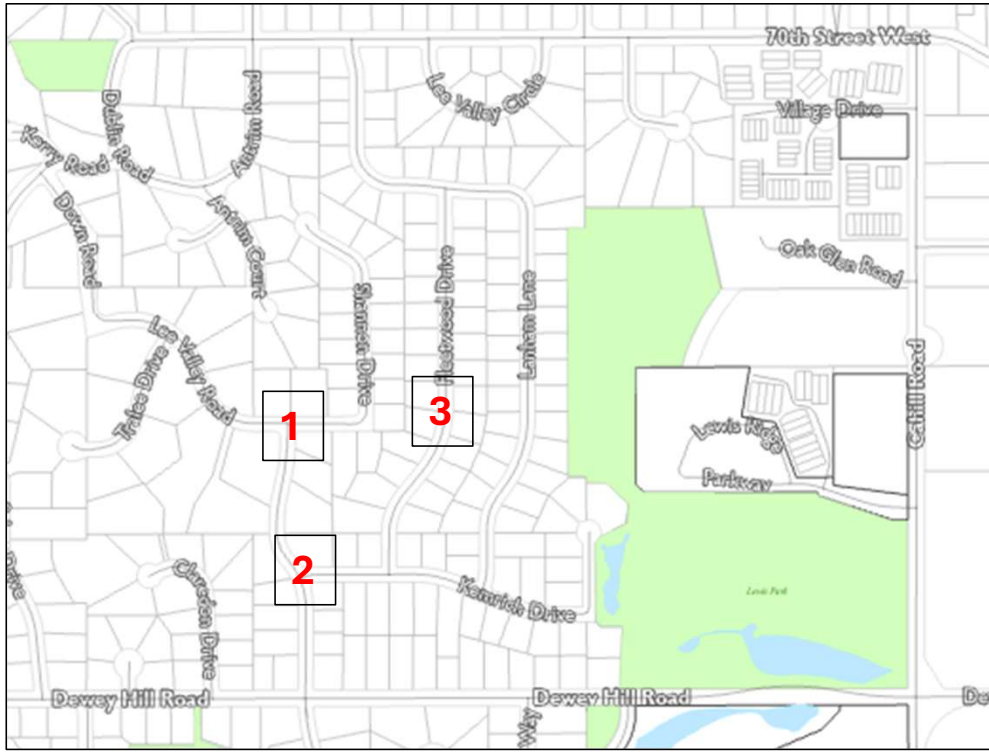




Location	ADT	85% Speed	Peak	Date
W 70th	332	N/A	36 – 2:30 PM	September 2019
Antrim Rd	395 622	N/A 26.2 MPH	43 – 3:30 PM	September 2019 August 2001
Lee Valley Rd	307	N/A	33 – 3:30 PM	September 2019
Shannon Dr	754	28.4 MPH	76 – 5:00 PM	September 2019
Fleetwood Dr	291	28.1 MPH	30 – 3:15 PM	May 2024
Lanham Ln	577 539	28.2 MPH 25.2 MPH	57 – 5:00 50 – 6:00	July 2007 July 2007
Kemrich Dr	378	29 MPH	N/A	May 2011

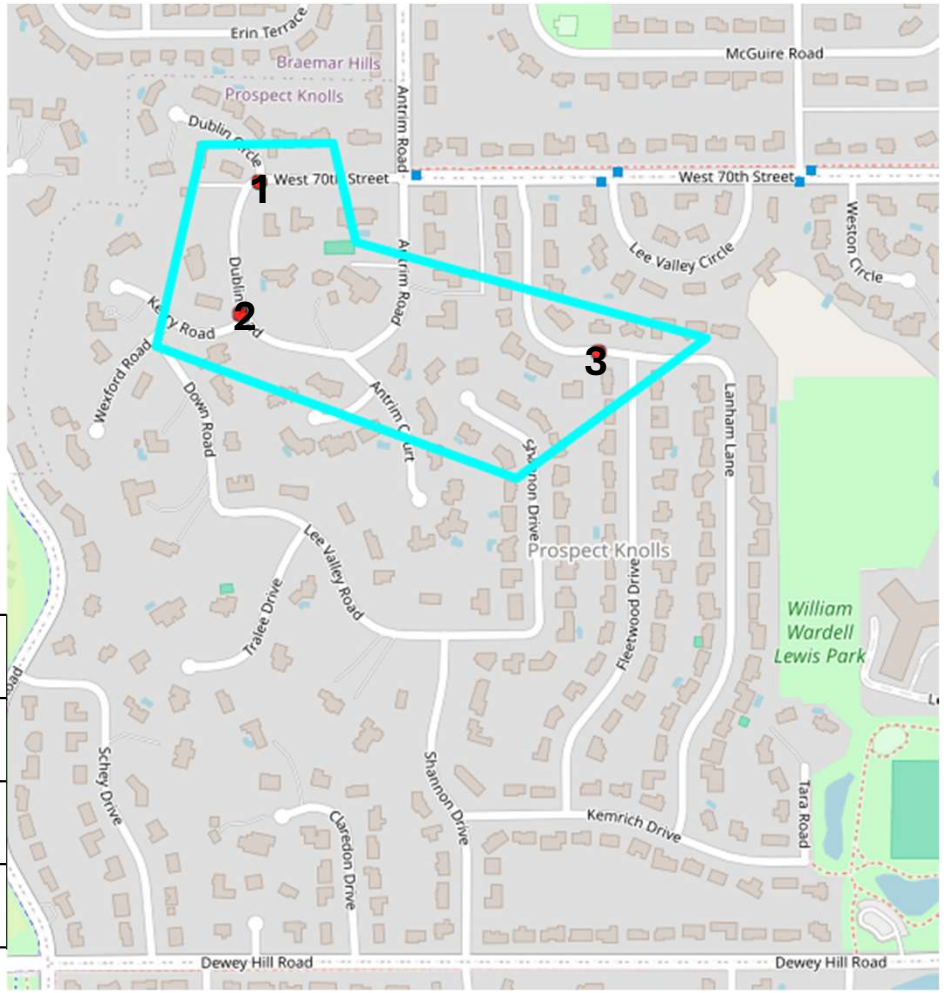
Traffic Safety Requests May 2018-Present





1	March 2025	Stop sign visibility	Under review
2	March 2022	Stop sign	No action
3	April 2023	Cut thru/speed complaints	No action

Reported Crashes 2015-Present



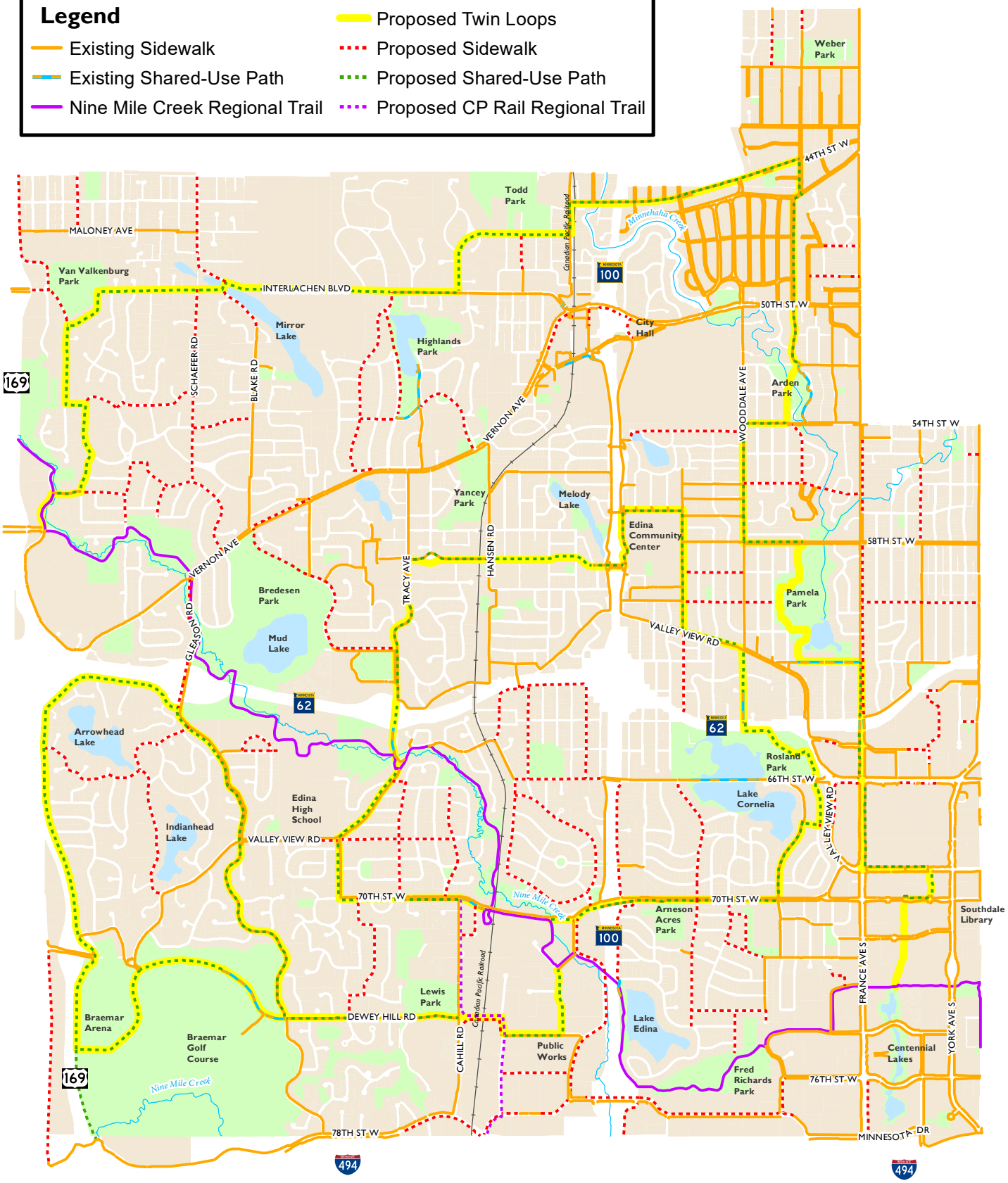
#	Crash Type	Info	Date
1	Sideswipe – No injuries	Driver fleeing police	July 2020
2	Ran off road	Drunk driver	August 2018
3	Ran off road – property damage	Icy roadway	January 2017

APPENDIX B

City Comprehensive

Plan Update –

Pedestrian Facilities Map



City of Edina
Existing and Proposed Pedestrian Facilities

N

October 2022

Feet

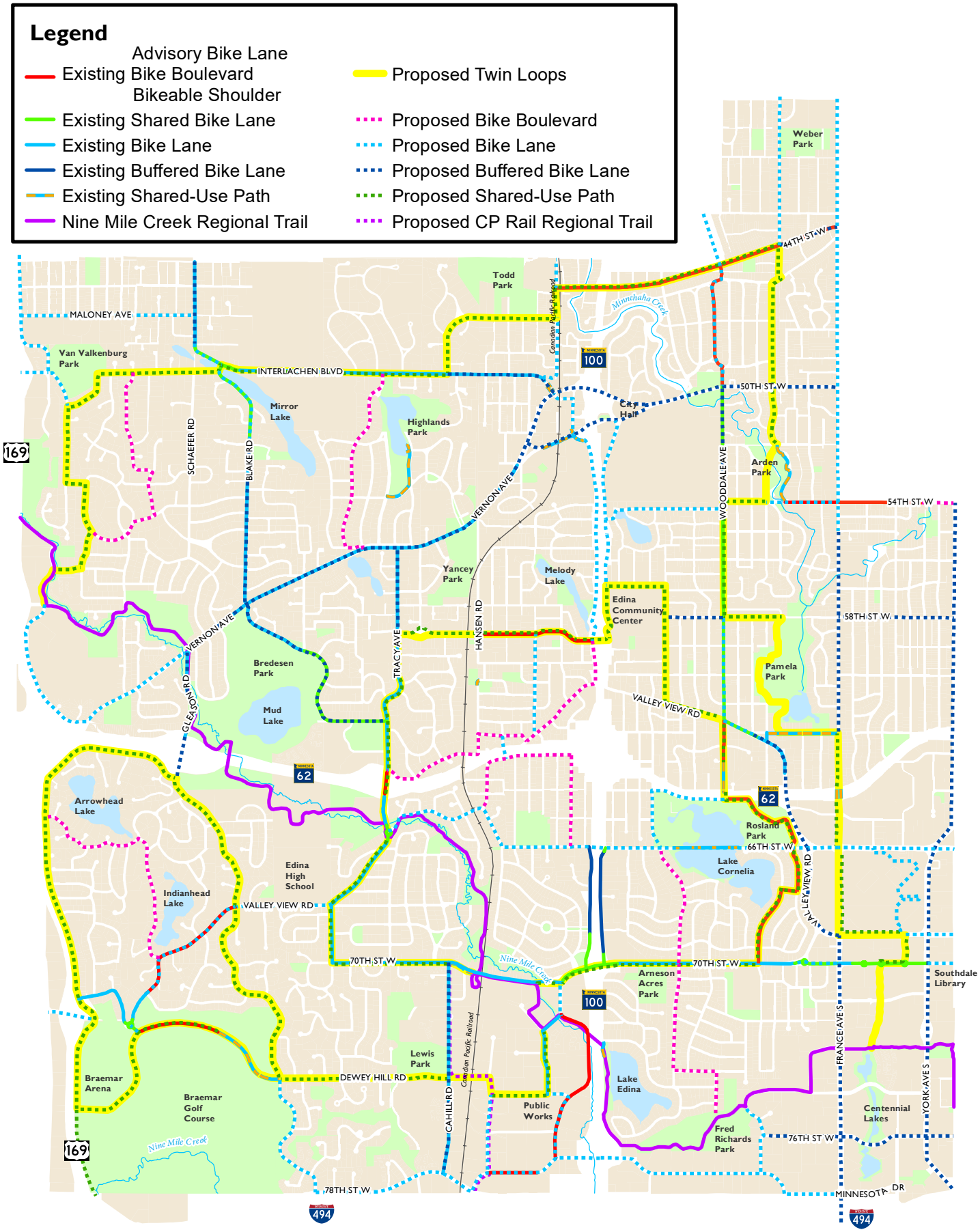
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APPENDIX C

City Comprehensive

Plan Update –

Bicycle Facilities Map



City of Edina
Existing and Proposed Bicycle Facilities

N

October 2022

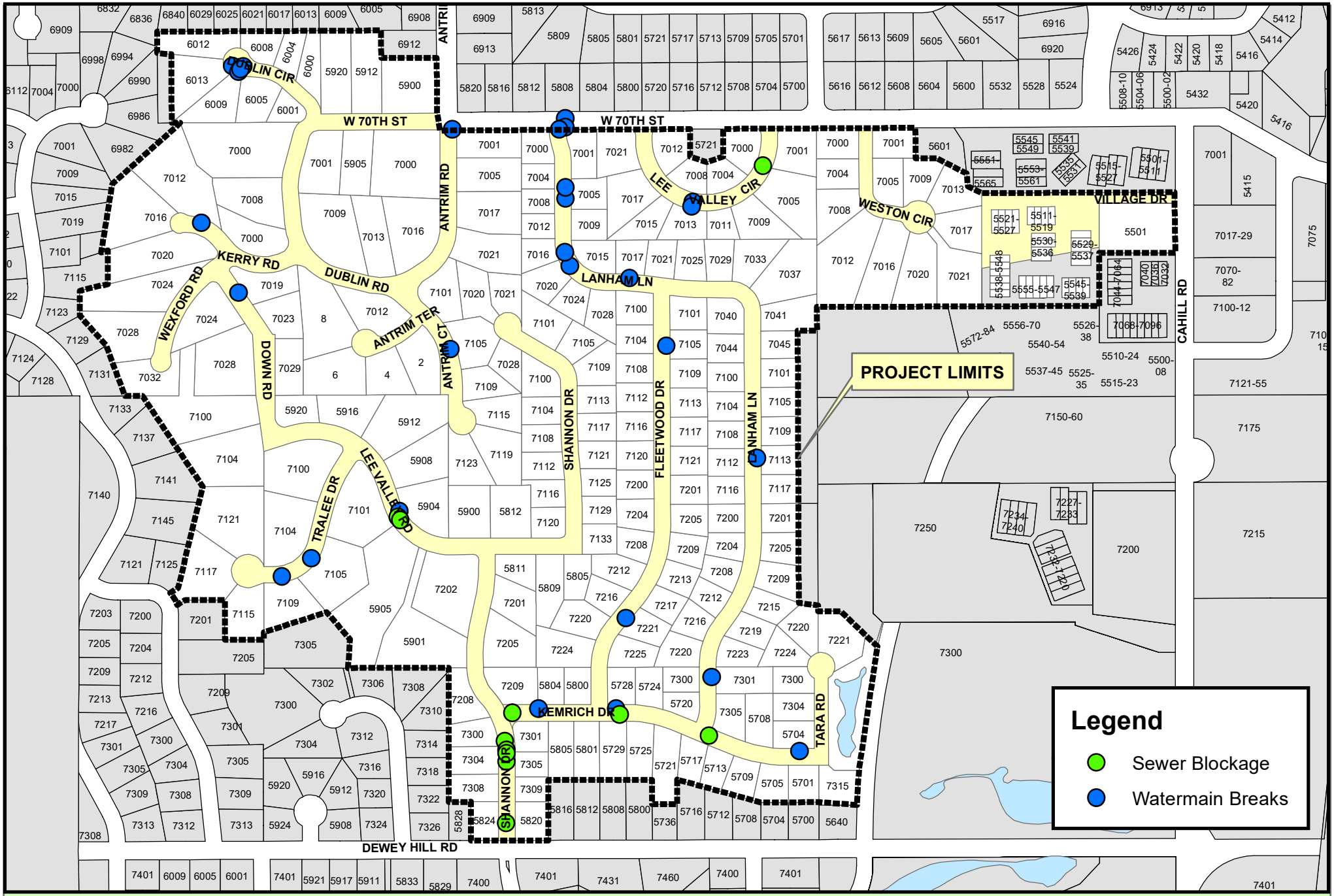
Feet

0 2,250

APPENDIX D

Sewer Blocks and

Watermain Breaks



Sewer Blockage and Watermain Breaks
Prospect Knolls ACD Neighborhood
Roadway Reconstruction
Improvement No. BA-458

Engineering Dept
November 2025

APPENDIX E

Street Lights and Signs

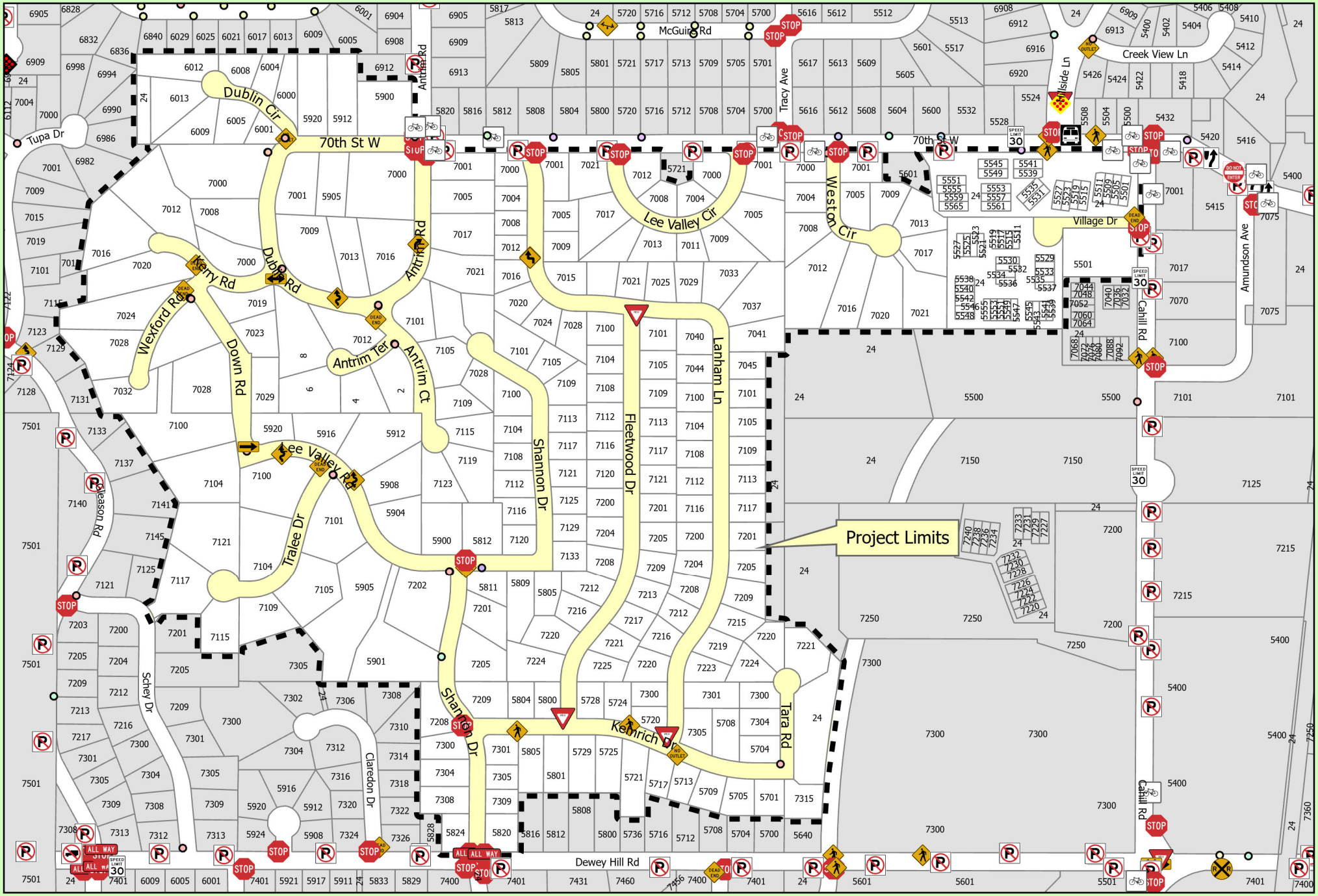


Existing Street Lights
Prospect Knolls ACD Neighborhood
Roadway Reconstruction

CITY OF EDINA, MINNESOTA
INCORPORATED 1888

N
W E
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Engineering Dept
June 2025



Existing Street Signs
Prospect Knolls ACD Neighborhood
Roadway Reconstruction

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Engineering Dept
June 2025

APPENDIX F

Living Streets Plan

edina living streets

our streets connect us all

Safety

Health

Choice

Economy

CITY OF EDINA, MINNESOTA
INCORPORATED
1888

2. Living Streets Policy

INTRODUCTION

The Living Streets Policy was developed to provide the framework for a Living Streets Plan. The policy initially stood alone and included sections to guide the creation of the Living Street Plan. This revised policy is now an integral part of the Living Streets Plan.

The Living Streets Policy ties directly to key community goals outlined in the City's 2008 Comprehensive Plan. Those goals include safe walking, bicycling and driving; reduced storm water runoff, reduced energy consumption, and promoting health. The Living Streets Policy also compliments voluntary City initiatives such the "do.town" effort related to community health, Tree City USA and the Green Step Cities programs related to sustainability. In other cases, the Living Streets Policy will assist the City in meeting mandatory requirements set by other agencies.

The Living Streets Policy is broken up into three parts: Vision, Principles and Implementation. The Policy is followed by a description of core services provided by the City of Edina that are related to or implemented in part through Living Streets.

Mini Fact

Expect cyclists on the road. Watch for cyclists on the road. Treat them as you would any slow-moving vehicle.

POLICY

Living Streets balance the needs of motorists, bicyclists, pedestrians and transit riders in ways that promote safety and convenience, enhance community identity, create economic vitality, improve environmental sustainability, and provide meaningful opportunities for active living and better health. The Living Streets Policy defines Edina's vision for Living Streets, the principles Living Streets will embody, and the plan that will guide implementation of their construction.

LIVING STREETS VISION

Edina is a place where ...

- Transportation utilizing all modes is equally safe and accessible;
- Residents and families regularly choose to walk or bike;
- Streets enhance neighborhood character and community identity;
- Streets are safe, inviting places that encourage human interaction and physical activity;
- Public policy strives to promote sustainability through balanced infrastructure investments;
- Environmental stewardship and reduced energy consumption are pursued in public and private sectors alike; and
- Streets support vibrant commerce and add to the value of adjacent land uses.

LIVING STREETS PRINCIPLES

Fifteen principles guide implementation of the Living Streets Policy in the areas of all users and all modes, connectivity, context sensitivity and sustainability. The City will incorporate these principles when planning for and designing the local transportation network and when making public and private land use decisions.

All Users and All Modes

Principle 1: Living Streets are high-quality transportation facilities that meet the needs of the most vulnerable users such as pedestrians, cyclists, children, seniors and the disabled; and

Principle 2: Living Streets provide access and mobility for all transportation modes while enhancing safety and convenience for all users.

Connectivity

Principle 3: The City designs, operates and maintains a transportation system that provides a highly connected network of streets that accommodate all modes of travel;

Principle 4: The City seeks opportunities to overcome barriers to active transportation by preserving and repurposing existing rights-of-way and adding new rights-of-way to enhance connectivity for pedestrians, bicyclists and transit;

Principle 5: The City prioritizes improvements to non-motorized connections to key destinations such as public facilities, public transit, the regional transportation network and commercial areas;

Principle 6: The City will require new developments to provide interconnected street and sidewalk networks that connect to existing or planned streets or sidewalks on the perimeter of the development; and

Principle 7: Projects will include consideration of the logical termini by mode. For example, the logical termini for a bike lane or sidewalk may extend beyond the traditional limits of a street construction or reconstruction project, in order to ensure multimodal connectivity and continuity.

Context Sensitivity

Principle 8: Living Streets are developed with input from stakeholders and designed to consider neighborhood character and promote a strong sense of place;

Principle 9: Living Streets preserve and protect natural features such as waterways, urban forest, sensitive slopes and soils;

Principle 10: Living Streets are designed and built with coordination between business and property owners along commercial corridors to develop vibrant commercial districts;

Principle 11: Living Streets coordinate with regional transit networks and regional authorities; and

Principle 12: The City will consider the fiscal context of projects and potential financial impacts when implementing Living Streets at the project level.

Sustainability

Principle 13: Living Streets will improve the current and future quality of life of the public,

Principle 14: Living Streets will reduce environmental impacts associated with the construction and operation of roadways; and

Principle 15: The City will increase the life span and resilience of its infrastructure and will build infrastructure with consideration for lifecycle costs and ease of maintenance.

LIVING STREETS IMPLEMENTATION

The City of Edina will develop Living Streets in the regular course of business of maintaining, expanding or redeveloping the road network and will be guided by the Vision and Principles established above. Implementation will happen predominantly through the neighborhood street reconstruction program, but also though specific stand-alone stormwater utility, pedestrian, bicycle or safety projects.

Project prioritization is not specifically part of the Living Streets Plan. Prioritization of projects takes place in the City's Capital Improvement Program and Budget and is determined by the City Council with guidance from the Living Streets Vision and Principles.

The City will actively promote and apply the Living Streets Policy and Plan by:

- Applying the Living Streets Policy and Plan to all street projects, including those involving operations, maintenance, new construction, reconstruction, retrofits, repaving, rehabilitation or changes in the allocation of pavement space on an existing roadway. This also includes privately built roads, sidewalks, paths and trails.
- Drawing on all sources of transportation funding and actively pursuing grants, cost-sharing opportunities and other new or special funding sources as applicable.
- Through all City departments supporting the vision and principles outlined in this Plan in their work.
- By acting as an advocate for Living Streets principles when a local transportation or land use decision is under the jurisdiction of another agency.

Projects that implement Living Streets will be guided by pedestrian and cyclist network plans and roadway classifications and will consider the physical, social, ecologic, regulatory and economic context in a given project area.

The project delivery system used to build Living Streets will:

- Systematically engage Edina residents and project stakeholders to better inform project-level recommendations.
- Keep Edina residents and project stakeholders informed about Living Streets and the range of services they help provide.
- Follow minimum Living Streets design requirements and standards.
- Manage construction impacts to residents and users of streets.

Network

The creation of a Living Streets network of road, pedestrian and bicycle facilities provides mobility, accessibility and access to people, places and spaces. The resulting interconnection of neighborhoods links people to goods and services and to one another, and increases quality of life for those who live in, work in, or visit the city.

Existing and planned transportation networks are identified in the City of Edina Comprehensive Plan and other approved/adopted plans. Network plans include:

- Roadway Network (Functional Classification, Jurisdictional Classification)
- Sidewalk Facilities
- Bicycle Facilities (Comprehensive Bicycle Transportation Plan)
- Active Routes to School Comprehensive Plan
- Transit Service

Network plans are approved by the City Council. In most cases, modification requires an amendment of the Comprehensive Plan.

The expansion, creation and improvement of pedestrian and bicycle networks will be well planned and prioritized:

- Expansion of existing networks and providing connections to key traffic generators or destinations provide immediate benefit to all network users and is a top priority.
- Network connections serving vulnerable users such as children, seniors and the disabled are a top priority.
- Network connections serving high-volume uses such as schools, retail destinations or regional public transit are a top priority.

Context

Contextual variety can either constrain or create opportunity in roadway and other infrastructure projects. The following are contexts that will be considered and will influence the planning, design and implementation of Living Streets.

CONTEXTS OF LIVING STREETS		
Ecological	Water resource, ponds, wetlands, lakes, streams	
	Natural resouces, trees, and urban forest	
	Air quality	
	Climate	
	Sun and shade	
	Materials, waste, energy, sustainability	
Regulatory	State Aid roadway	
	Watershed rules	
Operational	Maintenance operations	
	Traffic control or functional constraints	
Project Type	Public	Neighborhood street reconstruction
		Neighborhood street reconstruction with major associated utility work
		State Aid street reconstruction
		Stand-alone sidewalk, bicycle or utility project
	Public partner lead	State
		County
		Transit agency
		Parks district
	Private development	Will remain private
		Future public

Exceptions

Living Streets principles will be included in all street construction, reconstruction, repaving and rehabilitation projects, except under one or more of the conditions listed below. City staff will document proposed exceptions as part of a project proposal.

- A project involves only ordinary maintenance activities designed to keep assets in serviceable condition, such as mowing, cleaning, sweeping, spot repair, concrete joint repair or pothole filling, or when interim measures are implemented on a temporary detour. Such maintenance activities, however, shall consider and meet the needs of bicyclists and pedestrians.

- The City exempts a project due to an excessively disproportionate cost of establishing a bikeway, walkway or transit enhancement as part of a project.
- The City determines that the construction is not practically feasible or cost effective because of significant or adverse environmental impacts to waterways, flood plains, remnants or native vegetation, wetlands or other critical areas.
- Available budget is constrained or project timing allows more efficient construction at a later date.

Engagement

Members of the public have an interest in understanding and providing input for public projects. Project recommendations will be developed with a transparent and defined level of public engagement. The public will have access to the decision-making process and decision makers via public meetings and other correspondence and will be provided the opportunity to give input throughout the process. Project reports will discuss how their input helped to influence recommendations and decisions. The City of Edina's Living Streets will continue to engage and solicit public input as a vital component of the project implementation process. See Chapter 5 for a more detailed discussion regarding the purpose of and opportunities for public engagement.

Design

The guidelines contained in the Living Streets Plan will be used to direct the planning, funding, design, construction, operation and maintenance of new and modified streets, sidewalks, paths and trails. The guidelines allow for context-sensitive designs.

The Design Guidelines (see Chapter 6):

- Keep street pavement widths to the minimum necessary.
- Provide well-designed pedestrian accommodation in the form of sidewalks or shared-use pathways on all arterial, collector and local connector streets. Sidewalks shall also be required where streets abut a public school, public building, community playfield or neighborhood park. Termini will be determined by context.
- Provide frequent, convenient and safe street crossings. These may be at intersections designed to be pedestrian friendly, or at mid-block locations where needed and appropriate.
- Provide bicycle accommodation on all primary bike routes.
- Allocate right-of-way for boulevards.
- Allocate right-of-way for parking only when necessary and not in conflict with Living Streets principles.
- Consider streets as part of our natural ecosystem and incorporate landscaping, trees, rain gardens and other features to improve air and water quality.

The Design Guidelines in this Plan will be incorporated into other City plans, manuals, rules, regulations and programs as appropriate. As new and better practices evolve, the City will update this Living Streets Plan. Minimum standards will guide how vehicular, pedestrian and bicycle networks interact and share public right of way.

Benchmarks and Performance Measures
The ability to measure the performance of a plan, as well as knowing that it is functioning as it is intended, is vitally important to overall success and the ability to sustain it. With this in mind, the City will monitor and measure its performance relative to the Living Streets Policy. Benchmarks that will demonstrate success include:

Every street and neighborhood is a comfortable place for walking and bicycling.
This does not mean that every street in the city will have walking and biking facilities. It means that each neighborhood will provide a network of these facilities such that walking and biking to and through neighborhoods is a comfortable experience.

Every child can walk or bike to school or a park safely.
It is essential that alternatives to driving to school or parks be provided to children and their caregivers. These alternatives – walking or bicycling – will be both safe and convenient modes of transportation. See the Edina Active Routes to School Plan for more information.

Seniors, children, and disabled people can cross all streets safely and comfortably.
Opportunities to cross all streets in Edina, including local, collectors and arterial streets, will be provided. These crossings will be safe and comfortable for all users, regardless of age or ability.

An active way of life is available to all.
Opportunities for active living should be made available to all members of the Edina community by connecting centers of activity via active, multimodal transportation. Each resident of and visitor to Edina will have the ability to lead an active way of life.

There are zero traffic fatalities or serious injuries.
Perhaps the ultimate safety benchmark is zero traffic fatalities or serious injuries. Modeled from the Vision Zero Initiative (www.visionzeroinitiative.com), an aspirational yet primary goal of Living Streets is to achieve this high level of safety on the City's roadways.

Reduce untreated street water flows into local waterways and reduce storm water volume.
Cost-effective stormwater best management practices (BMPs) are strategically selected to go above and beyond regulatory requirements to provide for flood protection and clean water services through the use of infrastructure that retains, settles, filters, infiltrates, diverts or reduces the volume of stormwater that flows to local surface waters.

Retail streets stay or become popular regional destinations.
Part of Edina's Living Streets vision is that "streets support vibrant commerce." While most of the city's streets are residential, Edina's business districts are a vital part of the community. The benefits of Living Streets extend to retail streets as well, making them more attractive to businesses and consumers alike.

The City will draw on the following data to measure performance:

- Number of crashes or transportation-related injuries reported to the Police Department.
- Number and type of traffic safety complaints or requests.
- Resident responses to transportation related questions in resident surveys.
- Resident responses to post-project surveys.
- The number of trips by walking, bicycling and transit (if applicable) as measured before and after the project.
- Envision ratings from the Institute for Sustainable Infrastructure.
- Additional performance measures may be identified as this Policy is implemented.

Mini Fact

Motorists must stop behind all crosswalks.

APPENDIX G

Edina Transportation Commission
Meeting Minutes

Draft Minutes☐
Approved Minutes☒
Approved Date: November 20, 2025

Minutes
City Of Edina, Minnesota
Transportation Commission
City Hall Community Room
October 23, 2025

1. **Call to Order**
   Vice Chair Brown called the meeting to order at 6:03 p.m.

2. **Roll Call**
   Answering roll call: Commissioners Bildsten, Brown, Olson, White
   Late: Commissioner Lassig
   Absent: Commissioners Lewis, Rosen, Trueger, Wright, Bracken
   Staff present: Transportation Planner Andrew Scipioni,

3. **Approval of Meeting Agenda**
   Motion was made by Commissioner Bildsten and seconded by Commissioner White to approve the amended agenda. All voted aye. Motion carried.

4. **Approval of Meeting Minutes**
   Motion was made by Commissioner Bildsten and seconded by Commissioner White to approve the September 18, 2025 meeting minutes. All voted aye. Motion carried.

5. **Community Comment**
   Taylor Bruhschwein, 5744 Ewing Ave, commented on the Wooddale Ave bike lane updates between 50th St and Valley View Rd noted in the City's Capital Improvement Plan and asked the Commission to review the proposed project. Bruhschwein noted that the project has a good chance to decrease motor vehicle trips on Wooddale Ave and connect to the proposed Twin Loops facility. The corridor is close to Pamela Park, Wooddale Park, Utley Park, four schools and commercial destinations. Bruhschwein noted that the current infrastructure does not feel safe and felt that demand is there to bike if improvements were to be made. Bruhschwein also asked the Commission to be bold when reviewing the proposed reconstruction projects tonight.

   Commissioner Lassig arrived at 6:08.

6. **Reports/Recommendations**
   6.1. Prospect Knolls A/C/D Reconstruction Project
   Senior Project Engineer Ben Jore and Assistant City Engineer Aaron Ditzler presented the draft engineering study for review and comment. Comments from Commissioners included:

   - Suggest including the intersection of 70th St and Antrim Rd and to consider extending the westbound bike lane to the intersection.

- Consider extending the sidewalk one more block north on Shannon Dr to Lee Valley to collect more walkshed.
- Concerned about resident opposition at the 11th hour like the Concord reconstruction project last year.
- Suggest referencing the Quality of Life Survey results at the public hearing to show support for sidewalks.

Motion was made by Commissioner Brown to endorse the proposed improvements for the Prospect Knolls A/C/D reconstruction project as presented. Motion failed for lack of a second.

Motion was made by Commissioner Brown and seconded by Commissioner Bildsten to endorse the proposed improvements for the Prospect Knolls A/C/D reconstruction project as presented and to recommend additional analysis of the 70th St and Antrim Rd intersection for a potential demonstration project. All voted aye. Motion carried.

6.2. Parklawn Court Reconstruction Project

Graduate Engineer Chris Moore and Assistant City Engineer Aaron Ditzler presented the draft engineering study for review and comment. Comments from Commissioners included:

- Appreciate the critical thought put into the recommendations. This sidewalk connection is a small but important link.
- Suggest that lack of response from adjacent properties owners/tenants might reflect support for the project.

Motion was made by Commissioner Brown and seconded by Commissioner Olson to endorse the proposed improvements for the Parklawn Court reconstruction project as presented. All voted aye. Motion carried.

6.3. South Trunk Sanitary Sewer Project

Staff Liaison Scipioni presented the draft engineering study for review and comment. Comments from Commissioners included:

- The proposed shared-use path would be great for providing access to the future France Avenue pedestrian crossing.
- Suggest considering another midblock median further west along the corridor.
- Suggest constructing the proposed Wooddale Ave bike boulevard through the South Cornelia neighborhood as part of this project.
- The multi-year project will be disruptive to the residents, but it will provide a good opportunity for new multi-modal facilities.

6.4. Traffic Safety Report of October 1, 2025

The Commission reviewed and commented on the staff report.

Draft Minutes☐
Approved Minutes☒
Approved Date: November 20, 2025

TRANSPORTATION COMMISSION ATTENDANCE															
		J	F	M	A	M	J	J	A	S	O	N	D	# of Mtgs	Attendance %
Meetings		1	1	1	1	1	1	1	1	1	1			10	
SEAT	NAME														
1	Wright, Grant	1	1	1	1	1	1	1	1	1				9	90%
2	VACANT														
3	Bildsten, Roger	1	1	1	1	1	1	1	1	1	1			10	100%
4	Lewis, Andy	1	1	1	1	1		1	1	1				8	80%
5	Rosen, Adam	1	1	1	1	1		1	1	1				8	80%
6	Brown, Chris	1	1	1		1	1	1		1	1			8	80%
7	Olson, Bethany	1	1	1	1		1	1	1		1			8	80%
8	White, Joan			1	1		1	1	1		1			6	75%
9	VACANT														
10	Lassig, Augie (s)	1	1		1	1	1	1		1	1			8	80%
11	Bracken, Logan (s)									1				1	50%

APPENDIX H

Neighborhood Informational Meeting Materials

2026 NEIGHBORHOOD RECONSTRUCTION
INFORMATIONAL MEETING
AUGUST 26, 2025

	NAME	ADDRESS
1	Richard / Mari Carlson	7020 Kerry
2	Jeff Gisserberk	7008 Lanham
3	Karin Wentz	7029 Down Road
4	Philip Boelter	7109 Shannon Dr
5	Connie Summers	5549 W 70th St.
6	Susan Hartwig	5553 W. 70th St
7	David Senner	5553 W 70th ST
8	Jeff & Kathy Brown	6005 Dublin Circle
9	Ray & Jean Witter	6501 Village Dr.
10	Jim & Barbara Swanke	7020 Shannon Dr.
11	Gary + Shelley Eslinger	5501 Village Dr.
12	Nancy Peters	" "
13	Katie Lammel	7017 Lanham
14	Robert Gilland	7020 Weston Circle
15	Rhonda Bland	7000 Kerry Road
16	Brian Cassidine	7120 Fleetwood Drive
17	Matt Melsen	7108 Fleetwood Drive
18	John Uecker	7105 Fleetwood Drive
19	John Bruetag	7109 Fleetwood Drive
20	Patrick Horan	7212 Lanham
21	Don & Jane Mosher	7220 Lanham Ln
22	Sarah Lenhardt? Matt Ambrose	5504 Lemnich Dr.
23	Janelle Mandery	5525 Village Drive
24	Judy Sullivan	5517 Village Drive
25	Mark Otness	7029 Down Rd
26	Melissa Cohen	7100 Fleetwood Dr.
27	Brian Dent	7208 Fleetwood Dr.
28	Tricia Kotlebein	7028 Lanham Ln
29	Barbara Grossman	7300 Lanham Ln
30	Ken Heruth	5545 W. 70th St

2026 NEIGHBORHOOD RECONSTRUCTION
INFORMATIONAL MEETING
AUGUST 26, 2025

	NAME	ADDRESS
31	Roger Thomas	7109 Antrim Ct
32	Pablo Orozco	5800 Kemrich
33	Justin Borrell	7009 Lanham Ln.
34	C McKelvey	7005 Shannon Dr.
35	Veronica Ersplamer	5559 W 70th St.
36	Ken & JAN Hoeg	7209 FLEETWOOD
37	Greg Good	7028 Shannon Drive
38	Charlie Blomme	7019 Kerry Rd
39	JEFF SHEDBLACK	7101 Shannon Dr.
40	Thomas + Hanna Petersen	7032 WEXFORD RD
41	MICHAEL KRATZ	7112 LANHAM LN
42	John Berg	7104 Shannon
43	Ryan Danielsen	7100 Shannon Dr
44	Chris Willett	5705 Kemrich Drive
45	PAUL + JAIME WITT	5701 Kemrich Dr.
46	Josh Link	7101 Fleetwood Dr.
47	Rose Schaeppi	7011 Lee Valley Cir
48	Jan Garrison	7025 Lanham Lane
49	Skip Garrison	7025 Lanham Lane
50	Steven Saltau	7116 Fleetwood Dr
51	Carrie Breisach	7216 Fleetwood Dr.
52	Cristina Notermann	7221 Fleetwood Dr.
53	Feroza Mehta	7021 Shannon Dr.
54	JOHN ELLIOTT	5904 LEE VALLEY RD
55		
56		
57		
58		
59		
60		

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2026 Neighborhood Roadway Reconstruction

Informational Meeting – August 26, 2025

EdinaMN.gov

Agenda

- Introductions
- Why Reconstruct
- Project Scopes
- What You Can Expect
- Funding Sources
- Timeline
- Communication
- How to Prepare
- Questions



The CITY of EDINA

Engineering - Design & Construction Division



Chad Millner
Director of Engineering



Aaron Ditzler
Assistant City Engineer



Chris Moore
Graduate Engineer



Brandon Freeman
Sr. Engineering Technician



Liz Moore
Engineering Coordinator



Ben Jore
Sr. Project Engineer



Tom Haataja
Sr. Engineering Technician

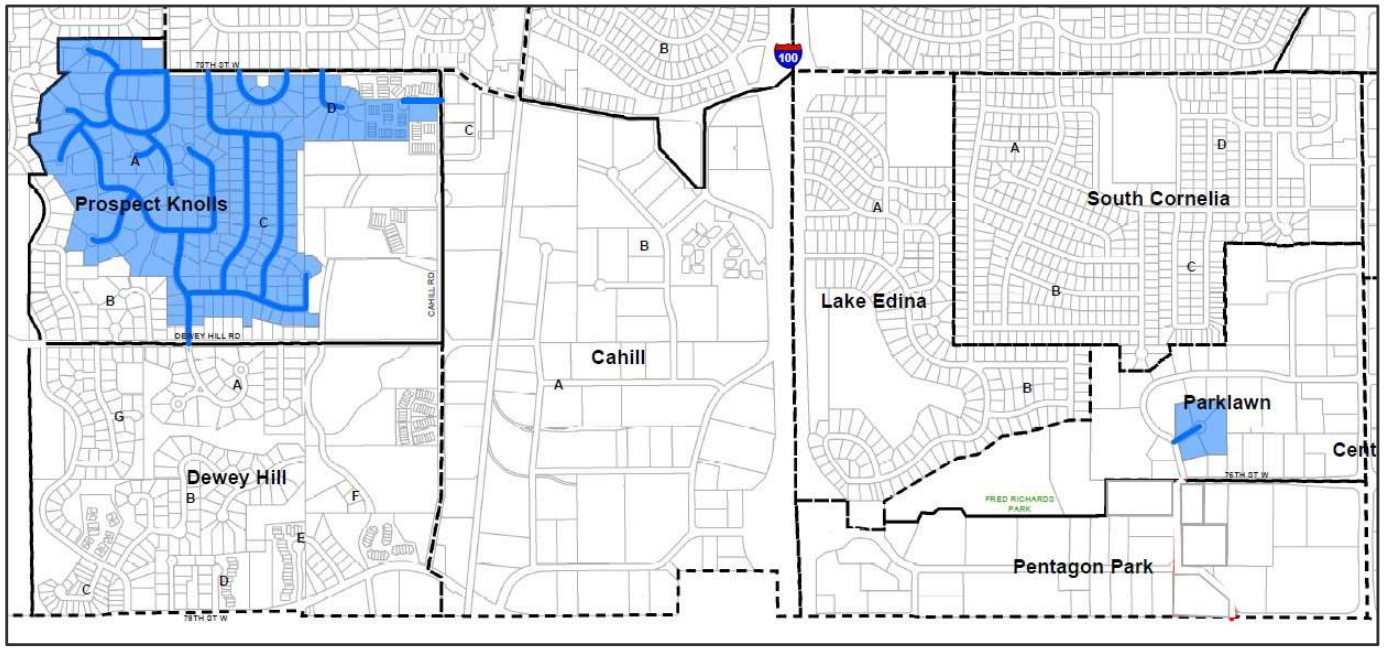


Jon Moore
Sr. Engineering Technician

The CITY of EDINA

2026 Project Areas

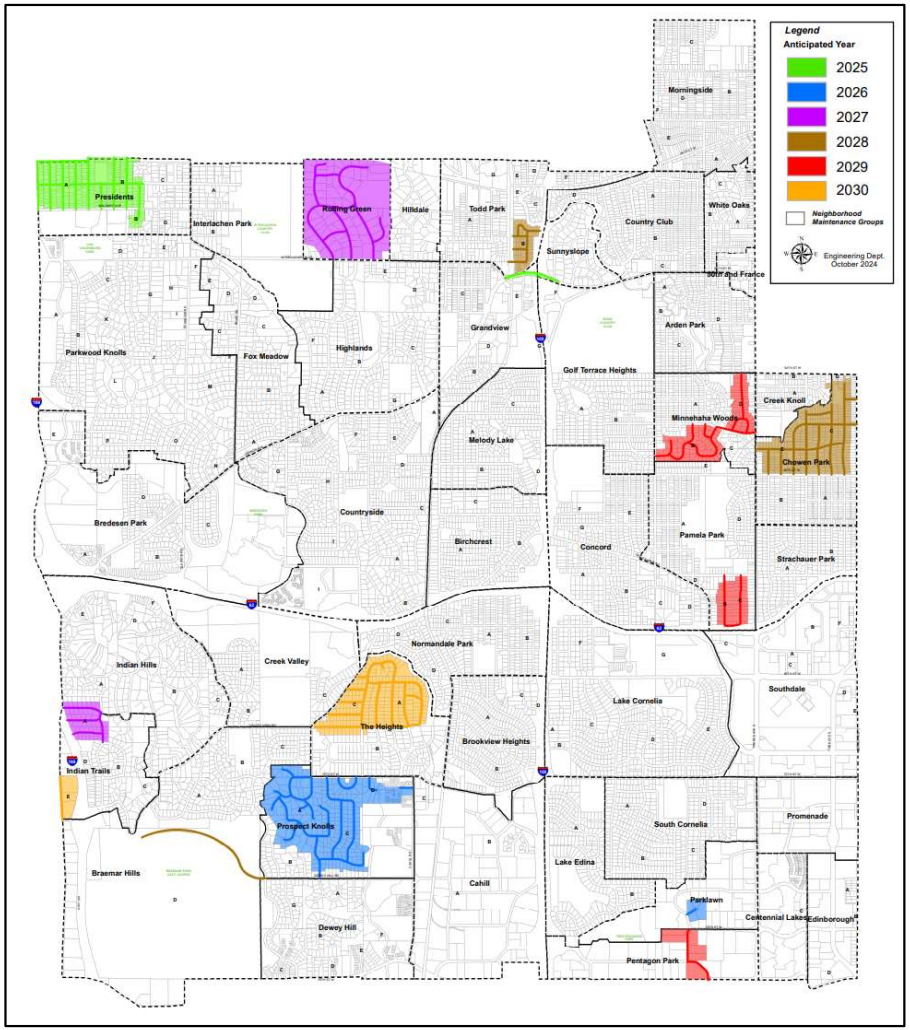
- Parklawn Court
  - 4 Properties
- Prospect Knolls A, C, &D
  - 283 Properties



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Why My Street?

- Streets grouped into neighborhoods
  - Maximizes economics of scale
  - Extends pavement life
- Proactive Pavement Management Program
- Prioritized based on;
  - Pavement condition
  - Underground utility issues



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Why Reconstruct?

- Roadway originally constructed with in the 1950's-1980's
- Utility issues to address beneath roadway
- More cost-effective than other maintenance strategies (mill & overlay, seal coat)



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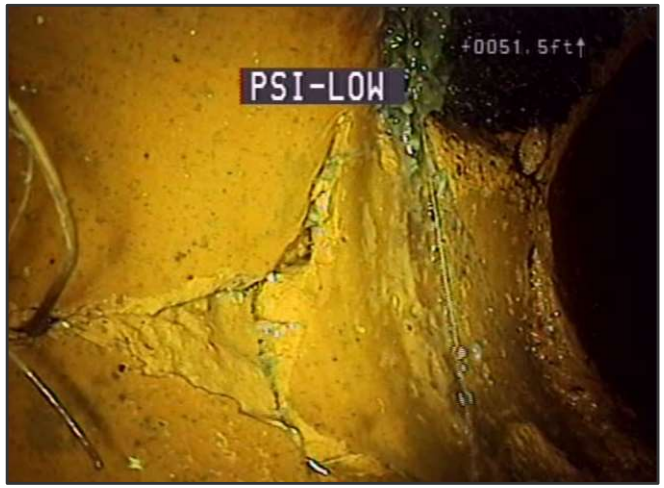
Existing Conditions - Roadways

- Pavement reaching end of useful life
- Some streets have curb and gutter while others do not
- Some properties already have concrete driveway aprons, some do not



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Existing Conditions - Utilities





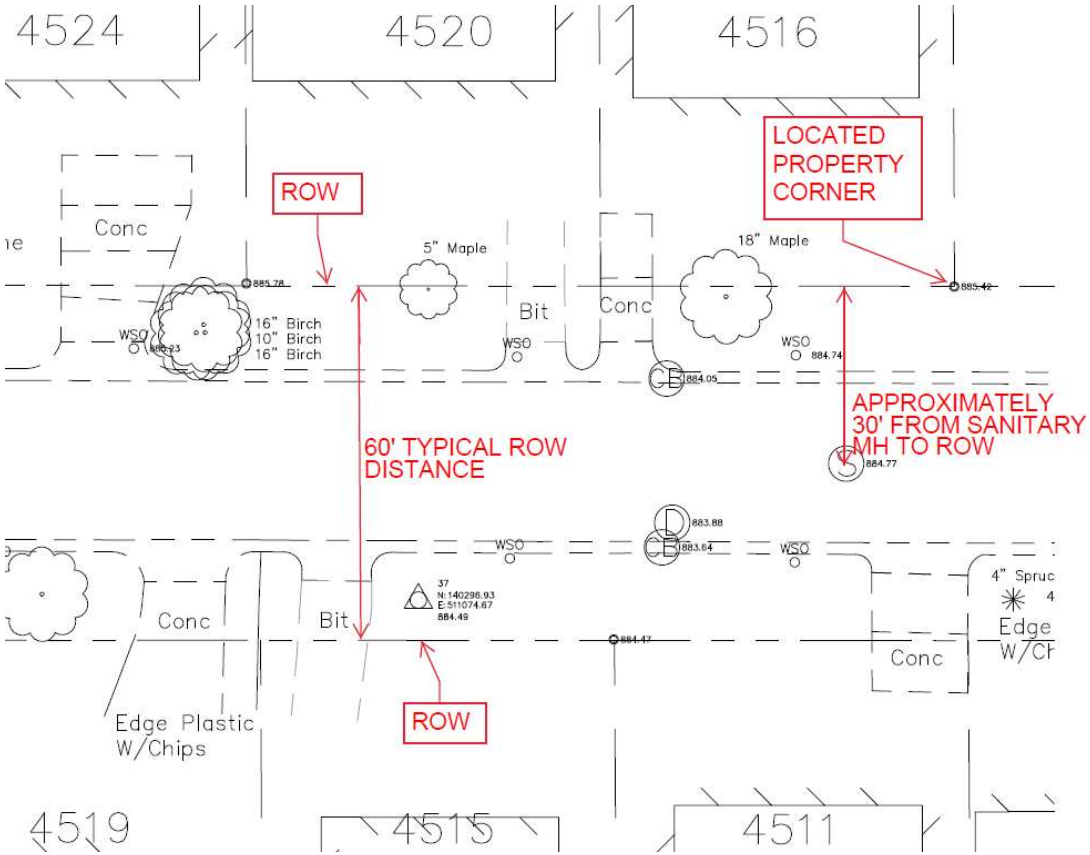


- Sanitary Sewer
  - Cracks, breaks, sags, etc.
  - Inflow and infiltration
- Watermain
  - Loss in pipe wall thickness
  - Main and service breaks
  - Undersized mains
- Storm Sewer
  - Structure deficiencies
  - Undersized pipes
  - Curb and gutter failing

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What / Where is the ROW?

- Surface and space above and below public roadways used for travel purposes and utilities
- Typically, 60’ width
  - (MSA Streets 66’)
- Property corners located during survey



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Existing Conditions – Right-of-Way

- Landscaping
- Outwalks / steps
- Mailboxes
- Irrigation systems and pet fences





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Proposed Improvements – Roadways

- Replacement and installation of curb & gutter
- Subgrade corrections as needed
- New roadbed and asphalt pavement surface



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Living Streets Plan

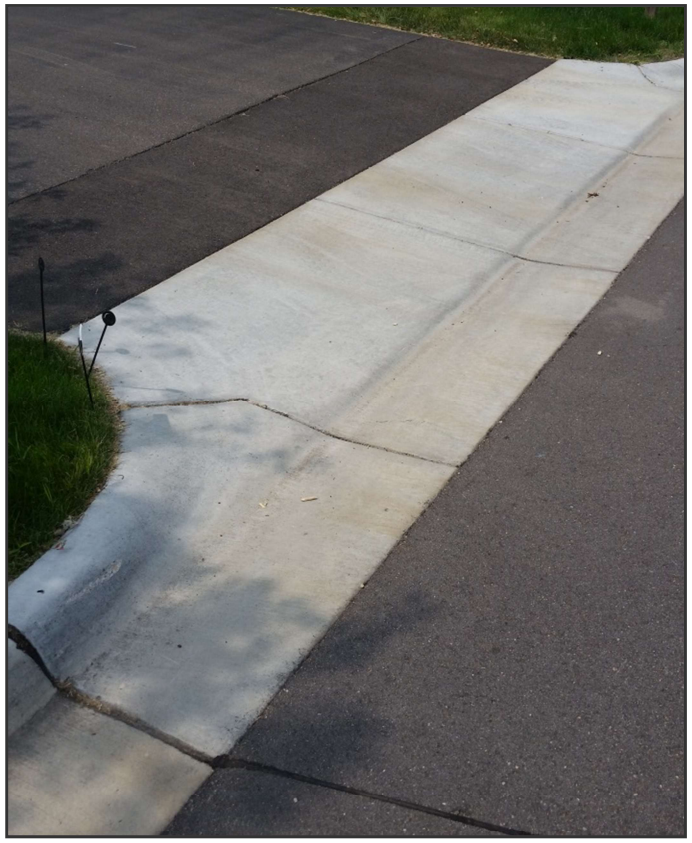
- Approved by City Council in 2015
- Balances needs of motorists, bicyclists, pedestrians and transit riders
- Incorporates;
  - Minimum roadway design elements
    - Street Width
    - Impacts
    - Cost
  - Pedestrian and Bicycle Master Plan



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Proposed Improvements - Driveways

- Aprons will be replaced / installed to comply with City standards
- Special driveway materials
- Reimbursement Policy



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Proposed Improvements - Utilities

- Includes partial replacement of watermain
- New service replacements
- New fire hydrants and gate valves
- May include localized sanitary sewer repairs and rehabilitation
- Lining of sanitary sewer
- Storm sewer upgrades





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Proposed Improvements – Sump Drain

- Installed when feasible and warranted
- Homeowners encouraged to connect to City Sump Drain
- Notification will be given when connecting is available
- Sump connection permit available thru City website



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Utility Ownership

City Owned Utilities

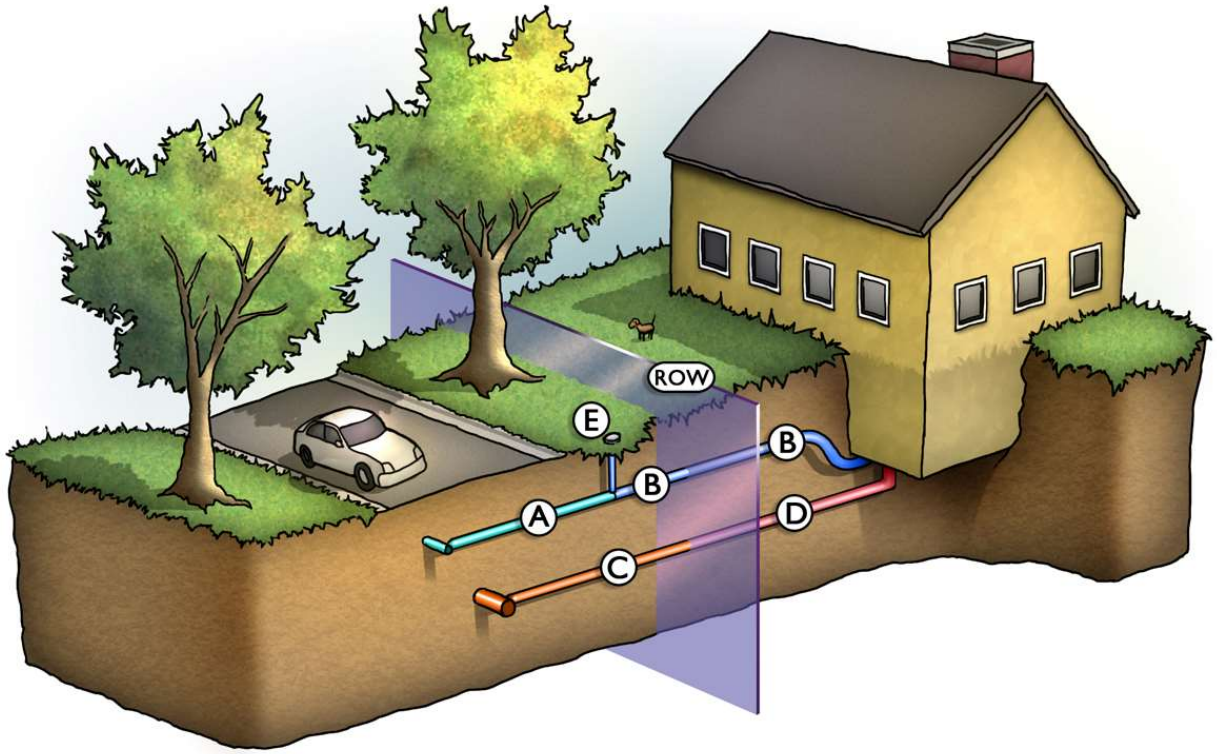
A – Water Service

E – Water Service Shutoff

Resident Owned Utilities

B – Water Service

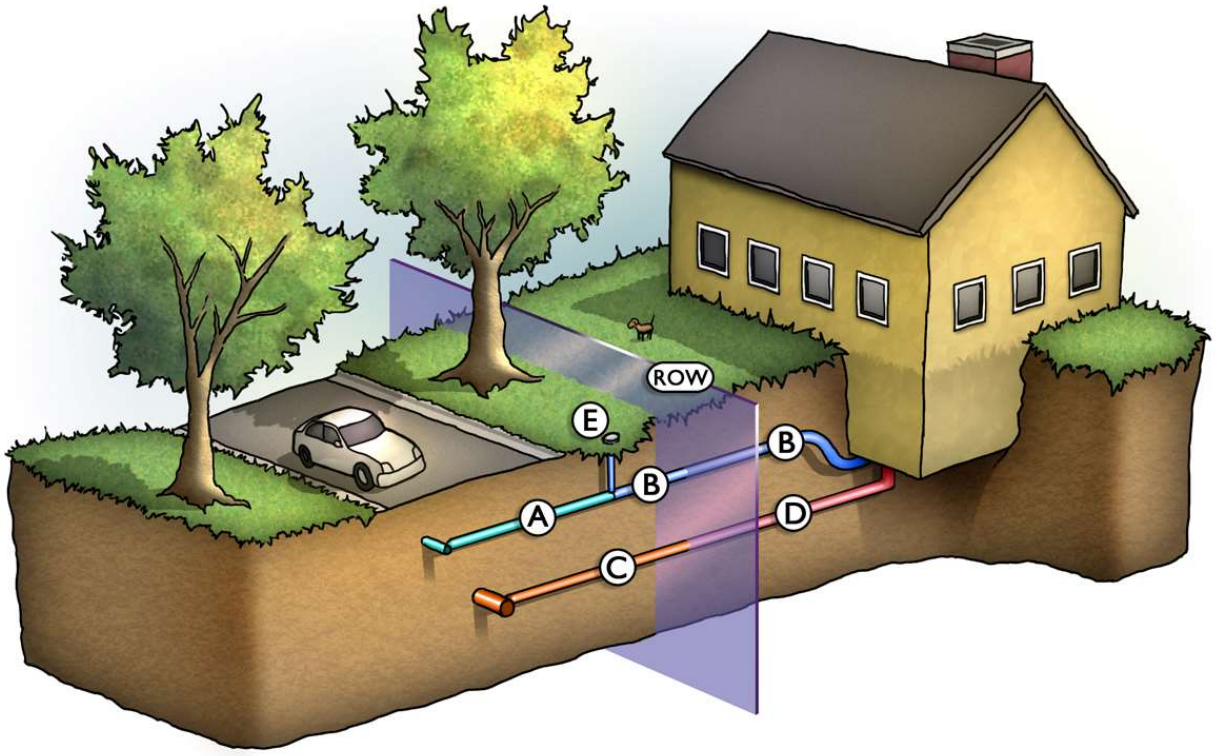
C & D – Sanitary Service



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Utility Ownership

- Recommend inspecting private services prior to construction
- Repairs/upgrades can be coordinated with street work
- Associated costs can be added to special assessment



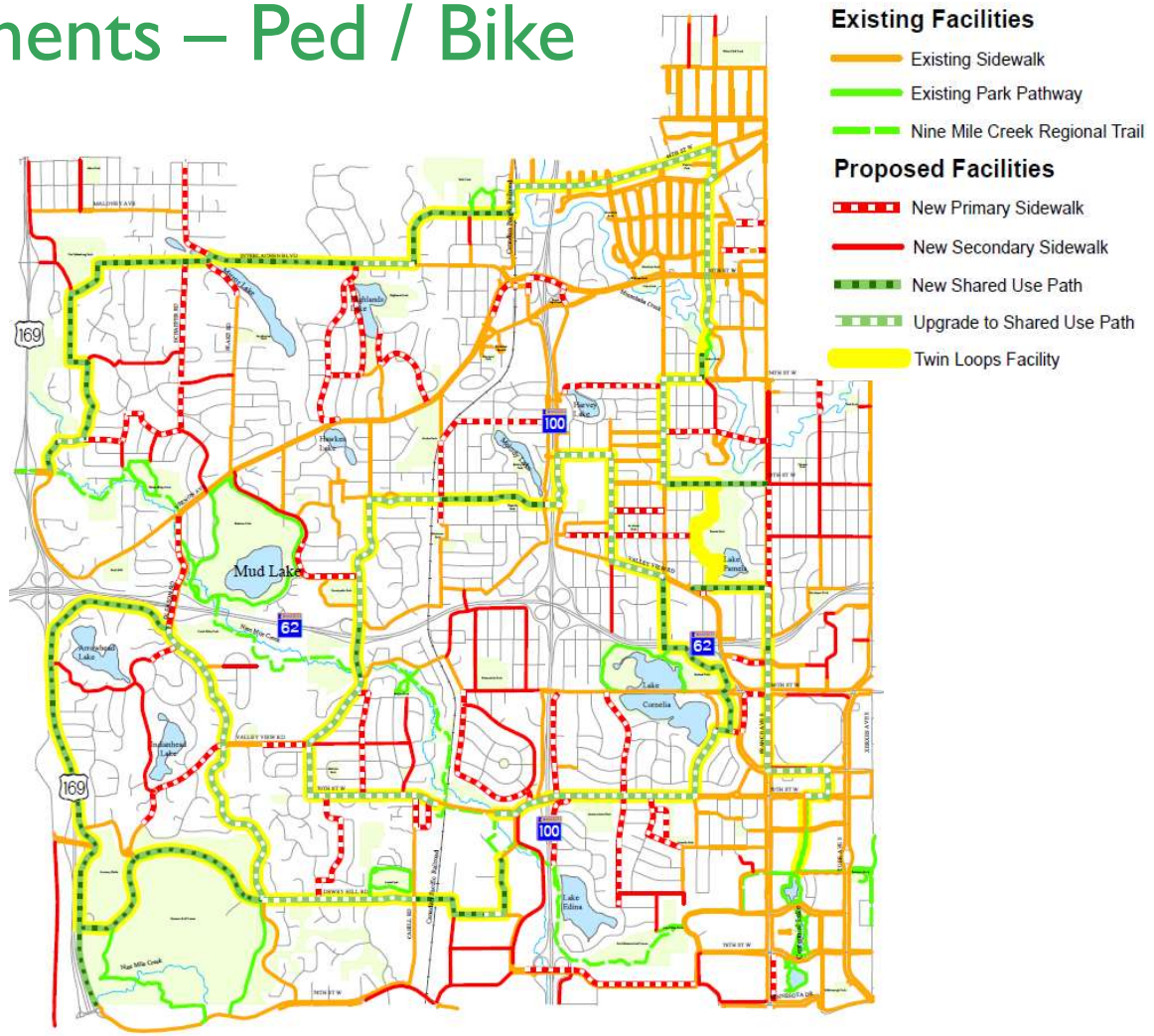
<u>Resident Owned Utilities</u>
B – Water Service
C & D – Sanitary Service

<u>City Owned Utilities</u>
A – Water Service
E – Water Service Shutoff

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Proposed Improvements – Ped / Bike

- Based on Pedestrian and Bicyclist Master Plan
- Final design evaluated based on network consistency and construction conflicts



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Private Utilities

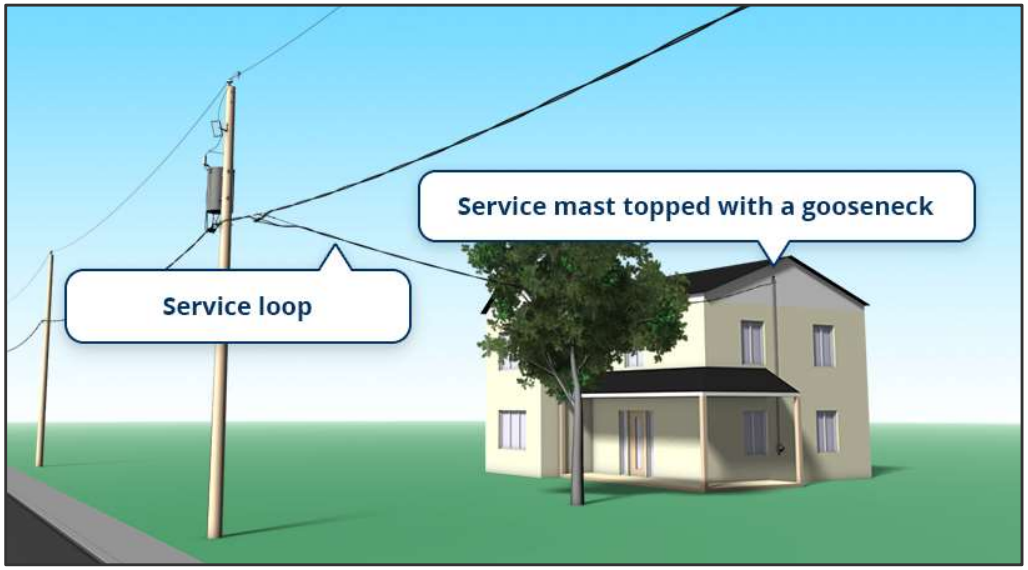
- Gas, Electric, Telephone, Cable may upgrade or repair their utilities before construction begins
- Fiber optic internet currently being installed
- Potential City-required relocations
- Goal: streamline projects and minimize neighborhood disturbance



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Overhead Utility Poles

- Resident request about burying overhead utilities
- Not required by the City, nor does the City fund this
- If pursued, full cost by property owners
- Significant cost
- Private service connection not included



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What You Can Expect

- Dust, mud, noise, and vibrations
- Occasional delays due to inclement weather
- Localized flooding during rainfall
- Residents will be asked to limit water use occasionally
- Homes may be connected to temporary watermain



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What You Can Expect

- Construction materials stored temporarily in ROW
- 5-10 feet of disturbance behind back of curb
- Construction equipment stored on streets
- Tree removals as necessary (property owners notified)



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What You Can Expect

- Driveways and roads will be periodically inaccessible
- Driveways will be inaccessible for 7 days to allow driveways to cure



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What You Can Expect

- Items within the City's right-of-way may be damaged
  - You can remove plants and other landscape features before the project
  - Irrigation and pet fences will be repaired
- Disturbed areas will be restored with new sod



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What You Can Expect

- We will;
  - Provide opportunities for input
  - Keep you informed
  - Do our best to minimize inconveniences
- Our contractor will accommodate residents with special access needs



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City Utility Funds

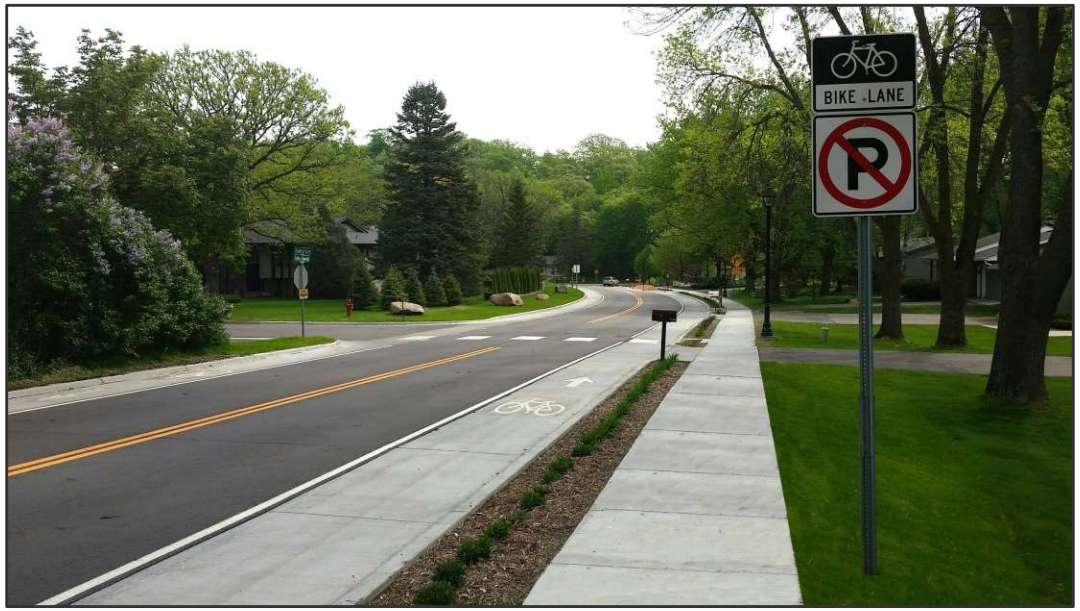
- Collection of utility service charges paid to the City
- Covers 100% of:
  - Storm sewer (curb and gutter, driveway aprons, sump drain pipe)
  - Sanitary sewer
  - Watermain



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Pedestrian and Cyclist Safety (PACS) Fund

- Revenue from Xcel and CenterPoint Energy franchise fees
- Promotes non-motorized transportation throughout the City
- Covers 100% of:
  - Sidewalks /shared-use paths
  - Bike lanes
  - Associated signage and pavement markings



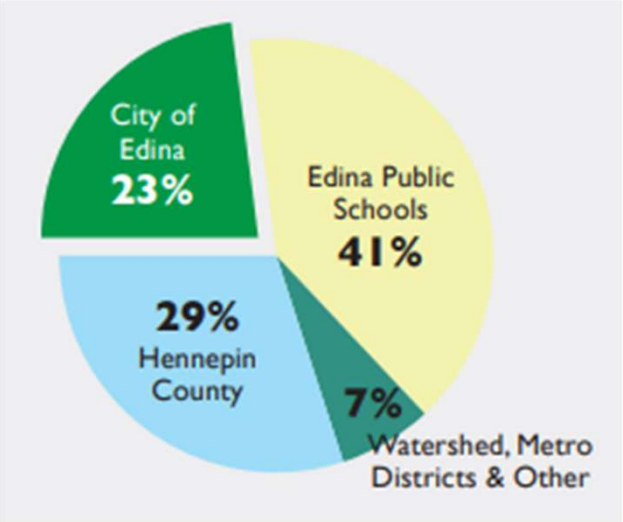
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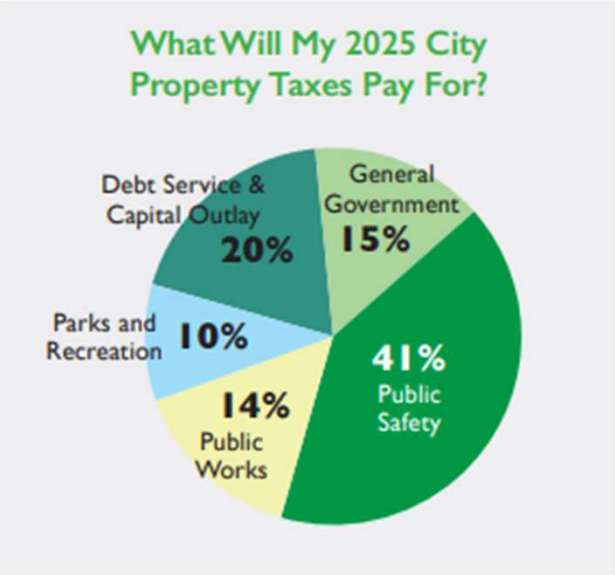
Do Taxes Cover Street Projects?

- ~23% of property taxes go to the City for expenses including Police, Fire, Parks, and Public Works
- ~3.2% go to Public Works
  - Snowplowing
  - Pothole repairs
  - Other street maintenance

    (sealcoating, overlays, patch repairs)
- In 2022 taxes began paying for a portion of street reconstruction

Figures per proposed 2025 Edina Tax Levy (not final)





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Special Assessments

- Assigned to benefitting properties of public improvements
- Covers portion of roadway costs
  - Roadway and driveway removals
  - Asphalt pavement
  - Driveway installation
  - Restoration
  - Indirect Costs – engineering, finance, soil investigations, mailings



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Residential Equivalent Units

- Assessments distributed based on REUs
  - Factor used to compare properties to a single-family residence

Scenario	Land Use Class	REU Factor
A	Single-Family Residential	1.0
B	Multi-Family Residential – Apartment/Condos	0.5

- Additional factors for commercial, industrial, and public-use properties

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Project Details – Parklawn Court

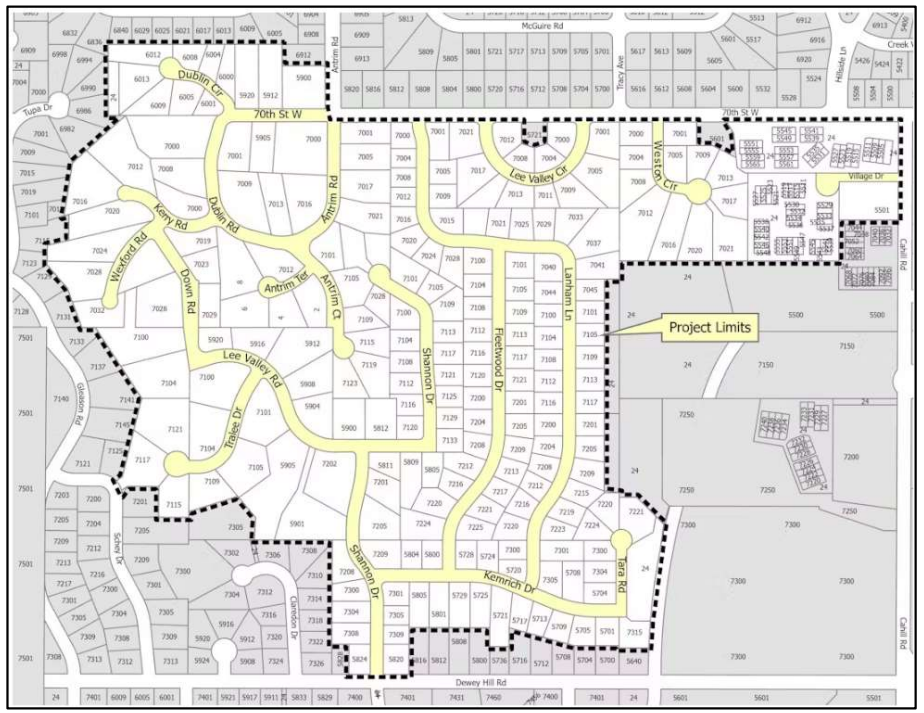
- 4 properties (41.50 REUs)
- 330’ of road
- Full removal and replacement of curb & gutter
- Concrete roadway removed and replaced with Bituminous
- Water services replacement
- Sanitary Lining and local replacement
- Storm sewer improvements
- Potential sidewalk(s)
- Street width still to be determined



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Project Details – Prospect Knolls A, C, & D

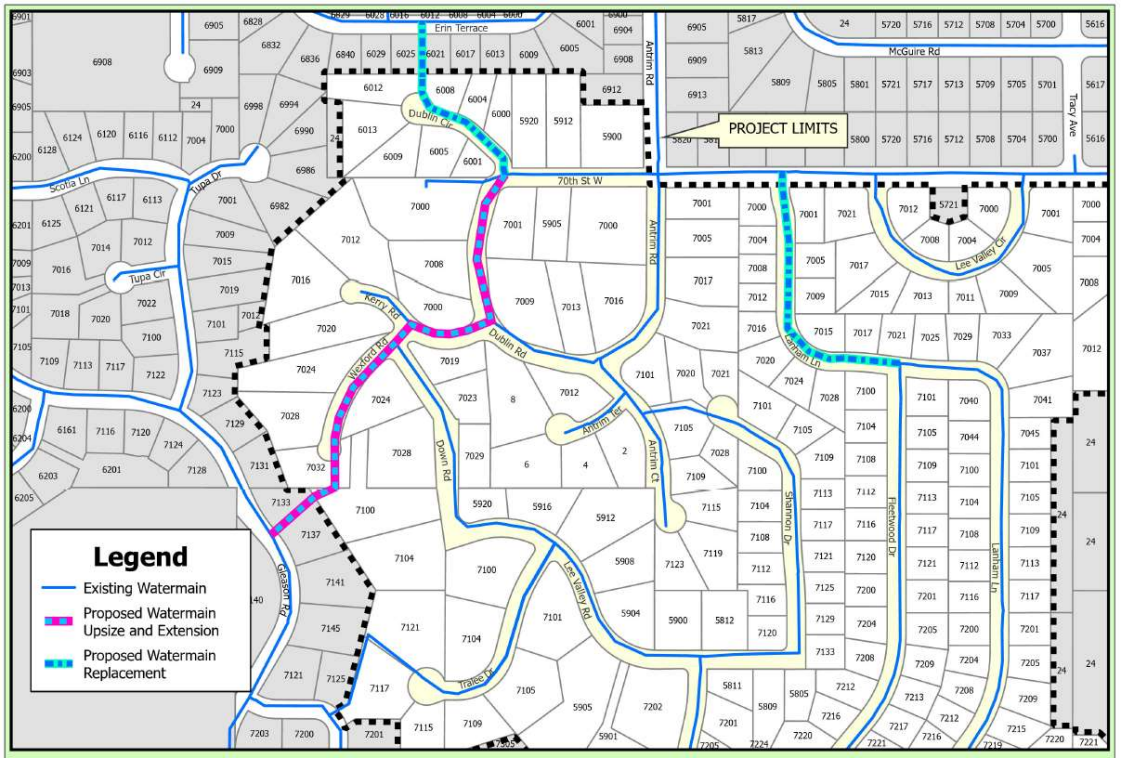
- 283 properties (231.67 REUs)
- 3.20 miles of road
- Installation and replacement of curb & gutter
- Partial watermain and full water services replacement
- Sanitary lining and localized repairs
- Storm sewer improvements
- 24’ street width 5’ walk:
  - Portions of Shannon Drive, Lanham Lane
  - Kemrich Drive, Fleetwood Drive
- Typically 27’ street width remaining streets



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Proposed Utility Improvements

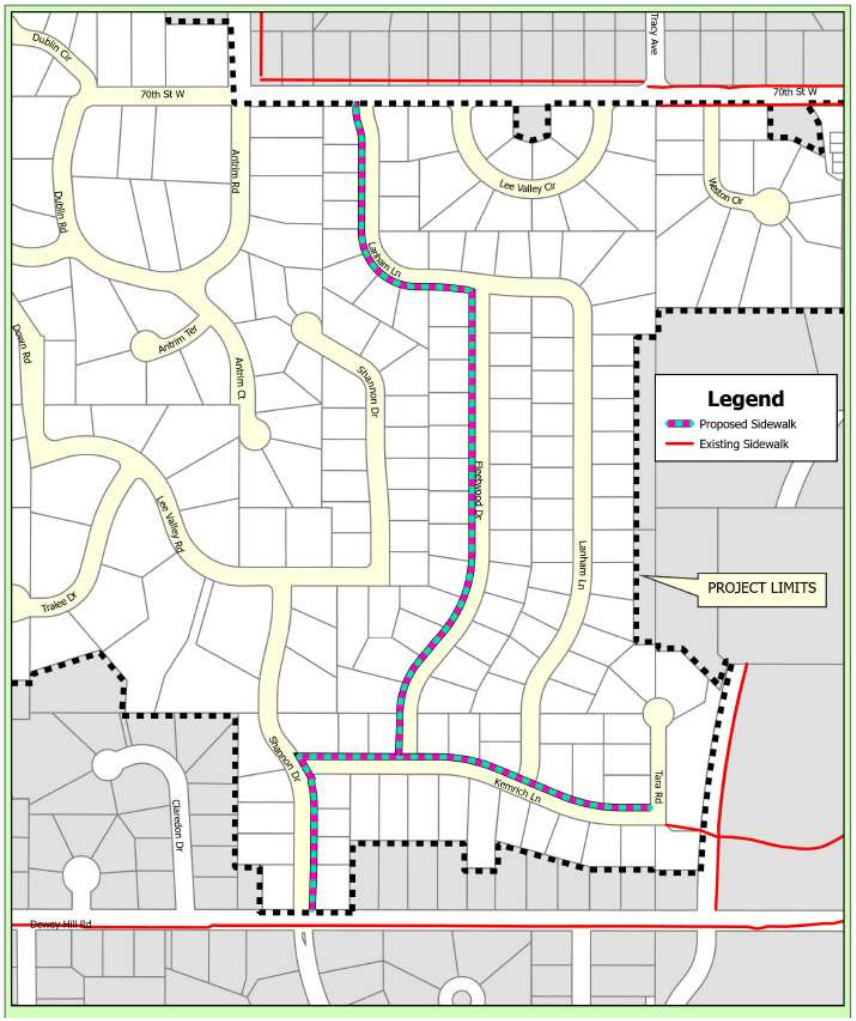
- Install 12” watermain from West 70th Street to Gleason Road
  - Existing Utility Easement
- Replace 6” watermain on Dublin Circle
- Replace 6” watermain on Lanham Lane
- Upgrade 1.5” watermain in cul-de-sacs to 6” watermain
- Install 8” sanitary sewer on 70th Street



The CITY of EDINA

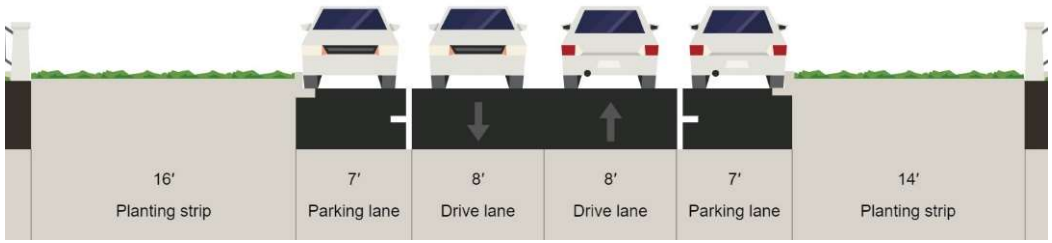
Pedestrian Facilities Plan

- 5’ concrete sidewalk
  - Shannon Drive
  - Kemrich Drive
  - Fleetwood Drive
  - Lanham Lane
- Connection to existing Lewis Park path
- Sidewalk to be maintained by adjacent property owners



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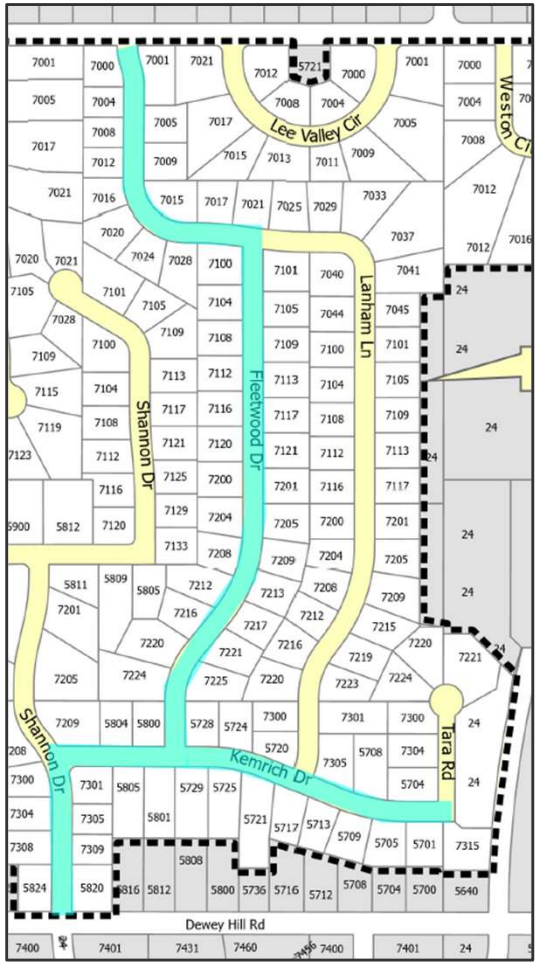
Proposed Roadway Widths – Sidewalk Streets



Existing: 30' road width, two-sided parking



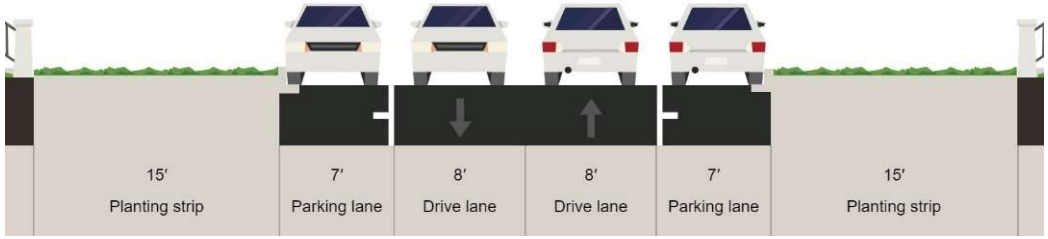
Proposed: 24' road width, one-sided parking, 5' sidewalk (0-5' grass boulevard)



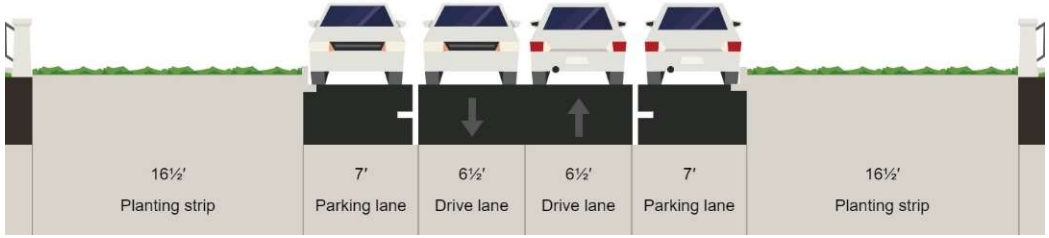
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Proposed Roadway Widths – No Sidewalk Streets

- 27’ road width
- Reduce street widths by 0-3’
- Two-sided parking to remain
- Exceptions
  - Kerry Road
    - 24’ width
    - One-sided parking
  - Village Drive
    - 30’ width



Existing: 26’-30’ road width, two-sided parking



Proposed: 27’ road width, two-sided parking

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Revised Roadway Cost Assessment - Local

		Sample Assessment During Transition		
Construction Year	**% of Local Roadway Costs Assessed**	**$10,000**	**$20,000**	**$30,000**
2020	100%	$10,000	$20,000	$30,000
2021-2025	78.90%-57.86%	$7,890-$5,786	$15,780-$11,572	$23,670-$17,358
2026	52.60%	$5,260	$10,520	$15,780
2027-2035	47.34%-5.26%	$4,734-$526	$9,468-$1,052	$14,202-$1,578
2036	0%	$0	$0	$0

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Market Benefit Estimate

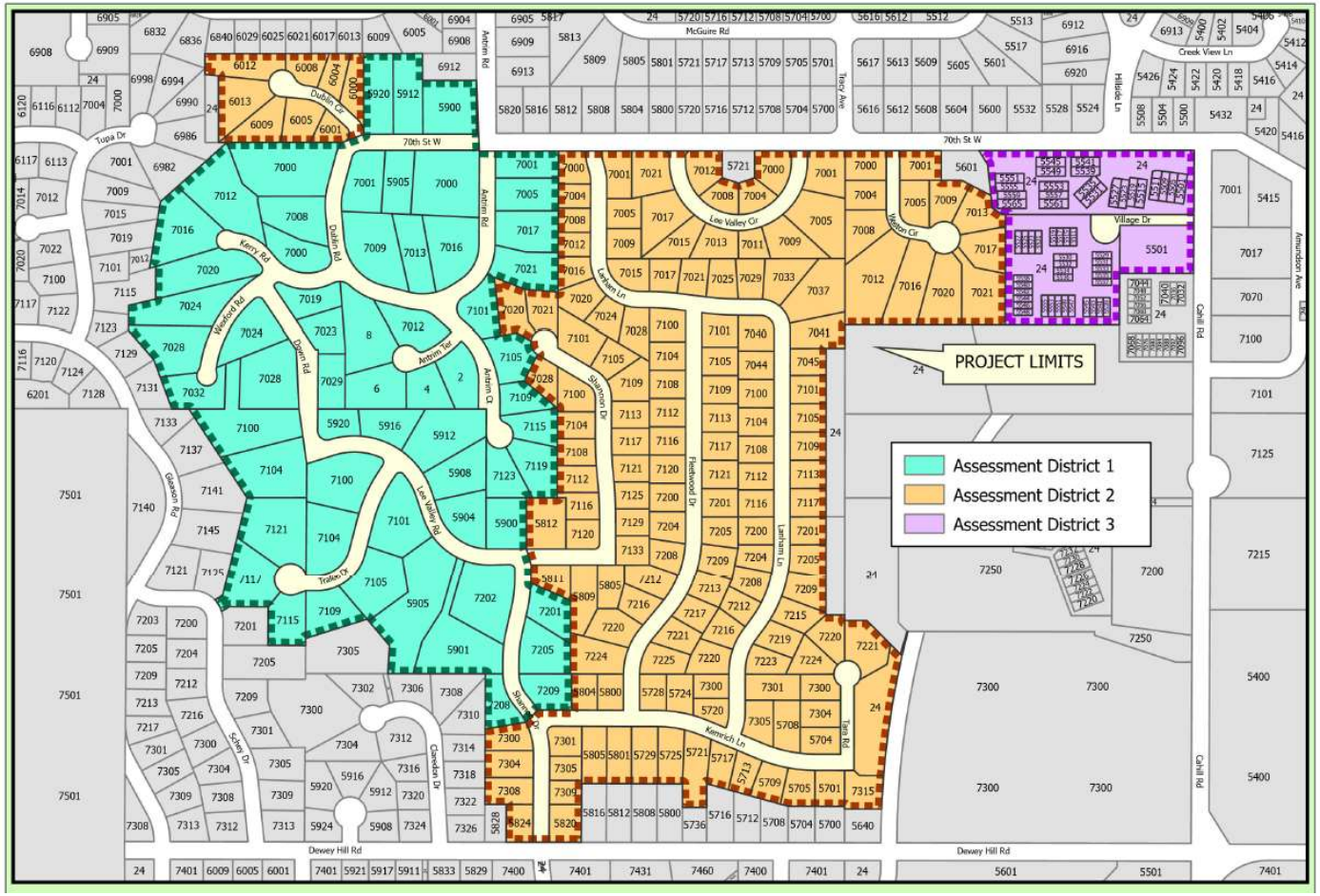
- Special assessments are valid if;
  - The assessment does not exceed the special benefit measured by the increase in market value due to the improvement.
- Licensed and Qualified Appraisal Firm



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Assessments Districts – Prospect Knolls

- Disparity in potential benefit
- 3 Separate Districts



The CITY of EDINA

Preliminary Assessments – Prospect Knolls & Parklawn Ct

*Residential equivalent unit (1 single-family home = 1 REU)

Year	Neighborhood	% of Roadway Costs Assessed	Estimated Assessment Range per REU*			# of REUs	Square Yards of Paving	SY of Paving per REU
2026	Prospect Knolls A/C/D	-	-	-	-	-	-	-
2026	District 1	52.60%	$16,200	-	$21,500	58.67	19,250	328.1
2026	District 2	52.60%	$8,200	-	$10,900	153	24,692	161.4
2026	District 3	52.60%	$2,900	-	$3,800	20	1,321	66.0
2026	Parklawn Court	57.86%	$1,800	-	$2,400	41.5	1,221	29.4
2025	Presidents A/B	57.86%	$7,500	-	$11,500	291.6	35,250	120.9
2024	Concord B/C	63.12%	$11,900	-	$17,100	174.49	30,568	175.2

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Typical Project Timeline

Date	Milestone
July – September 2025	**Engineering studies/estimates provided**
December 2025	Public hearings
January – March 2026	Plan preparation and bidding
April – May 2026	Construction begins
October – November 2026	Construction concludes
2027	Warranty work
Fall 2027	Final assessment hearing

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Assessment Timing

Date	Milestone
December 2025	Initial Public Hearings
Summer 2026	Project Constructed
October 2027	Final Assessment Hearing
November 2027	Assessment Filed with County
January 2028	Assessment on Tax Statement

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Payment Options

- Pay entire amount upon receiving bill to avoid interest charges
- Pay min. 25% ; balance rolls to property taxes over 15 years
- Roll entire amount to property taxes over 15 years
  - 2024 interest rate was 4.69%
  - Finance charges are 1% over City's borrowing interest rate
- Defer payment if 65 years of age or older and meet specific income requirements
  - Assessing Department – 952-826-0365

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Communication

- Regular Mail
  - All meetings, public hearings, and questionnaires
  - Final assessment notices (one year after construction)
- Door hangers and flyers
  - Time-sensitive information (water shut-offs, concrete, temporary inaccessibility)
- Better Together Edina – City Website Project Page

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Better Together Edina

- Best way to stay informed
- www.bettertogetheredina.org
- Free, access to periodic updates on project progress and schedules

Prospect Knolls A/C/D Neighborhood Roadway Reconstruction



Prospect Knolls A/C/D Neighborhood Roadway Reconstruction updates will be hosted on this project page. Sign up for email updates!

The proposed 2026 reconstruction project includes:

- Complete reconstruction of the roadway asphalt pavement,
- Installation or replacement of concrete curb and gutter,
- Replacement of a portion of the watermain and water services,
- Improvements to the sanitary sewer and storm sewer systems, and
- Proposed construction of concrete sidewalk facilities along:
  - Fleetwood Drive
  - Kemrich Drive
  - Shannon Drive south of Kemrich Drive
  - Lanham Lane west of Fleetwood Drive

- The proposed sidewalk on Kemrich Drive between Fleetwood Drive and Lewis Park is NOT in the Pedestrian Master Plan, but recommended by Engineering staff.
- The project is funded by a combination of special assessments, property taxes, respective utility funds and the Pedestrian and Cyclist Safety (PACS) fund.
- An estimated preliminary assessment range will be prepared later during the summer. Based on the assessment policy, 52.6% of the roadway project costs will be assessed to Prospect Knolls A/C/D property owners, and 47.4% of the roadway project costs will be paid for by property taxes.

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Providing Input

- Questionnaires mailed to your home, weigh in on;
  - Traffic/pedestrian issues
  - Street drainage issues
  - Streetlight upgrades

- Public hearing in December 2025
  - Opportunity for residents to voice comments and concerns

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Questionnaire Results

Neighborhood	Responses Received to Date
Prospect Knolls	26% (74 / 283)
Parklawn Court	25% (1 / 4)

The CITY of EDINA

How To Prepare

- Complete project questionnaire
- Begin financial planning
- Coordinate home and yard improvement projects around street reconstruction schedule
- Review Better Together Edina updates
- Ask questions, stay informed



The CITY of EDINA

Contact Us

Engineering Department

7450 Metro Boulevard

Hours: 7:00 a.m. – 3:30 p.m.

952-826-0371





Aaron Ditzler
Assistant City Engineer
952-826-0443
ADitzler@edinamn.gov

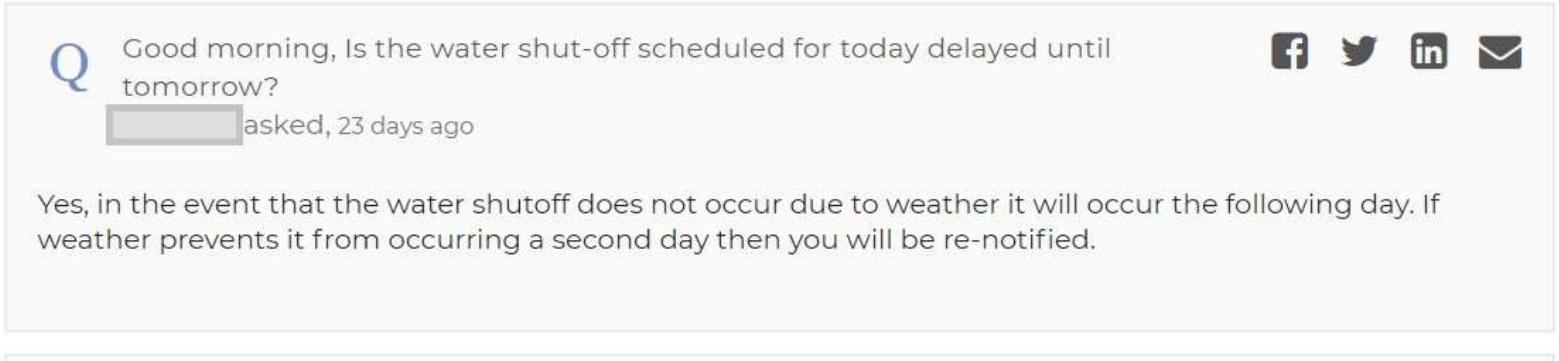


Liz Moore
Engineering Coordinator
952-826-0449
LMoore@edinamn.gov

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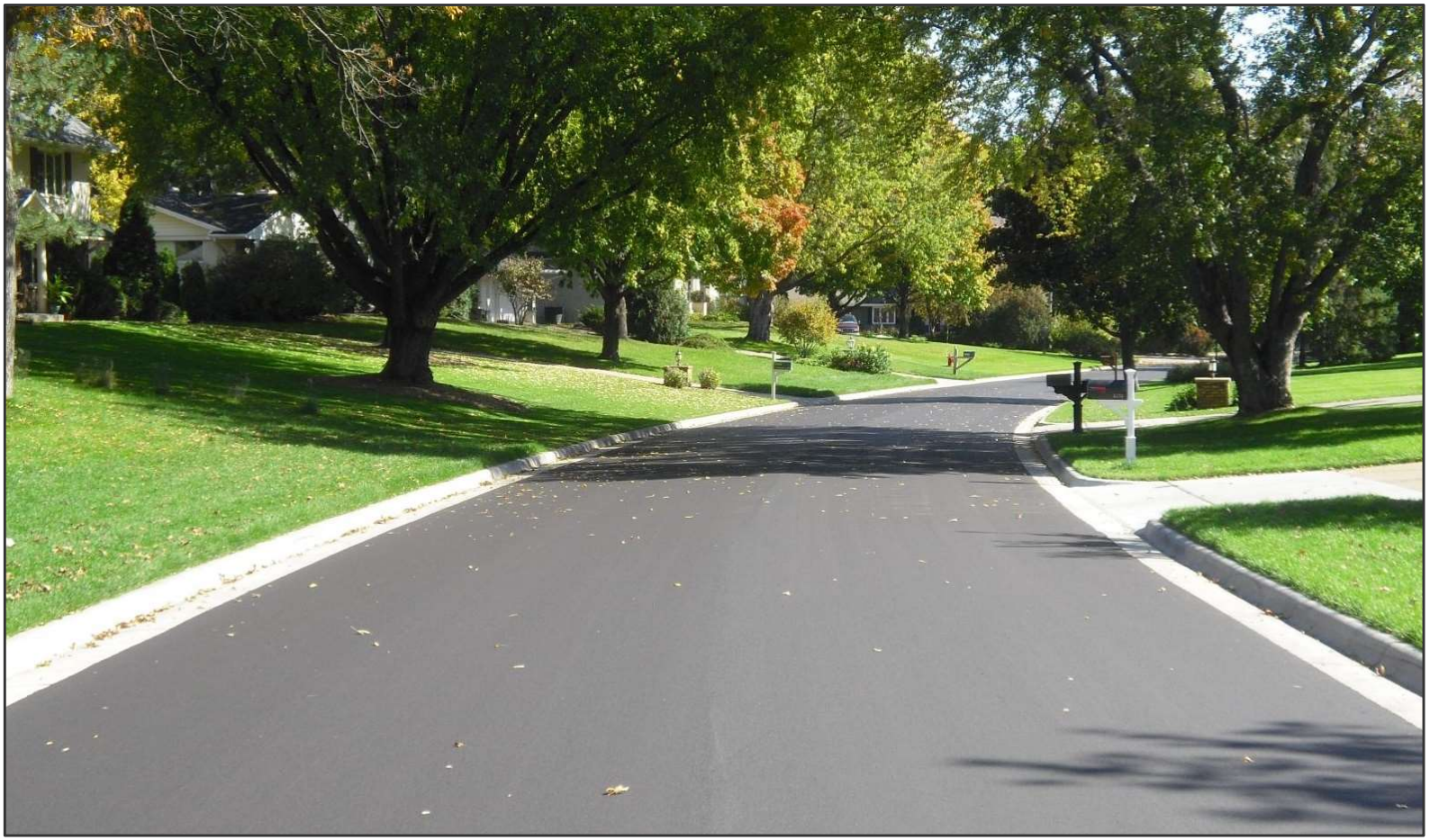
Questions?

- Ask questions on Better Together Edina Q&A page
  - https://www.bettertogetheredina.org/prospect-knolls
  - https://www.bettertogetheredina.org/parklawn-court
  - Call or email



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Thank you for your time!



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APPENDIX I

Resident Questionnaires

Neighborhood Reconstruction Survey

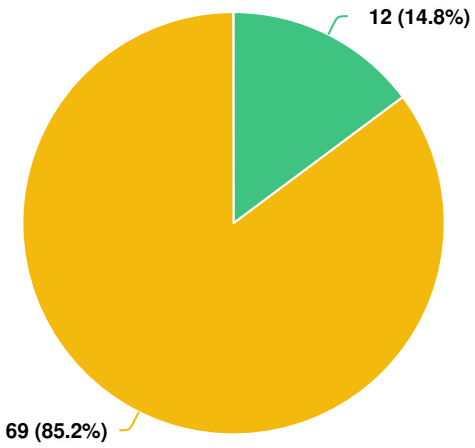
SURVEY RESPONSE REPORT
01 April 2025 - 16 November 2025

PROJECT NAME:
Prospect Knolls A/C/D Neighborhood Roadway Reconstruction

GRANICUS

SURVEY QUESTIONS

Q1 Does your property have drainage issues the City should know about?Examples: History of flooding/standing water, grading, b...



Question options

Yes No

Mandatory Question (81 response(s))
Question type: Radio Button Question

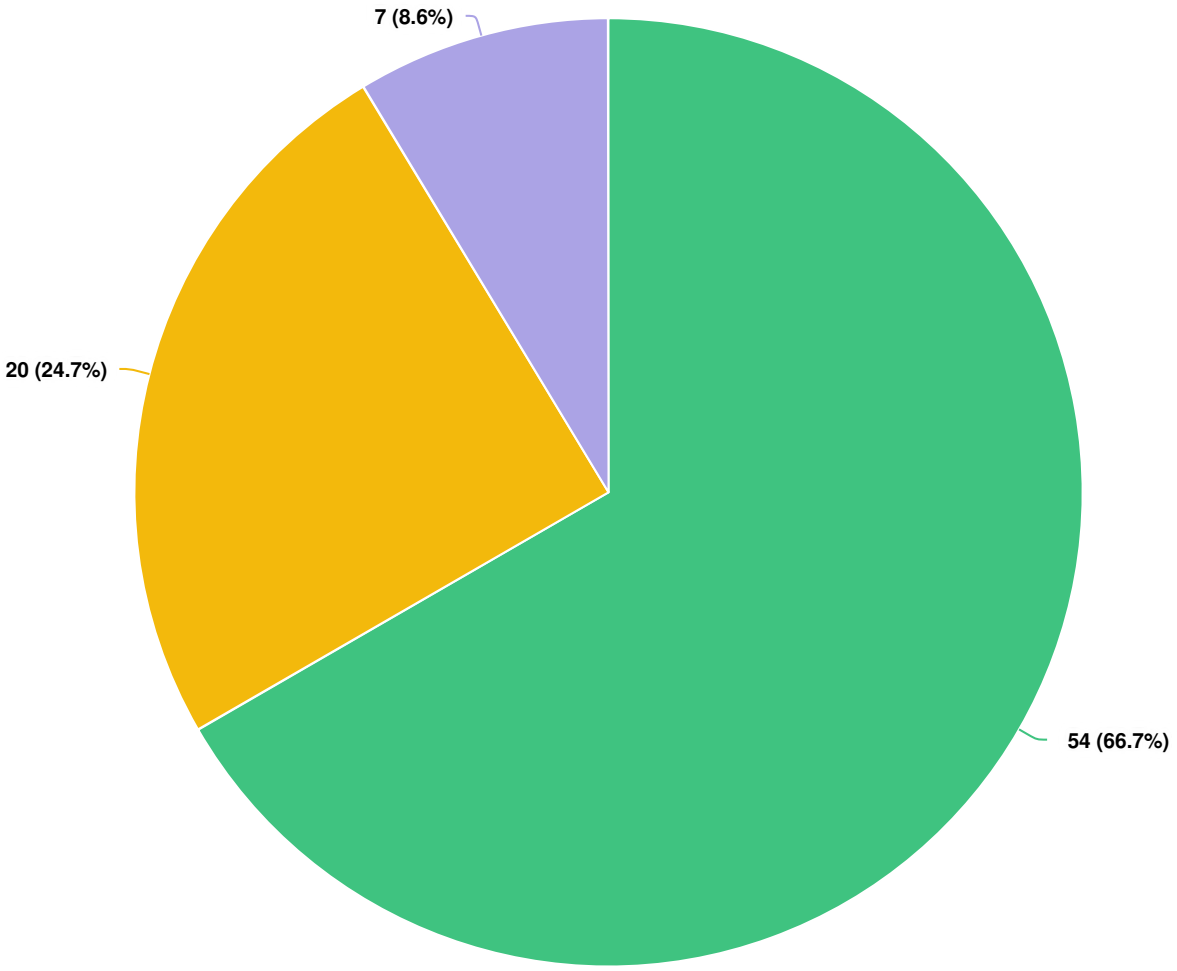
Q2 Please comment on the location and types of problems you have.

Scott Williams 6/28/2025 05:18 PM	Standing water in backyard during rainy years.
peter334 6/28/2025 07:44 PM	Cul de sac additional storm drains and backyard storm and sewer drains with fairly steep grade. Special drainage is in place and seems to work OK.
Dan! 6/29/2025 02:58 PM	front lawn collects water
Brian 6/30/2025 06:23 AM	Standing water in the street in front of the mailbox due to the road sinking below the gutter.
JanFS 7/01/2025 02:43 AM	The NW corner of Cahill Road and Village Drive always has standing water in the summer and ice in the winter making it impossible to access the sidewalk.
Steve Thompson 7/03/2025 05:23 AM	Originally we had standing water in driveway and lawn. Through the City we were able to connect drain tile to the concrete storm sewer basin buried in the front yard (near street). Problem was solved.
MTK 7/06/2025 05:17 PM	Prior owners reported back yard had a partial mudslide following a heavy rainfall. Currently problem has been addressed.
jachapman9094 7/08/2025 03:59 PM	Backyard- bottom of backyard has standing water when we get a lot of rain.
PXO 7/19/2025 10:33 AM	Grading. Water runs down the hill and the street drainage sometimes is insufficient.
Askeyj 10/16/2025 10:03 AM	The area where Village Drive meets Cahill often has standing water. In particular, during the winter with snow melt and refreeze, this becomes a large ice patch.
DonRep	Driveway slopes down from street to house. Duirinng heavy rain,

10/31/2025 09:08 AM	driveway wazter drains west down front lawn, and then south around the house to the backyard, where it drains southeast through the backyard. Has caused lower level flooding in the past. So keeping street water from pouring down the driveway is very importannt.

Optional question (11 response(s), 70 skipped)
Question type: Essay Question

Q3 How concerned are you with the speed of traffic in your neighborhood or on your street?



Question options

Not Concerned Concerned Very Concerned

Optional question (81 response(s), 0 skipped)
Question type: Radio Button Question

Q4 If concerned or very concerned, please enter the location(s) of concern and why you feel that way.

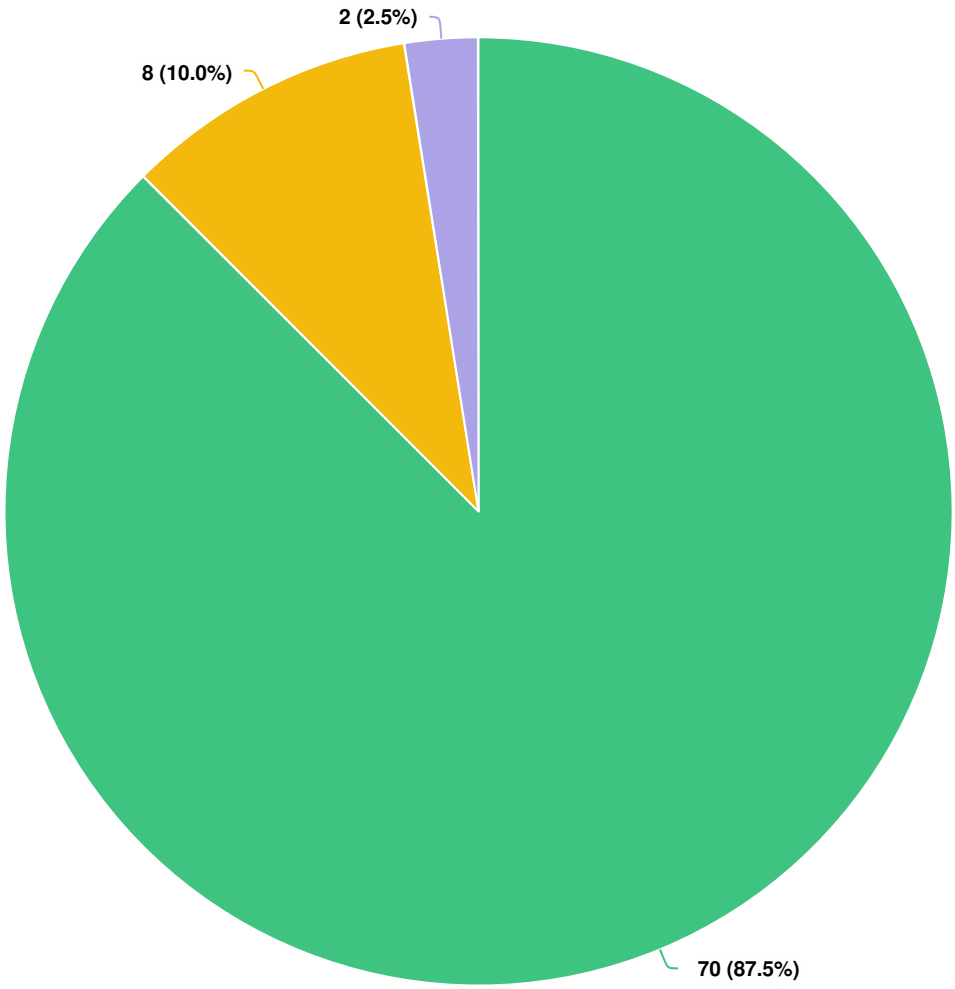
Sarah J 6/28/2025 12:28 PM	People drive very fast on Kemrich Drive and fleetwood.
Jeff b gisselbeck 6/28/2025 03:09 PM	trucks going fast
Salaar 6/28/2025 03:11 PM	W 70th St, people going too fast
John Uecker 6/28/2025 03:43 PM	NO sidewalks, we do not need them. Street is wide and has great walkability.
Scott Williams 6/28/2025 05:18 PM	Between Shannon and Fleetwood many drivers rapidly accelerate well beyond the speed limit. Many pedestrians, including young children are ofter present.
Elizabeth Bennett 6/29/2025 11:20 AM	Cars go very fast down Fleetwood and around the corners on Lee Valley/Down/Kerry/Antrim. A pedestrian or bike lane would be helpful on Lee/Down/Kerry/Antrim to protect pedestrians.
cristina notermann 6/29/2025 11:55 AM	down fleetwood
Matt Melsen 6/29/2025 01:06 PM	Fleetwood is a popular connecting street between 70th and Dewey - we have a lot of thru traffic that drives excessive speeds. Neighbor traffic tends to be good speed as we all understand.
Roger Thomas 6/29/2025 01:34 PM	Antrim Court sometimes has people speeding quite a bit. Also Antrim road, Kerry Road, Wexford Road, Down Road and Lee Valley road have quite a bit of speeding. It can be a little dangerous on these roads because there are not sidewalks and the turn from Wexford to Down road is sharp, blind and the trees grow way into the road.
Laura Gillund 6/29/2025 02:14 PM	70th street and Tracy. People often speed and don't stop at the stop sign.

michael.r.lommel 6/29/2025 02:34 PM	northbound on fleetwood towards Lanham and westbound up Lanham beginning east of Fleetwood to w70th. People drive way to fast especially considering the amount of people who walk, kids playing, etc.
Dan! 6/29/2025 02:58 PM	Antrim RD, narrow and fast. Antrim Rd should not have street parking.
Brutlag 6/29/2025 04:05 PM	All of Fleetwood Drive - seems like a cut through. Not a lot of cars but travel fast
Heath Marnach 6/29/2025 05:59 PM	I live at 7201 Lanham Lane. We have 3 active children ages 13, 11, and 8 that use the front yard for soccer, lacrosse and running around. They also use the driveway and street for scooters and bikes. There generally aren't too may cars, but there are plenty of them that drive down the street well over 30 mph.
Brian 6/30/2025 06:23 AM	Traffic along 70th between Antrum and Tracy routinely runs above the speed limit, especially teenagers when the high school lets out.
GGood 6/30/2025 12:02 PM	We are on a cul-de-sac and only rarely get delivery vehicles that are traveling too quickly.
desa0080 6/30/2025 04:32 PM	I live on the middle of Fleetwood Dr and cars go very fast trying to connect between 70th and Dewey Hill Rd
JanFS 7/01/2025 02:43 AM	Cahill Road and 70th Street are both posted at 25 mph which is nonsense. Should be minimum 30 mph or 40 like other equivalent streets like Gleason and Vernon. No vehicles, including City of Edina cars and trucks, go 25.
Ryan 7/06/2025 02:20 PM	Traffic using Fleetwood as a through street travels faster than the speed limit. The curve and elevation change between 7212 and 7216 creates a blind spot for traffic headed south. We've seen drivers have close calls with kids playing in driveways who have run out after balls into the street. We do not want to see the street narrowed as a solution.
MTK	Occasional fast cars. Not a significant issue, but kids play in front

7/06/2025 05:17 PM	yards/driveways.
Liz Moore 7/10/2025 12:53 PM	Our street has a serious curve on a hill with a slight blind spot. Speed is an issue.
SusanJ 7/17/2025 07:34 AM	Speed limit near 70th and Cahill is 25mph. I don't want speeding but this seems extremely slow. Could city consider raising it to 30 or 35?
PXO 7/19/2025 10:33 AM	The speed limit on Cahill is too low (especially for a hill).
Chazbo711 7/21/2025 10:48 AM	Cahill Rd between 70th and 78th. Most drivers respect the speed limit of 25 mph but some cars seem to go 40 mph. Please continue occasional radar/ticketing. Also, after school some (probably Edina HS students) speed down the hill on 70th heading east to the Cahill Rd intersection.
francis.glover 7/23/2025 08:16 AM	Fleetwood drive hill can sometimes be used as a cut through and some cars going down and up the hill can go faster than desired.
Jamie Glover 8/07/2025 01:19 PM	The curve on Fleetwood Drive doesn't have great visibility, and my kids ride their bikes on the street often.
Normamuldowney 8/11/2025 05:38 PM	Coming up or down the hill on Antrim Road Frequently vehicles are parked and cause blind spots. Too many fast drivers are going to cause ahead on collision
Nick305 10/06/2025 03:11 PM	Speed bumps would resolve speeding
Em22sunshine 10/07/2025 09:47 AM	Corner of Lanham lane and Fleetwood Drive, cars use Fleetwood to cut across to Braemar and tend to speed down
DonRep 10/31/2025 09:08 AM	1. Our street: Our section of Shannon Dr is dead ended, which helps limit the traffic to primarily local residents and comercial workers. So no concern regarding the street in front of our house. 2 Neighborhood. Traffic on Dewey Hill Rd is increasing, and cars rolling through the stop signs at Dewey Hill and Shannon Dr is significantly increasing.

Optional question (30 response(s), 51 skipped)
Question type: Essay Question

Q5 How concerned are you with the volume of traffic or number of vehicles in your neighborhood or on your street?



Optional question (80 response(s), 1 skipped)
Question type: Radio Button Question

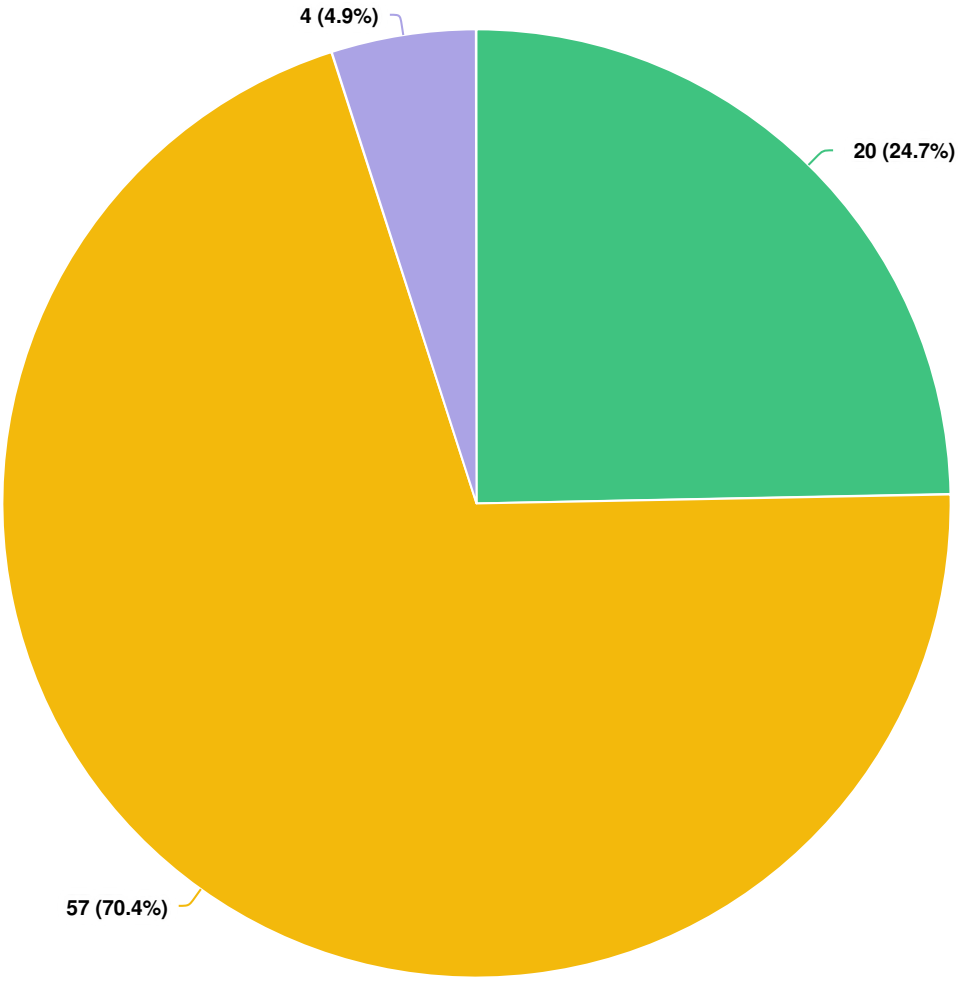
Q6 If concerned or very concerned, please enter the location(s) of concern and why you feel that way.

Klstone 6/28/2025 11:55 AM	I live on Village Drive. Traffic along Cahill has increased significantly since I moved in 8 years ago. Making it difficult to exit neighborhood.
Sarah J 6/28/2025 12:28 PM	Sometimes there are a LOT of trucks in the neighborhood
michael.r.lommel 6/29/2025 02:34 PM	n/a
Dan! 6/29/2025 02:58 PM	Antrim Rd should not have street parking.
Brutlag 6/29/2025 04:05 PM	Speed not volume
Brian 6/30/2025 06:23 AM	When Hwy. 62 backs up, 70th becomes a major thoroughfare of traffic from the freeway. Also heavy traffic when the high school lets out in the afternoons during the school year.
desa0080 6/30/2025 04:32 PM	7208 Fleetwood Dr and same comment as above. Our street is full of kids and is a through street between 70th and Dewey Hill Rd
Drea 7/06/2025 04:24 PM	There is plenty of room on our street.
Linda Berg 7/12/2025 10:53 AM	Delivery trucks drive tooooooo fast…..FedEx. Prime…..UPS…..all delivery trucks….too & from
SusanJ 7/17/2025 07:34 AM	More traffic on Cahill now with apartments and expecting more when apartments on 78th are completed (I realize that is technically Bloomington.)
Normamuldowney 8/11/2025 05:38 PM	On Antrim road Vehicles park on both sides of the road

Nick305 10/06/2025 03:11 PM	Not a thru street
Em22sunshine 10/07/2025 09:47 AM	Frequent construction projects on Fleetwood drive lead to narrowing of street due to increased parked cars
DonRep 10/31/2025 09:08 AM	See #4

Optional question (14 response(s), 67 skipped)
Question type: Essay Question

Q7 **How concerned are you with motorist behavior in your neighborhood? (Excludes speed and traffic volumes. Examples of poor motorist behavior include rolling through stop signs, failing to yield and driving aggressively)**



Question options

Concerned Not Concerned Very Concerned

Optional question (81 response(s), 0 skipped)
Question type: Radio Button Question

Q8 If concerned or very concerned, please enter the location(s) of concern and why you feel that way.

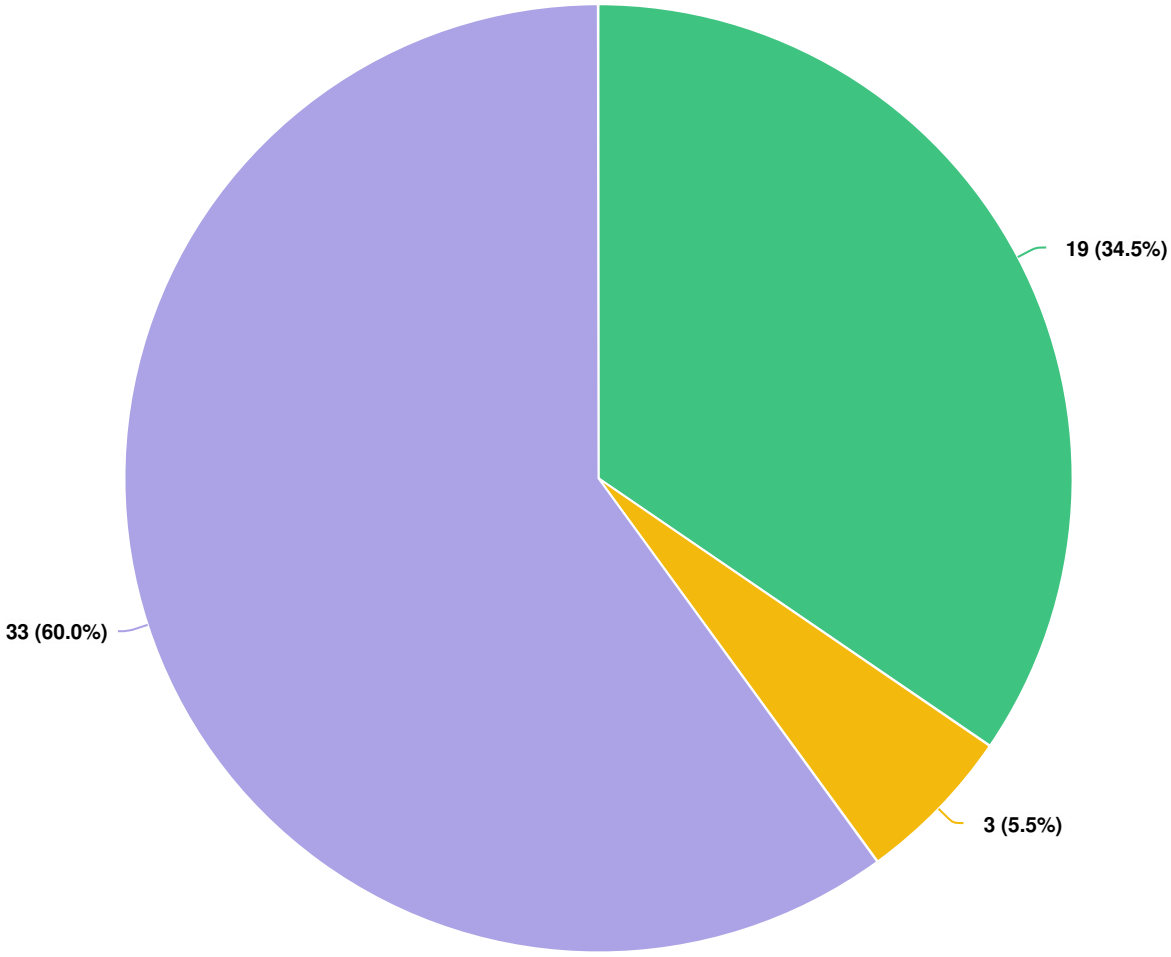
Klstone 6/28/2025 11:55 AM	Rolling through stop signs at 70th and Cahill.
Sarah J 6/28/2025 12:28 PM	People drive very fast - well above speed limit on kemrich and fleetwood
Jeff b gisselbeck 6/28/2025 03:09 PM	I am close to 70th street they tend to speed up and there is a curve in the street which can be a issue
Scott Williams 6/28/2025 05:18 PM	Very concerned. My vehicle was totaled last year at the intersection of Dewey. Hill and Shannon. Westbound driver blew through the stop sign and broadsided me. He said he didn't know there was a stop sign. Many do rolling stops and assume they have right of way on Dewey, even though drivers on Shannon stopped. Also, at Cahill and Dewey a traffic circle should replace the goofy intersection currently there.
cgaz 6/28/2025 06:15 PM	(We live in a townhome community that's not a through street, so the only issues we've had were with previous residents who drove recklessly)
Elizabeth Bennett 6/29/2025 11:20 AM	Cars are not on their proper side of the street around the corners of Lee Valley/Down/Kerry/Antrim.
Roger Thomas 6/29/2025 01:34 PM	Again on that main road Antrim Road, Dublin road, Kerry Road Down road people drive aggressive and fast. I don't understand why they drive that way because they all live in the neighborhood.
tiamat2pi 6/29/2025 01:49 PM	70th and Antrim - sometimes drivers coming on Antrim from the north don't realize cars coming from the left (up 70th) may not be turning right and don't yield.
Laura Gillund 6/29/2025 02:14 PM	People often don't stop at the stop sign.

michael.r.lommel 6/29/2025 02:34 PM	n/a
Heath Marnach 6/29/2025 05:59 PM	There are plenty of drivers, teens and adults, that drive too fast and do not pay attention to pedestrians. With no sidewalks, the only option for walking is in the road.
Brian 6/30/2025 06:23 AM	Motorists constantly coasting through the stop sign at 70th and Tracy Ave.
Johnmlohmann 6/30/2025 06:41 AM	Both rolling stops and ignoring healers signs are a problem
Steven Manacek 6/30/2025 11:00 AM	Large number of drivers treat stop signs, such as the ones at Shannon Drive/Dewey Hill Road, as yield signs, barely slowing down, and only actually stopping if another car is approaching at the same time.
G 6/30/2025 09:39 PM	It is a windy street and when it comes to a curve you are often head to head with another car.
JanFS 7/01/2025 02:43 AM	Many cars have no mufflers or mufflers that enhance the noise. There should be a noise ordinance that limits noise. Vehicles with load mufflers should be stopped.
druckd666 7/05/2025 08:10 AM	Just UPS and FedEx drivers driving a bit too fast.
Ryan 7/06/2025 02:20 PM	Motorists ignore the stop sign at Shannon and Kemrich for southbound traffic.
jachapman9094 7/08/2025 03:59 PM	At Dewey Hill and Shannon, people sometimes do not stop at the stop sign. And at Kemrich and Shannon, people do not yield. Also- turning the corner at the top of Lanham Drive is dangerous. And the bushes at Lanham and 70th need to be cut down or trimmed as turning traffic often doesn’t see a car there when turning.
PXO 7/19/2025 10:33 AM	People basically ignore the stop signs along Dewey Hill.

Chazbo711 7/21/2025 10:48 AM	There is a formal posted crosswalk across 70th from Hillside/Limerick Lanes. Cars rarely stop for pedestrians waiting to cross. Luckily, there are usually enough gaps in traffic to cross safely but we would never venture out into the street there unless the coast was clear (or we run across if there is a car in the distance). Most drivers seem to think they have the right of way there. I don't know why.
Normamuldowney 8/11/2025 05:38 PM	Antrim road up and down the hill
DonRep 10/31/2025 09:08 AM	See #4

Optional question (23 response(s), 58 skipped)
Question type: Essay Question

Q9 In general, these behaviors impact you most when you are:

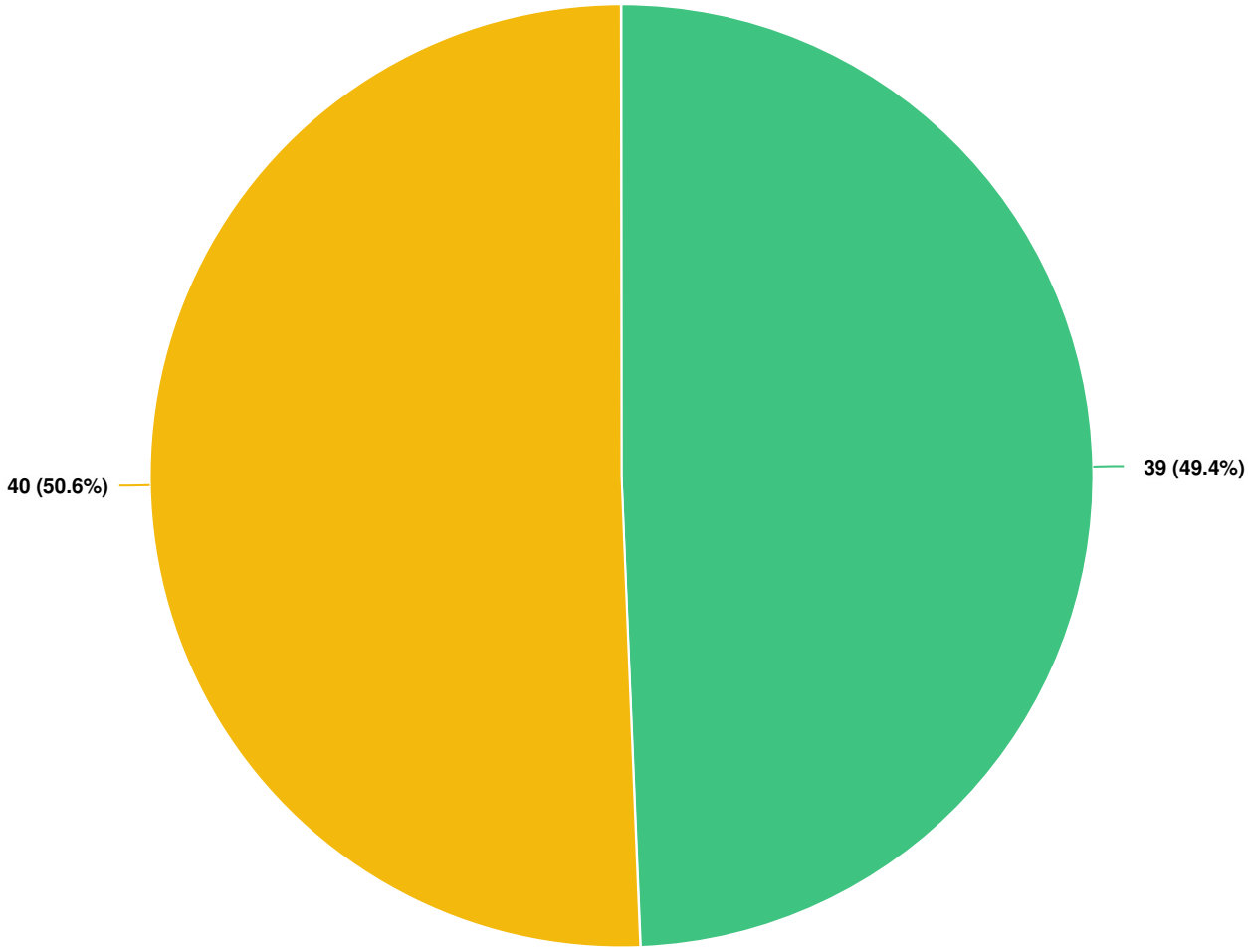


Question options

Driving Bicycling Walking, jogging, or running

Optional question (55 response(s), 26 skipped)
Question type: Radio Button Question

Q10 Do you feel any intersection in your neighborhood is unsafe?



Question options

Yes No

Optional question (79 response(s), 2 skipped)
Question type: Radio Button Question

Q11 Which intersection do you feel is unsafe?

Klstone 6/28/2025 11:55 AM	70th and Cahill. I feel safe as a driver but not as a pedestrian. Cars do not give walkers the right of way.
Sarah J 6/28/2025 12:28 PM	kemrich and Shannon Drive Fleetwood and Latham Lane Kemrich Drive and Fleetwood drive
Joe Johnson 6/28/2025 04:48 PM	City hall
thomaspmagne 6/28/2025 04:51 PM	Shannon Dr. and Dewey Hill Rd.
Scott Williams 6/28/2025 05:18 PM	Dewey and Shannon and Dewey and Cahill
cgaz 6/28/2025 06:15 PM	The bike lane on 7oth Street disappears as the street passes under Highway 100—feels dangerous for bicyclists.
peter334 6/28/2025 07:44 PM	Kerry to Down is a loop that people pay little attention to the Wexford offshoot since it is lightly used, but heavy vegetation can impede driver's view when turning left.
mas54po 6/29/2025 07:13 AM	Antrum/70th; Make a 4 way stop
Elizabeth Bennett 6/29/2025 11:20 AM	Shannon and Lee Valley & Shannon and Kemrich
Paul Cashin 6/29/2025 11:47 AM	Hwy 62 and Tracy. (multiple issues) 1. Exiting from eastbound 62, the sightlines are poor, and increased traffic due to cut-through traffic during heavy traffic on 62 adds to problems. 2. Exiting from westbound 62, there is too much traffic, and it is a relatively complex intersection. Needs a stoplight. 3. Driving south on Tracy, the lanes are not aligned as you pass the 62 entrance/exit (westbound) forcing drivers to make a quick jog to the right to avoid the northbound traffic turning left onto 62 west. Compounded by cars nudging out from exit ramp onto Tracy given the heavy volume. 4. Similar issue when driving northbound and trying to turn left onto 62 west. Need to pay attention to make sure oncoming traffic notices that jog. 5. Tracy Ave

	bridge over 62 is NOT pedestrian or bicycle friendly.
cristina notermann 6/29/2025 11:55 AM	lee vallye and down road and down road and wexford road
Roger Thomas 6/29/2025 01:34 PM	Wexford, Down and Kerry is not very say. There should be sidewalks on that whole road from 70th to Dewey Hill. Also 70th and Antrim should have a signal. The idea that 70th has right of way and everyone else stops is not obvious and it leads to issues with safety. Valleyview and Antrim should have a signal.
Laura Gillund 6/29/2025 02:14 PM	70th and Tracy
ndanielsen 6/29/2025 02:25 PM	Lee Valley Road and Shannon Drive. With the stop sign only at one of the three directions, it's really confusing about who has the right of way. Same for the intersection at Kemrich and Shannon (confusion over right of way) Where Shannon Drive meets Lee Valley (coming from the northern most section of Shannon Drive), there is a large flower garden that blocks visibility around the corner.
michael.r.lommel 6/29/2025 02:34 PM	Kemrich/Shannon intersection. The southbound traffic on shannon has a stop sign, which is frequently ignored. The other two directions of traffic have no signage.
Dublin 6/29/2025 02:53 PM	The 70th street and Antrim - terrible - people don’t Know 70th has right of way up to our neighborhood
Dan! 6/29/2025 02:58 PM	70th and Tracy. Why the stop sign? Trim trees to see the stop sign. 3 way stop at 70th and antrim - likely should be 4 way. people don't know 1 side does not have a stopsign.
Brian 6/30/2025 06:23 AM	70th and Tracy
Johnmlohmann 6/30/2025 06:41 AM	There are very many blind corners in the prospect hills neighborhood
Steven Manacek 6/30/2025 11:00 AM	The 3-way intersection at Shannon Drive and Kemrich Drive has only one stop sign, on Shannon south-bound. I have seen several narrow-

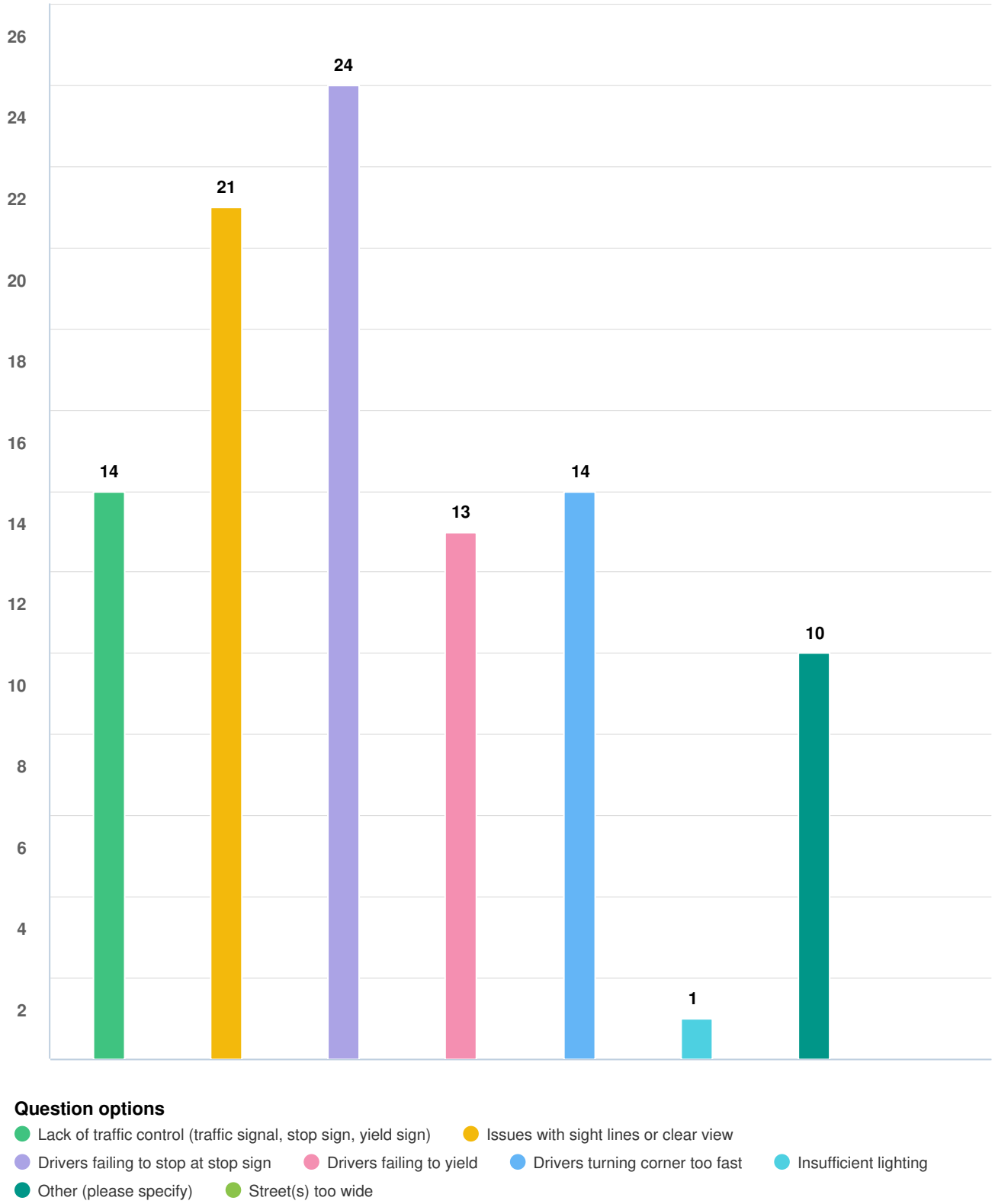
	miss accidents between vehicles north-bound on Shannon and west-bound on Kemrich, neither of whom has a stop sign. Also see above re Shannon/Dewey Hill. Cars sometimes run straight through the stops on Dewey Hill.
GGood 6/30/2025 12:02 PM	Shannon Drive at Dewey Hill. Stops signs along Dewey Hill are occasionally ignored by motorists.
maggiedevoe 7/01/2025 05:26 AM	My only concern is the intersection of 70th St & Antrim which is currently a 3-way stop (no stop for westbound 70th st drivers) and many motorists driving south on Antrim and making a left onto Eastbound 70th don't realize its only a 3-way stop so they don't yield to oncoming westbound 70th St vehicles
ElectronLady 7/03/2025 10:10 AM	The bend (Hairpin) on Down Road.
Ryan 7/06/2025 02:20 PM	Kemrich and Shannon.
jachapman9094 7/08/2025 03:59 PM	1) Shannon and Kemrich. 2) Lanham and 70th
Csazenski 7/09/2025 09:59 PM	Getting off on Tracy from either way on 62
Linda Berg 7/12/2025 10:53 AM	Stop sign@ Shanon & Lee Valley road or Down road
Mwild 7/13/2025 05:47 PM	70th and Antrim Rd
dubesbennett 7/15/2025 03:48 PM	Dewey Hill and Shannon drive 4 way stop
Liz Moore 7/16/2025 12:20 PM	70th Street & Antrim caution used for drivers not stopping - rolling through - off line
Liz Moore 7/16/2025 12:26 PM	The site lines could be improved when traveling by car south on Lee Valley Road where it intersects with Northbound Shannon Drive due to vegetation

SusanJ 7/17/2025 07:34 AM	70th and Cahill. It was re-done recently and turning from Cahill to 70th going East is EXTREMELY tight. Often cars have to move over or wait until there are no cars to make the right turn. Poor design.
PXO 7/19/2025 10:33 AM	There is a weird triangle boulevard where Cahill and Dewey Hill meet that creates really awkward turns.
EdinaChris 8/06/2025 11:03 AM	Curve at the top of lanham between fleetwood and 70th.
Jamie Glover 8/07/2025 01:19 PM	Dewey Hill & Shannon Drive
rdizzo 8/11/2025 12:10 PM	I feel all the intersections on Shannon Dr north of Dewey are unsafe at times because people don't seem to know who has the right of way all
Normamuldowney 8/11/2025 05:38 PM	Antrim road and 70 th at the 3 way stop sign
jelliott5904 8/14/2025 11:25 AM	Shannon at Kemrich
Nick305 10/06/2025 03:11 PM	Valley view and Antrim rd - rolling stops/non-stop, failing to yield, too fast, etc.
Em22sunshine 10/07/2025 09:47 AM	Lanham lane and Fleetwood drive
MeganL 10/07/2025 06:10 PM	70th & Antrim needs a crosswalk for kids going to VVMS & EHS.
Askeyj 10/16/2025 10:03 AM	Cahill and Village Drive
DonRep 10/31/2025 09:08 AM	As mentioned in #4, Dewey Hill Rd and Shannon Dr is becoming more of a problem.

Optional question (43 response(s), 38 skipped)

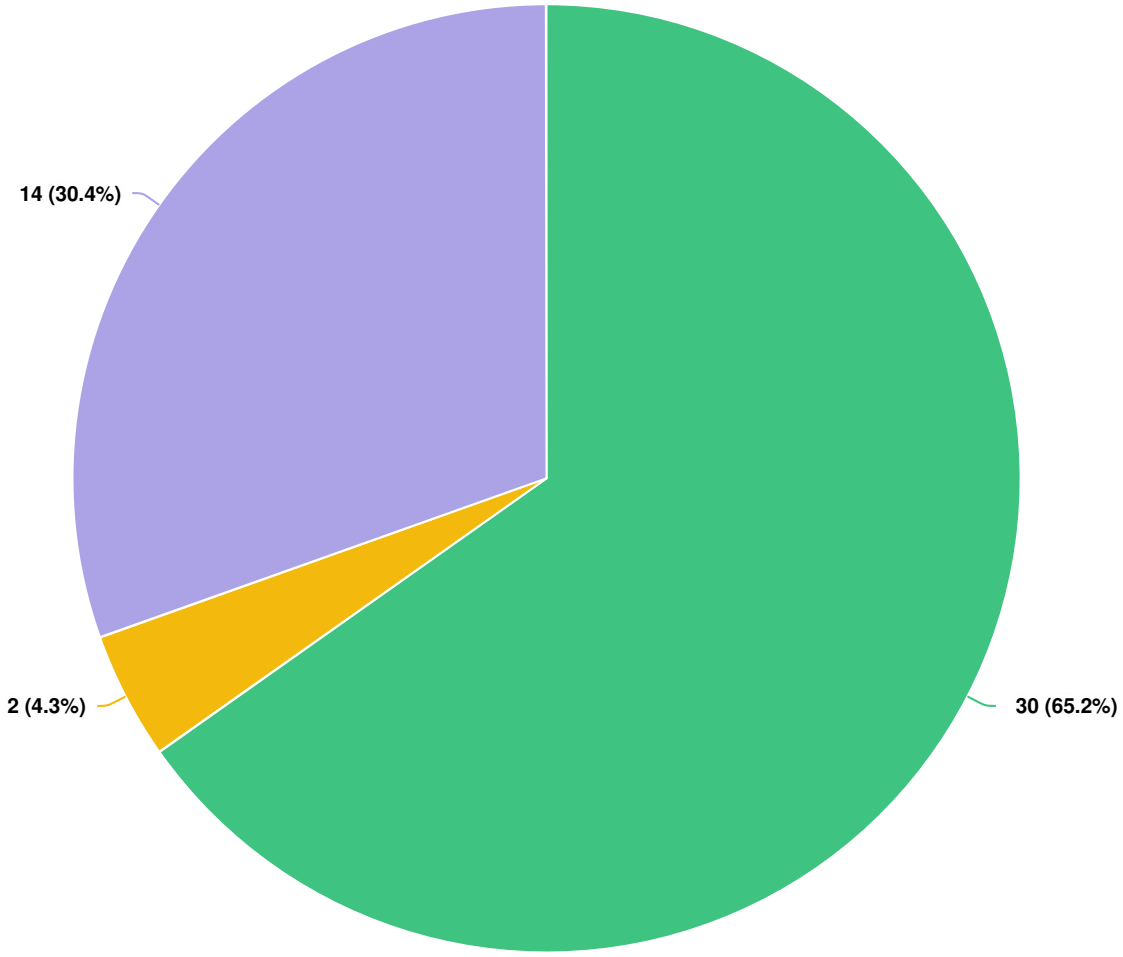
Question type: Essay Question

Q12 Which, if any, of the following factors contribute to your feeling that the intersection is unsafe? (select all that apply)



Optional question (49 response(s), 32 skipped)
Question type: Checkbox Question

Q13 In general, the intersection feels most unsafe when you are:

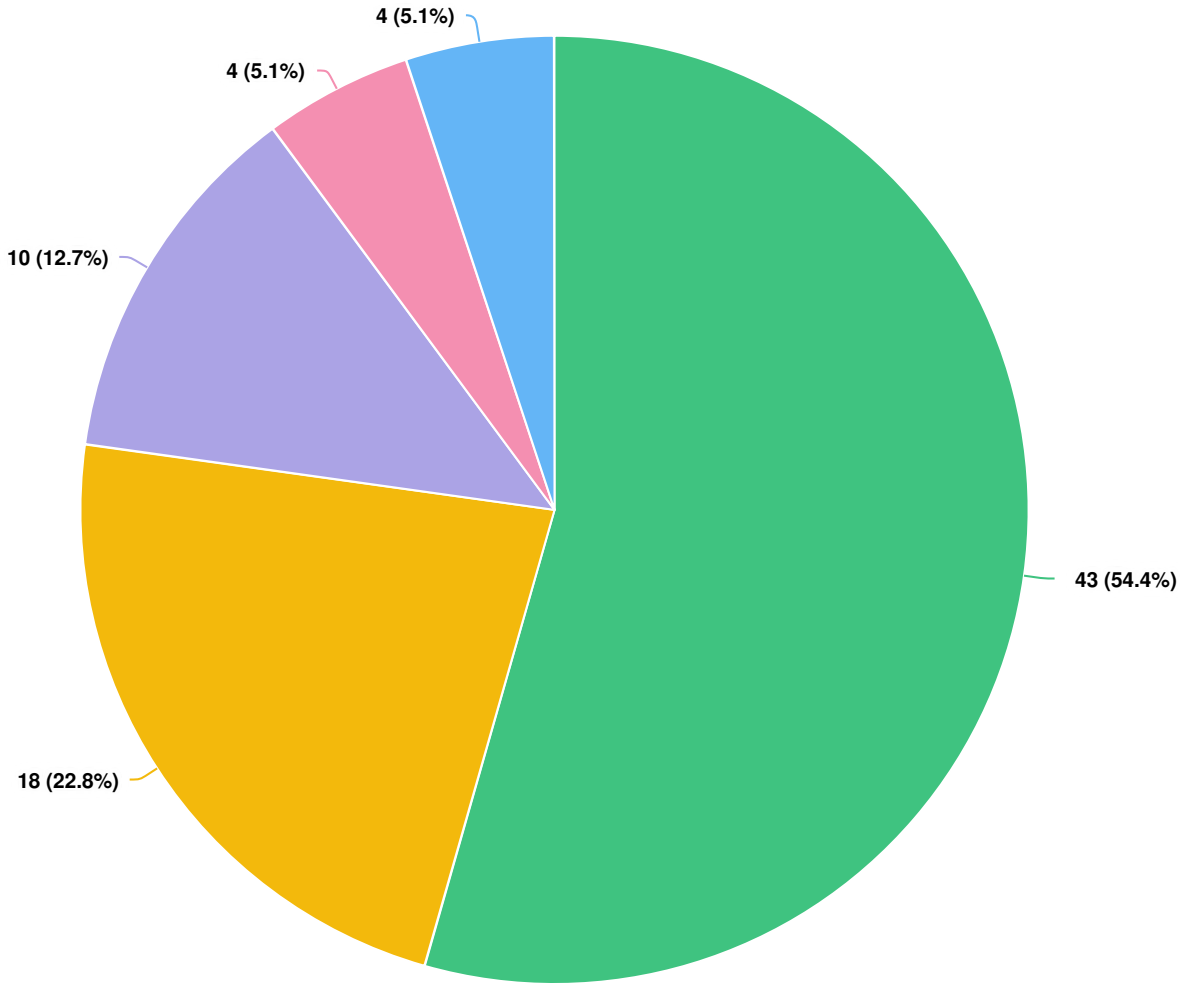


Question options

Driving Bicycling Walking, jogging, or running

Optional question (46 response(s), 35 skipped)
Question type: Radio Button Question

Q14 How frequently do you walk, jog, or run in your neighborhood?

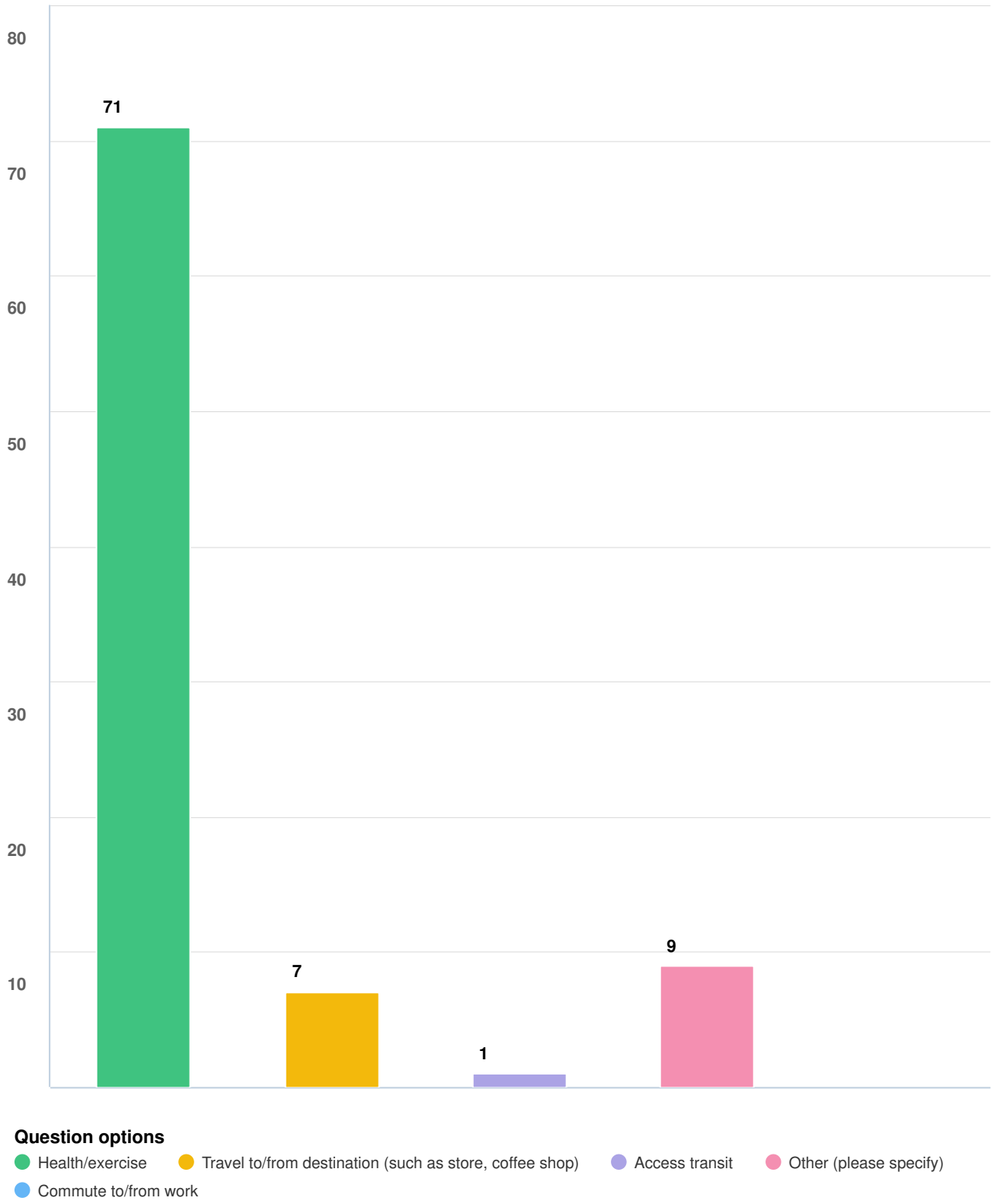


Question options

- Very frequently (daily or near daily)
- Frequently (2-3 times per week)
- Occasionally (1-4 times per month)
- Rarely (less than once per month)
- Never

Optional question (79 response(s), 2 skipped)
Question type: Radio Button Question

Q15 If you walk, jog, or run in your neighborhood, what are your primary reasons for doing so? (select all that apply)



Optional question (72 response(s), 9 skipped)
Question type: Checkbox Question

Q16 **If you don't walk, jog, or run in your neighborhood as often as you would like, what reconstruction improvement might increase your walking, jogging, or running? Please list all that you can think of.**

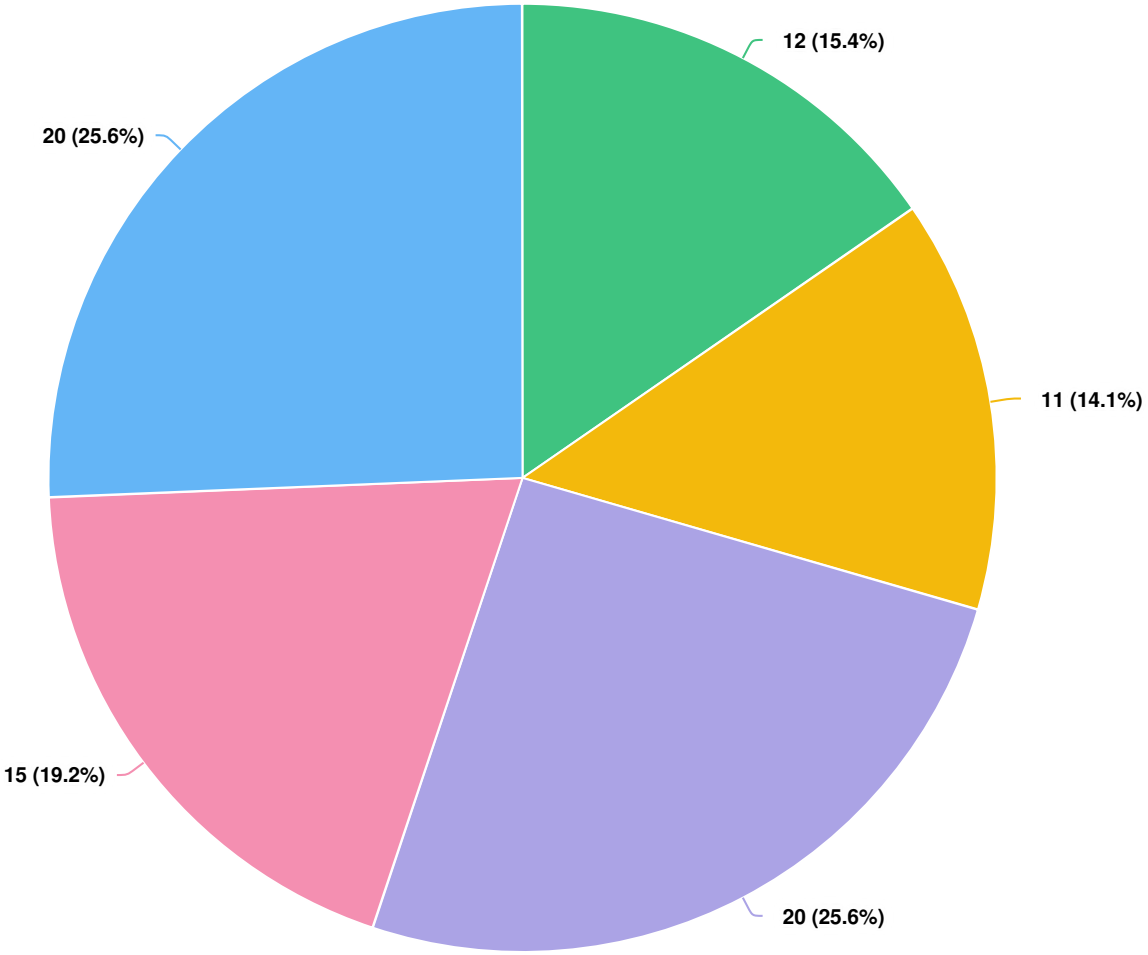
Sarah J 6/28/2025 12:28 PM	Slower traffic and better intersections (safer for kids if motorists stop at intersections)
Jeff b gisselbeck 6/28/2025 03:09 PM	nothing
John Uecker 6/28/2025 03:43 PM	NO sidewalks needed. Let’s keep the assessment price down. Neighborhood is great for walking and jogging and biking as is.
Joe Johnson 6/28/2025 04:48 PM	Less government
cgaz 6/28/2025 06:15 PM	NA
peter334 6/28/2025 07:44 PM	none
Elizabeth Bennett 6/29/2025 11:20 AM	Marked pedestrian or bike lanes, better lighting
tiamat2pi 6/29/2025 01:49 PM	more sidewalks
ndanielsen 6/29/2025 02:25 PM	The stretch of Shannon between Kemrich and Lee Valley is really unsafe for walking. A sidewalk or a bike/walk lane would be very helpful. Same for the stretch of Lee Valley/Down/Kerry/Antrim. Those routes are used by kids walking to bus stops or Valley View and EHS. And with the curves, visibility is hard making it feel unsafe.
michael.r.lommel 6/29/2025 02:34 PM	n/a
Dublin 6/29/2025 02:53 PM	None - if we want to walk we walk - it’s the hills that are hard to come up

Dan! 6/29/2025 02:58 PM	more sidewalks
Heath Marnach 6/29/2025 05:59 PM	More sidewalk access or a dedicated area of the road for pedestrians would be appreciated. We love living in Edina, but we miss sidewalk access that we had when we lived in Minneapolis.
Steven Manacek 6/30/2025 11:00 AM	None. There are lots of walkers in my neighborhood; I'm just not usually one of them. There is no impediment. Traffic on most streets, except Dewey Hill, is light and usually moves fairly slowly, given the winding streets and hilly terrain.
CharlieBray1 6/30/2025 03:22 PM	Having sidewalks will NOT increase the number of people walking in this neighborhood.
EITAN MEDINI 7/02/2025 08:28 AM	none
Steve Thompson 7/03/2025 05:23 AM	Nothing
sburns 7/06/2025 07:33 PM	we do not want sidewalks. they would ruin the neighborhood. stay out of our neighborhood, it is doing fine the way it is. NO to sidewalks!
Liz Moore 7/10/2025 12:53 PM	We need a sign indicating children at play. We need a complete asphalt re-do of our street. No resurfacing and we no need sidewalks.
Liz Moore 7/16/2025 12:20 PM	None needed. Leave as is.
Liz Moore 7/16/2025 12:26 PM	None
Normamuldowney 8/11/2025 05:38 PM	Side walks A caution sign on hill
jelliott5904 8/14/2025 11:25 AM	fewer potholes and huge cracks

Nick305 10/06/2025 03:11 PM	Roads in prospect hills could use resurfacing, that is all
Em22sunshine 10/07/2025 09:47 AM	No reconstruction needed except for replacing yield sign with stop sign and considering speed bumps on Fleetwood drive

Optional question (25 response(s), 56 skipped)
Question type: Essay Question

Q17 How frequently do you ride a bicycle in your neighborhood?

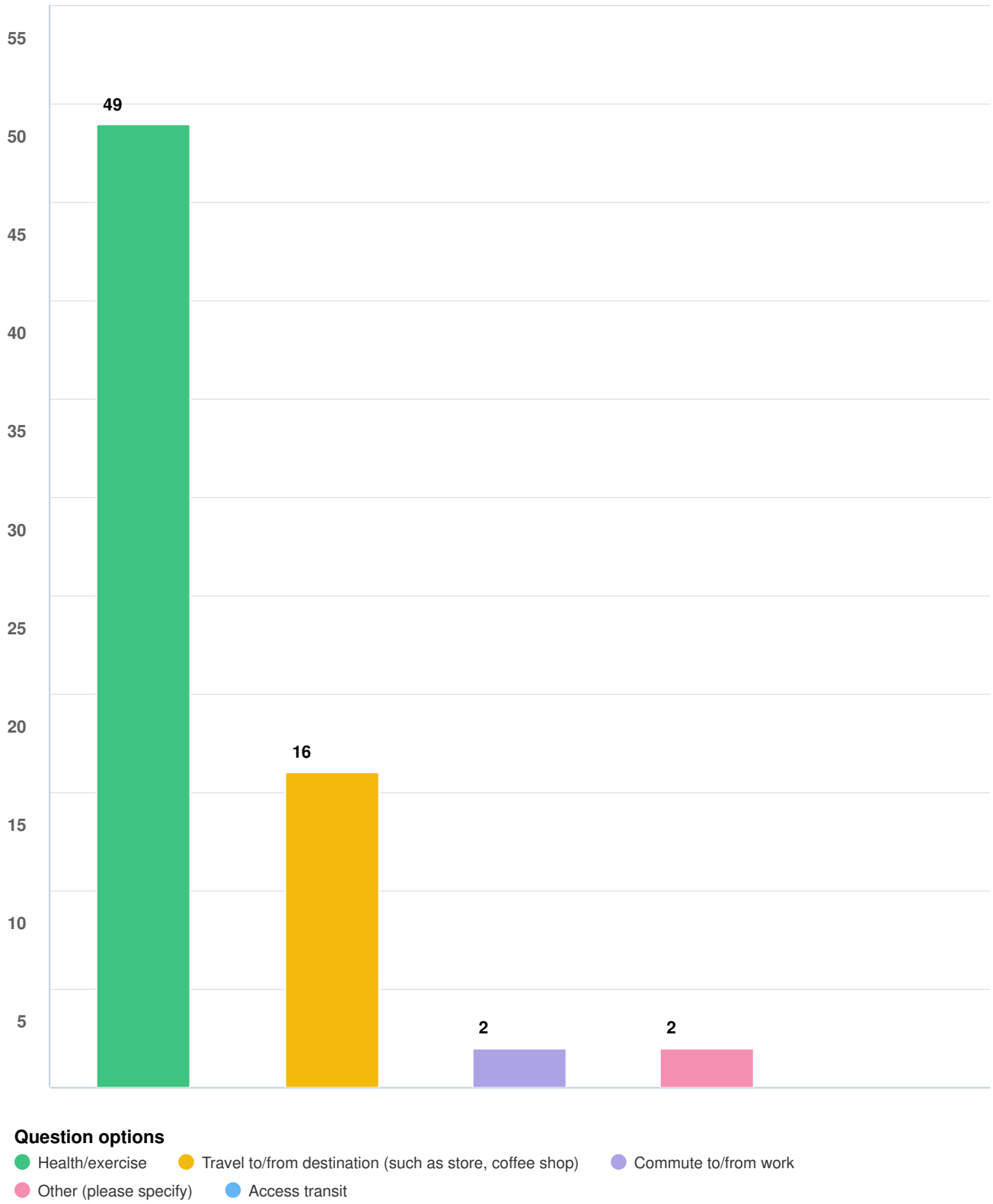


Question options

- Very frequently (daily or near daily)
- Frequently (2-3 times per week)
- Occasionally (1-4 times per month)
- Rarely (less than once per month)
- Never

Optional question (78 response(s), 3 skipped)
Question type: Radio Button Question

Q18 If you ride a bicycle in your neighborhood, what are your primary reasons for doing so? (select all that apply)



Optional question (53 response(s), 28 skipped)
Question type: Checkbox Question

Q19 **If you don't ride a bicycle in your neighborhood as often as you would like, what reconstruction improvement might increase your bicycle riding frequency? Please list all that you can think of.**

Joe Johnson 6/28/2025 04:48 PM	Less government. Take out all bike lanes. Move bikes lanes off busy streets. Roads were built for cars.
cgaz 6/28/2025 06:15 PM	NA
peter334 6/28/2025 07:44 PM	none
Elizabeth Bennett 6/29/2025 11:20 AM	Bike or pedestrian lanes
ndanielsen 6/29/2025 02:25 PM	Same answer as above. The windy roads in our neighborhood are tough for visibility and it can feel unsafe to bike. Our kids would like to bike to school (EHS) but without a bike lane, it feels unsafe.
michael.r.lommel 6/29/2025 02:34 PM	n/a
Dublin 6/29/2025 02:53 PM	None - we are very close to a bike path if we want to bike
Dan! 6/29/2025 02:58 PM	remove the hills on valleuview and 70th ;)
Heath Marnach 6/29/2025 05:59 PM	I'm generally quite happy with the bicycle lanes around Edina. I bike regularly around Edina on my road bike and feel comfortable with the bicycle lanes. I also bike to and from the Braemar mountain bike trails with my children and the access is pretty good.
maggiedevoe 7/01/2025 05:26 AM	Existing bike lanes and traffic patterns support bicyclists today.
EITAN MEDINI 7/02/2025 08:28 AM	none

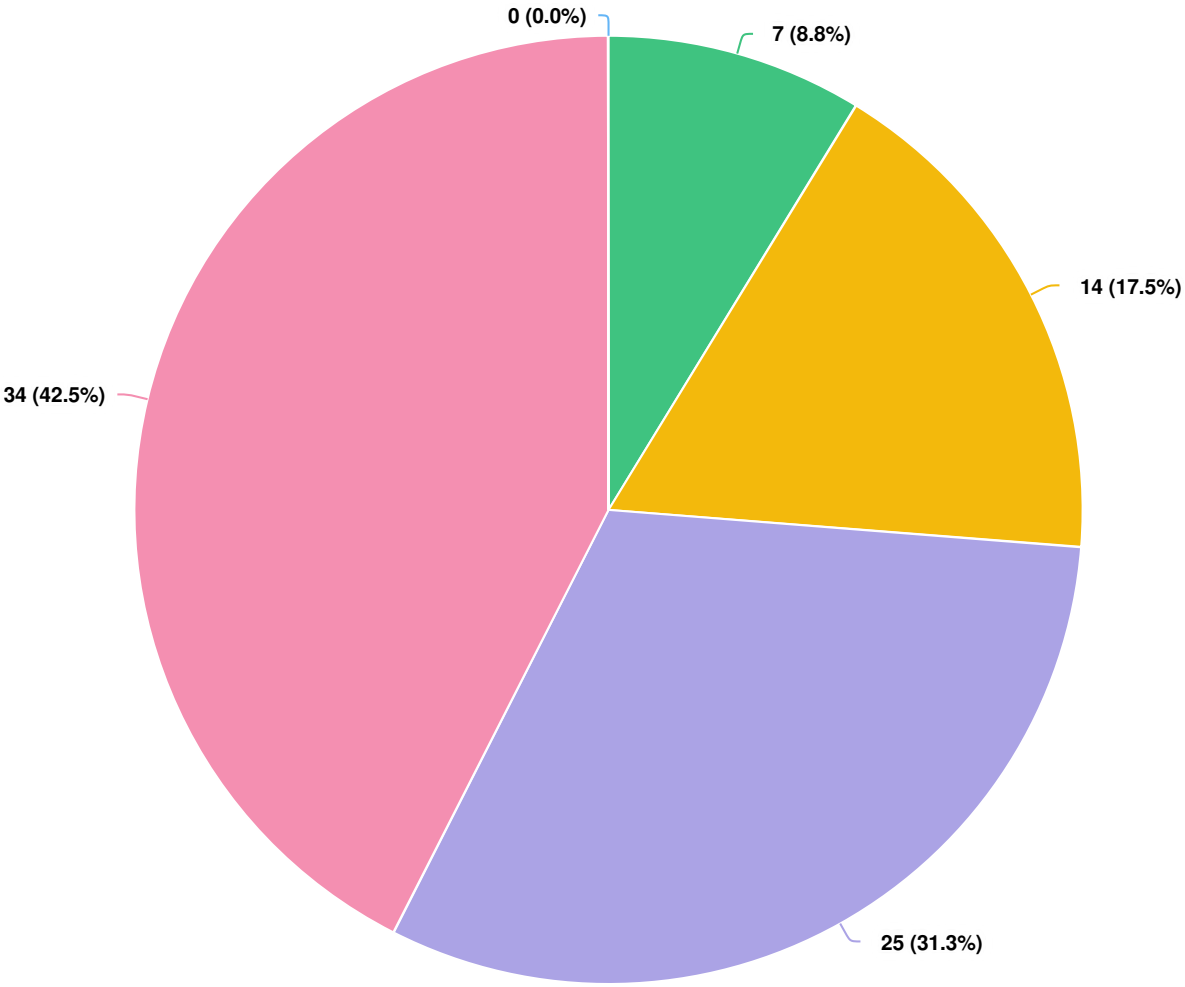
Steve Thompson 7/03/2025 05:23 AM	Nothing is needed to enhance the ability to bike
druckd666 7/05/2025 08:10 AM	None. The neighborhood is reasonably accommodating to cycling.
Drea 7/06/2025 04:24 PM	No res construction needed in our neighborhood. Plenty of room on our roads. We walk with group of 5 daily.
sburns 7/06/2025 07:33 PM	sidewalks would ruin the neighborhood.
Csazenski 7/09/2025 09:59 PM	I don’t want a bike path in neighborhood
Liz Moore 7/10/2025 12:53 PM	Our street is a hill, we live at the top of a hill. Can't reconstruct that and we 100% oppose sidewalks.
Liz Moore 7/16/2025 12:20 PM	Leave as is. No sidewalks either.
Liz Moore 7/16/2025 12:26 PM	None
PXO 7/19/2025 10:33 AM	Bike lanes would be great.
Debasish N Mallick 7/28/2025 01:33 PM	Not interested
Jamie Glover 8/07/2025 01:19 PM	My kids bike on Fleetwood Drive often, and I worry about northbound cars (coming up the hill and around the curve) having bad sightlines to see them.
Patrick Horan 9/27/2025 03:21 PM	None
Em22sunshine 10/07/2025 09:47 AM	Stop signs instead of yield signs

DonRep
10/31/2025 09:08 AM

My wife and I are seniors and no longer use bicycles.

Optional question (25 response(s), 56 skipped)
Question type: Essay Question

Q20 How frequently do you or a member of your household park on the street?

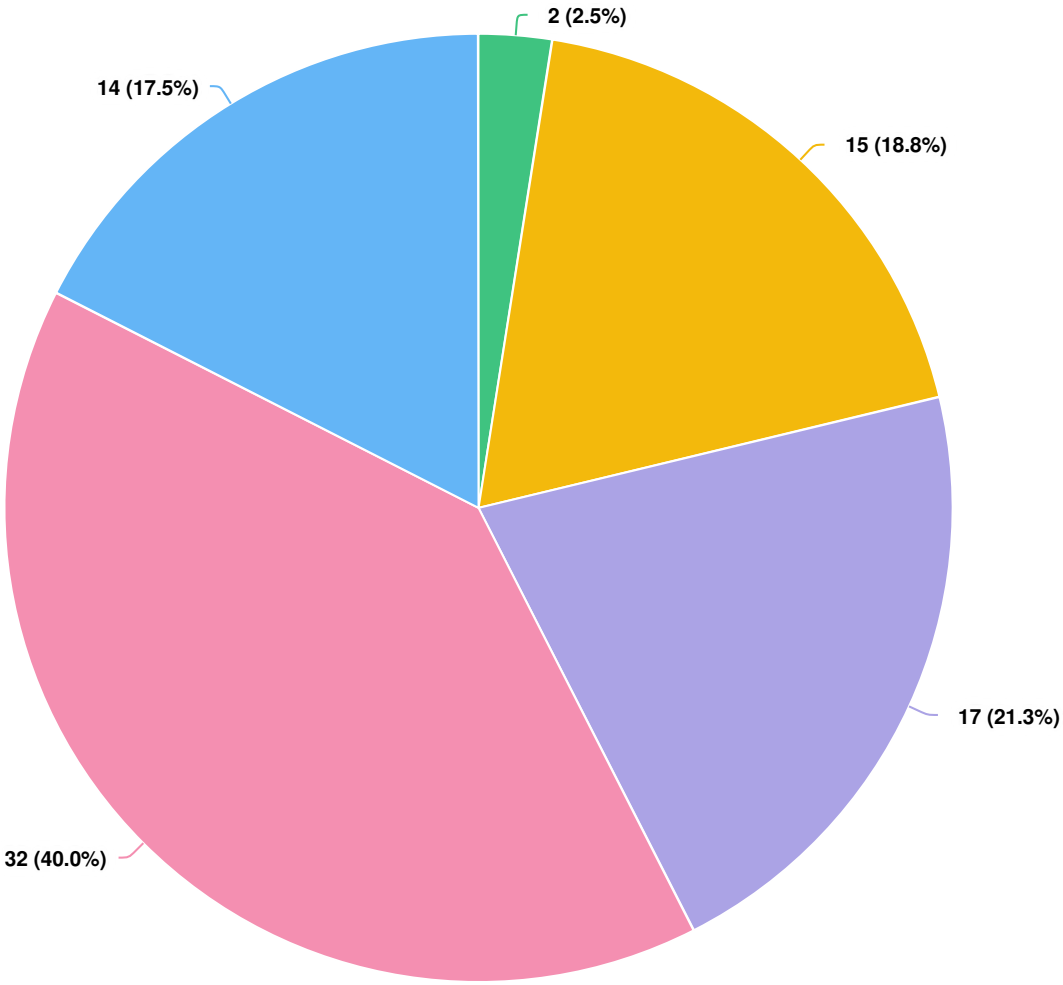


Question options

- Frequently (2-3 times per week)
- Occasionally (1-4 times per month)
- Rarely (less than once per month)
- Never
- Very frequently (daily or near daily)

Optional question (80 response(s), 1 skipped)
Question type: Radio Button Question

Q21 How frequently do visitors to your household park on the street?

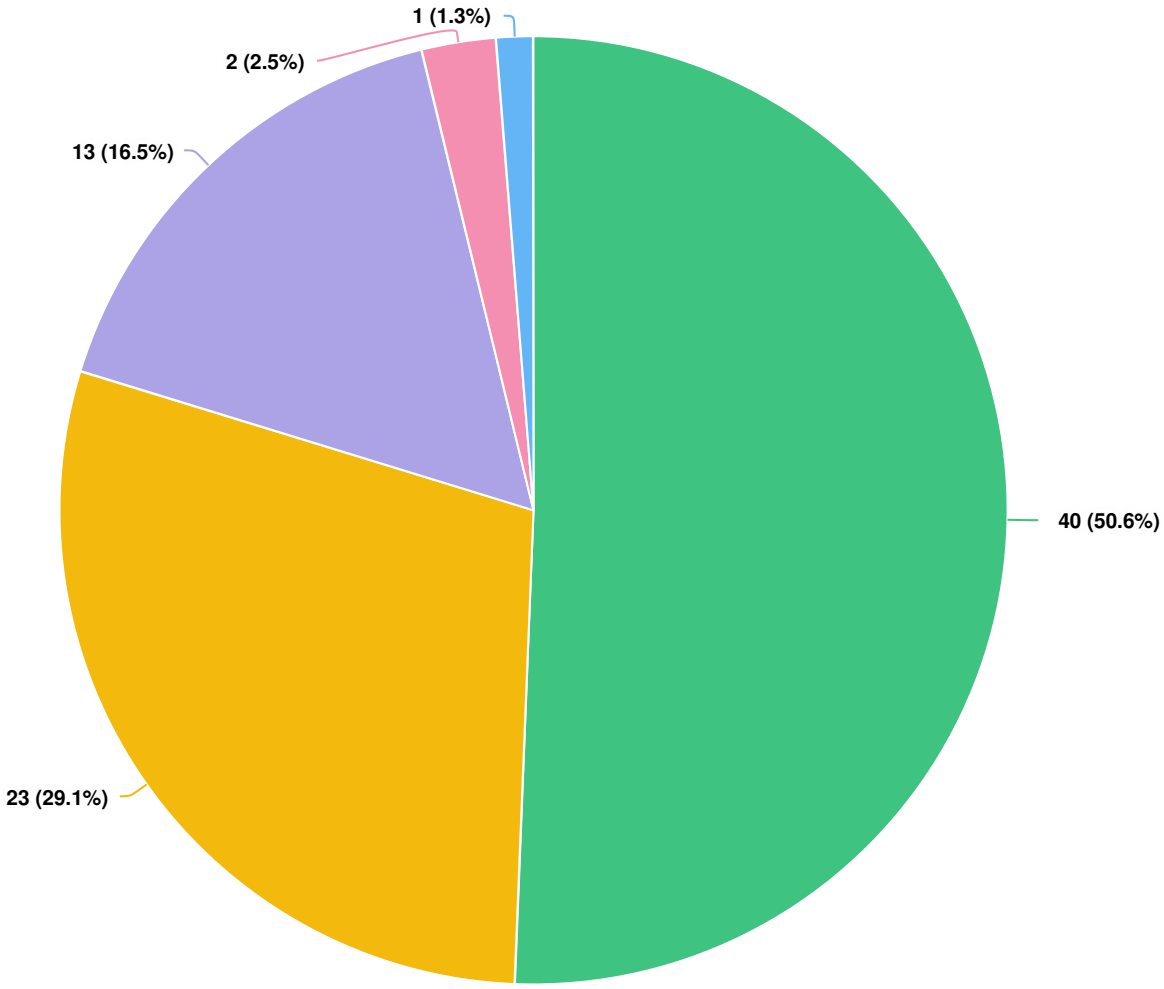


Question options

- Very frequently (daily or near daily)
- Frequently (2-3 times per week)
- Occasionally (1-4 times per month)
- Rarely (less than once per month)
- Never

Optional question (80 response(s), 1 skipped)
Question type: Radio Button Question

Q22 How satisfied are you with the availability of on-street parking in your neighborhood?



Question options

Very Satisfied Satisfied Neutral Dissatisfied Very dissatisfied

Optional question (79 response(s), 2 skipped)
Question type: Radio Button Question

Q23 Any additional comments about parking?

Sarah J 6/28/2025 12:28 PM	Would like to continue to have availability of on street parking as needed
Jeff b gisselbeck 6/28/2025 03:09 PM	would like to have it on both sides
cgaz 6/28/2025 06:15 PM	It rarely happens, but for several days this week, while a neighboring apartment complex was repaving its roadway, residents parked their cars in the bike line on Cahill Road. It felt unsafe for bikers.
peter334 6/28/2025 07:44 PM	none
Melissa Cohen 6/28/2025 08:12 PM	If cars park on both sides of the road, it can be difficult to fit a vehicle in between.
Matt Melsen 6/29/2025 01:06 PM	Worried that sidewalks will reduce the width of our street and not allow for easy street parking. We have a steep driveway so our guests really can only park on street.
michael.r.lommel 6/29/2025 02:34 PM	n/a
Dan! 6/29/2025 02:58 PM	Antrim Rd should not have street parking by 70th. Gets very crowded, and the living facility staff park on the street, making it very narrow.
Brian 6/30/2025 06:23 AM	On Lee Valley Circle, when people park on both sides of the street it becomes a one lane road. I'd like to see no parking signs on one side of the street to keep it open for two way traffic.
Steve Thompson 7/03/2025 05:23 AM	Plenty of on street parking
druckd666 7/05/2025 08:10 AM	Neighbors visitors often park in front of mailbox.

Ryan 7/06/2025 02:20 PM	Please don’t narrow the street. When there are cars parking in the street, they tend to be associated with large gatherings at neighboring houses. If the street goes down to the widths indicated on Better Together, we are concerned about a lack of space for traffic heading in both directions.
MTK 7/06/2025 05:17 PM	No
sburns 7/06/2025 07:33 PM	no to sidewalks. they would ruin the neighborhood.
Liz Moore 7/10/2025 12:53 PM	Our street is wide, parking is excellent.
Linda Berg 7/12/2025 10:53 AM	I drive down our street very slow…people often come up shannon turn on the side of street …to cut corner…I away stop to be sure a car in not coming north on Shannon…on my side of street
dubesbennett 7/15/2025 03:48 PM	I appreciate the ability to park on either side of the street
Liz Moore 7/16/2025 12:20 PM	Keep them off the street as you are doing (restrictions)
SusanJ 7/17/2025 07:34 AM	N/A regarding parking. I live in a townhouse association not right on the street.
Debasish N Mallick 7/28/2025 01:33 PM	Everything is ok
jelliott5904 8/14/2025 11:25 AM	no
Nick305 10/06/2025 03:11 PM	Parking becomes issue as not enough for social gatherings
Em22sunshine 10/07/2025 09:47 AM	When there are cars parked, Lanham and Fleetwood become very narrow and there are some blind spots

MeganL 10/07/2025 06:10 PM	If a construction crew or landscaper is working at a house - only one can can pass. I worry by adding a sidewalk & narrowing the street - passing by trucks & trailers will be even more challenging.
Askeyj 10/16/2025 10:03 AM	On street parking can be busy / tight when various neighborhood projects are done by any of the surrounding condos / townhomes. Projects can include street work, landscaping work, and normal landscaping maintenance - eg lawn mowers. Anything that brings in equipment or that blocks access to residents such that they need to park on the street. Otherwise, its great.
DonRep 10/31/2025 09:08 AM	Relatively few cars park on the street on our two-block section of Shannon Dr. This is primarily because most homes have multi-car carages and wide driveways.

Optional question (26 response(s), 55 skipped)
Question type: Essay Question

Q24 Please tell us anything else you would like us to know about existing traffic or street conditions in your neighborhood.

Klstone 6/28/2025 11:55 AM	Village Drive looks like and drives like a lunar landing. It has patch on top of patch.
Sarah J 6/28/2025 12:28 PM	we want the neighborhood to be a safe place for kids to play, pedestrians, and bikers
Jeff b gisselbeck 6/28/2025 03:09 PM	street is in poor condition. I dont think we need sidewalks
Salaar 6/28/2025 03:11 PM	When they came to do construction, they tore up the entire ground and left and didn't fix it
Alan Weiner 6/28/2025 03:46 PM	The area is a mishmash of curvy and hilly roads. I have lived at my current address for 18 years and outside of the absolute poor quality of the roads, we have no issues with speeding or wreck less driving. If you are not from our neighborhood, you will drive really slow because of the twisty hilly roads and the potholes and road breaking apart. We do not need any sidewalks or wider roads, we just need new grading, paving, curbs and proper drainage at the low points of

	the road. Sidewalks will ruin the quaintness of the entire Park Knolls Neiborhood. I love all of the green space we have and like I have said already, the twisty and hilly roads are not conducive to speeding or wreck less driving.
cgaz 6/28/2025 06:15 PM	Appreciate the city patching up the potholes on Village Drive this week.
peter334 6/28/2025 07:44 PM	Asphalt sorely needs to be replaced. The snow plows annually tear up any repairs due to the necessary maneuvering in the cul de sac to remove snow. Road seems to be getting narrower due to overgrowth from the sides. It's very limited traveled road, so not a big deal. Our driveway apron is crumbling asphalt, so would like further information on how much concrete apron we can expect and how much we might need to prepare prior to reconstruction.
Melissa Cohen 6/28/2025 08:12 PM	Before a sidewalk plan is finalized, I expect that homeowners whose properties are affected by this will be contacted and have an opportunity for input. With our house on the corner of Fleetwood Drive and Lanham Lane, we are concerned about the long length of sidewalk that may be installed on our property and the long term impact of that (upkeep, snow removal, liability, etc.)
mas54po 6/29/2025 07:13 AM	End of street--asphault in severe disrepair. Snow pushed into our property and tears up grass/landscaping. We are having extensive landscaping done and would like to not have snow pushed into our yard
Paul Cashin 6/29/2025 11:47 AM	Concrete roadways are brutal on our cars' suspensions.
Matt Melsen 6/29/2025 01:06 PM	Given Fleetwood is a thru street, there is considerably more traffic than one might think which causes the street to get tight/dangerous during busy times. Delivery trucks/workers/contractors parking on side while busy thru traffic is coming makes it wide enough for only one car right now Please consider other utility projects - such as US Internet, Centerpoint, Xcel, etc. - to minimize the yard impacts.
Roger Thomas 6/29/2025 01:34 PM	Street conditions are kind of bad in the area between 70th and Dewey Hill road. I feel like Hilary Lane should have been reengineered when it was resurfaced. I don't understand how the standing water on the sidewalk and road hasn't been fixed. There are a lot of kids who walk

	down Antrim Road, Dublin and Kerry. When I moved in the neighbors said they shouldn't walk on the road because it is dangerous and he was right. The road is narrow and there is a lot of trees which makes it more dangerous.
michael.r.lommel 6/29/2025 02:34 PM	We'd prefer a marginally wider street with a bike/walking lane as opposed to a sidewalk.
Dublin 6/29/2025 02:53 PM	We live on a quiet circle - it is perfect the way it is Somehow the city thinks everyone wants the urban smashed together setting . Peaceful is nice . If you'd like to know what would be nice is overhaul Cahill - it looks like a slum - rental U hauls - the buildings are tired . We deserve better - please help
Dan! 6/29/2025 02:58 PM	Guests park on Antrim Ct, and it is safe and out of the way.
C 6/29/2025 07:13 PM	It's fine. No need for excess construction projects, often taking years at a time for minimal change.
Brian 6/30/2025 06:23 AM	Lee Valley Circle was supposed to be reconstructed in 2020 (if I remember correctly). The street is pitted and breaking apart and I have heard nothing of plans to repair or replace the roadway surface.
GGood 6/30/2025 12:02 PM	As our neighborhood expressed several years ago to City Council, we still feel that our small section of this project could be adequately addressed via a mill and overlay approach, rather than a full reconstruction.
CharlieBray1 6/30/2025 03:22 PM	We do not need sidewalks here. This is a residential street and it would be a giant waste of money. There is not enough traffic to warrant this spending. Anything I can do to prevent this from happening I will do.
G 6/30/2025 09:39 PM	Please do not narrow the street (Antrim to Shannon) or put curbs in on either side from Antrim off 70th street to Shannon. It's windy and even when you take the curve wide, it gets close to coming in contact with another car. If the street is narrowed in any way or curbs are put in there won't be any space for cars to pass by. In the winter, the snow will make it even harder. Parking for maintenance vehicles, and guests will further the hinderance and will make it all but impossible to

	get two cars through. Please do not narrow Antrim road to Shannon road. It won't work.
JanFS 7/01/2025 02:43 AM	Speed limit too slow. Village Drive is a disaster. Needs repair.
swankefamily 7/02/2025 06:53 AM	Traffic volume--both vehicle and pedestrian--is minimal on our dead-end street. We currently don't have sidewalks, and we don't need them, as people can walk safely without them.
Steve Thompson 7/03/2025 05:23 AM	The streets are wide enough that sidewalks seem redundant and unnecessary. There is no need. It's a solution to a problem that doesn't actually exist.
Karin Wentz 7/03/2025 06:01 AM	We hope our street (Down Road) stays as is--for example, we would strongly discourage adding sidewalks. The trees along the street are a desirable feature to keep, and these might need to be removed if sidewalks are added.
druckd666 7/05/2025 08:10 AM	Neighbors who intentionally put yard debris into the street expecting the city to remove it is unacceptable and should be punished.
Drea 7/06/2025 04:24 PM	I am strongly against adding sidewalks to fleetwood drive as it would make the roads smaller and we do not have enough traffic for this to make any sense. Use our money elsewhere.
MTK 7/06/2025 05:17 PM	Wondering when Edina plans to upgrade our street?
jachapman9094 7/08/2025 03:59 PM	Our neighborhood does not need sidewalks. It's a low traffic area.
Csazenski 7/09/2025 09:59 PM	I'm not interested in getting the sidewalk or bike path. Will make road to small and to congested
Liz Moore 7/10/2025 12:53 PM	Other than Lanham Lane is a pothole disaster and no amount of resurfacing will help.
Linda Berg	snow plow always leaves huge pile of snow @ end of our

7/12/2025 10:53 AM	driveway….is by the mail box & unssafe
dubesbennett 7/15/2025 03:48 PM	The streets feel safe and everyone drives carefully as it is not a through street so we all know the people coming and going.
Liz Moore 7/16/2025 12:20 PM	No sidewalks - people have plenty of nearby parks. all it would add is more upkeep and costs for village and taxpayers.
Liz Moore 7/16/2025 12:26 PM	The street is in good condition and no sidewalks or bike paths are needed or wanted.
rm 7/20/2025 01:41 PM	Our street has minimal car traffic. Lots of people walk and bike with no problem
Liz Moore 7/23/2025 11:47 AM	It's very safe. Students from nearby high school practice skiing using roller blades. Our street is hilly and perfect for this. No sidewalks please. Lanham Lane is great without them.
Debasish N Mallick 7/28/2025 01:33 PM	No issues experienced over the last 25 years
EdinaChris 8/06/2025 11:03 AM	Please don't add sidewalks to Kemrich Drive as they aren't necessary given the low traffic volume. It will also damage the curb appeal of many homes.
Jamie Glover 8/07/2025 01:19 PM	I know that there is a plan to put a sidewalk on Fleetwood Drive. From my perspective, I don't feel unsafe walking on the street (and see people walking all of the time). I do have safety concerns regarding kids biking on our streets, however. I'm worried that if we had a sidewalk (and my understanding is that bikers, maybe with the exception of very young kids, are not supposed to bike on sidewalks), that the narrower street will make it even more unsafe for kids to bike on the street.
CJM 8/08/2025 06:58 AM	Kemrich Drive is very quiet street, walking and biking is very safe. I walk multiple times a day throughout Kemrich, Lanham, and Fleetwood. Many people walk in groups and with strollers along side their children on bikes, it is very safe to do so. Sidewalks are not needed and would even prohibit the group from staying together.

Normamuldowney
8/11/2025 05:38 PM

Cars speed coming around the bend at Antrim Road and Dublin
Often drinking on wrong side of road

jelliott5904
8/14/2025 11:25 AM

Don't put in barrier curbing. It forces bikes farther from the edge. Likewise, narrowing the street also forces bikes and pedestrians closer to the traffic, contrary to the talk about being bike friendly. Drive through Braemar on Hillary and see the flooding only where there is curbing.

Patrick Horan
9/27/2025 03:21 PM

Even though I live on Lanham, I think it is a bad idea to put a sidewalk in on Fleetwood or anywhere else in this neighborhood. It will turn into a dangerous skateboard ramp and there really isn't any need or desire. for this. Very poor planning and you should listen to the people who live here.

trendahl
9/29/2025 06:48 AM

The neighborhood street configuration is currently good and doesn’t need to be reimagined. The amount of foot traffic on our street is extremely low and doesn’t not warrant the need for sidewalks. Additionally, due to being on a hill adding sidewalks would narrow the street which is not ideal and potentially cause even steeper driveways on the even side of the street.

Nick305
10/06/2025 03:11 PM

Roads in prospect hills could use resurfacing, that is all

MeganL
10/07/2025 06:10 PM

I am 100% for getting a new paved street even with a $10-15K assessment. I am strongly opposed to narrowing the street & adding a sidewalk as our street is pretty steep - with steep inclines/driveways to access homes. I also do not think a sidewalk is needed in this neighborhood as there are sidewalks surrounding it on all 4 sides. Why is one needed going through the middle of the neighborhood- this is not a cut through neighborhood. However if the city deems one necessary, I would ask if you’ve looked at adding it on Lanham as it’s wider & less steep.

DonRep
10/31/2025 09:08 AM

Regarding our two-block section of Shannon Dr., traffic is moderate and the street condition is reatively good.

Optional question (47 response(s), 34 skipped)
Question type: Essay Question

Q25 What is your address?

JamesD 6/28/2025 11:32 AM	7204 Lanham Lane
Klstone 6/28/2025 11:55 AM	5501 Village Drive
Sarah J 6/28/2025 12:28 PM	5804 kemrich Drive
Jeff b gisselbeck 6/28/2025 03:09 PM	7008 Lanham ln
Salaar 6/28/2025 03:11 PM	7001 Lee Valley Circle
John Uecker 6/28/2025 03:43 PM	7105
Alan Weiner 6/28/2025 03:46 PM	7105 Tralee Drive
Joe Johnson 6/28/2025 04:48 PM	123 condo dr
thomaspmagne 6/28/2025 04:51 PM	7125 Shannon Dr.
Scott Williams 6/28/2025 05:18 PM	5805 Kemrich Dr.
cgaz 6/28/2025 06:15 PM	5544 Village Drive, Edina 55439
peter334 6/28/2025 07:44 PM	7032 Wexford Rd
Melissa Cohen 6/28/2025 08:12 PM	7100 Fleetwood Drive

mas54po 6/29/2025 07:13 AM	7117 Tralee Dr. Edina 55439
Nancy Drake 6/29/2025 09:20 AM	5900 Lee Valley Road
Elizabeth Bennett 6/29/2025 11:20 AM	7112 Shannon Drive
Paul Cashin 6/29/2025 11:47 AM	7009 Weston Cir
cristina notermann 6/29/2025 11:55 AM	7221 fleetwood drive
Matt Melsen 6/29/2025 01:06 PM	7108 Fleetwood Dr
Roger Thomas 6/29/2025 01:34 PM	7109 Antrim Court
tiamat2pi 6/29/2025 01:49 PM	7001 Dublin Road
Laura Gillund 6/29/2025 02:14 PM	7020 Weston Circle
ndanielsen 6/29/2025 02:25 PM	7100 Shannon Drive
michael.r.lommel 6/29/2025 02:34 PM	7017 Lanham Lane
Dublin 6/29/2025 02:53 PM	6000 Dublin Circle
Dan! 6/29/2025 02:58 PM	7101 Antrim CT
Brutlag 6/29/2025 04:05 PM	7109 Fleetwood Drive

Heath Marnach 6/29/2025 05:59 PM	7201 Lanham Ln
C 6/29/2025 07:13 PM	Kemrich Drive
Brian 6/30/2025 06:23 AM	7015 Lee Valley Circle
Johnmlohmann 6/30/2025 06:41 AM	7101 Tralee Dr
Steven Manacek 6/30/2025 11:00 AM	5901 Lee Valley Road
GGood 6/30/2025 12:02 PM	7028 Shannon Drive
CharlieBray1 6/30/2025 03:22 PM	7212 Fleetwood Drive
desa0080 6/30/2025 04:32 PM	7208 Fleetwood Drive Edina MN 55439-1810
G 6/30/2025 09:39 PM	5908 Lee Valley Road
JanFS 7/01/2025 02:43 AM	5501 Village Drive
maggiedevoe 7/01/2025 05:26 AM	6004 Dublin Circle
tamie 7/01/2025 09:14 AM	5511 village drive
swankefamily 7/02/2025 06:53 AM	7020 Shannon Drive, Edina, MN 55439
EITAN MEDINI 7/02/2025 08:28 AM	7121 Fleetwood Dr Edina MN 55439

Steve Thompson 7/03/2025 05:23 AM	5805 Shannon Dr.
Karin Wentz 7/03/2025 06:01 AM	7029 Down Road, Edina, MN 55439
ElectronLady 7/03/2025 10:10 AM	7133 SHANNON DR
Barbara Grossman 7/04/2025 08:39 AM	7300 Lanham Lane
druckd666 7/05/2025 08:10 AM	7113 Shannon Drive
terrirovick 7/05/2025 10:18 AM	7100 Down Road
Ryan 7/06/2025 02:20 PM	7216 Fleetwood
Drea 7/06/2025 04:24 PM	7105 fleetwood dr
MTK 7/06/2025 05:17 PM	7112 Lanham Lane
sburns 7/06/2025 07:33 PM	5725 Kemrich Dr
Keith Solsvig 7/08/2025 01:02 PM	5713 Kemrich Drive
jachapman9094 7/08/2025 03:59 PM	5721 Kemrich Drive
Csazenski 7/09/2025 09:59 PM	7024 lanham lane
Liz Moore	7041 Lanham Lane (Transcribed by City Staff)

7/10/2025 12:53 PM	
Linda Berg 7/12/2025 10:53 AM	7104 Shannon Drive, Edina, MN 55439
John F Kortebein 7/13/2025 12:14 PM	7028 Lanham Lane
Mwild 7/13/2025 05:47 PM	7013 Dublin Rd
dubesbennett 7/15/2025 03:48 PM	5708 Kemrich Drive
Liz Moore 7/16/2025 12:20 PM	7024 Down Road (Transcribed by City Staff)
Liz Moore 7/16/2025 12:26 PM	7104 Shannon Drive (Transcribed by City Staff)
SusanJ 7/17/2025 07:34 AM	5553 VIllage Drive
PXO 7/19/2025 10:33 AM	5800 Kemrich Drive.
rm 7/20/2025 01:41 PM	7217 Fleetwood Drive
Chazbo711 7/21/2025 10:48 AM	5511 West 70th St Edina MN 55439
francis.glover 7/23/2025 08:16 AM	7201 Fleetwood Drive
Liz Moore 7/23/2025 11:47 AM	7220 Lanham Lane (Transcribed by City staff)
Debasish N Mallick 7/28/2025 01:33 PM	5709 Kemrich Drive, Edina, MN 55439

EdinaChris 8/06/2025 11:03 AM	5721 Kemrich
Jamie Glover 8/07/2025 01:19 PM	7201 Fleetwood Dr
CJM 8/08/2025 06:58 AM	5705 Kemrich Drive
rdizzo 8/11/2025 12:10 PM	7100 Shannon Dr
Normamuldowney 8/11/2025 05:38 PM	6 Antrim Terrace
jelliott5904 8/14/2025 11:25 AM	5904 Lee Valley Road
Patrick Horan 9/27/2025 03:21 PM	7212 Lanham Lane
trendahl 9/29/2025 06:48 AM	7204 Fleetwood Dr
Nick305 10/06/2025 03:11 PM	Fleetwood drive
Em22sunshine 10/07/2025 09:47 AM	7104 Fleetwood Drive
MeganL 10/07/2025 06:10 PM	7101 Fleetwood Drive
Askeyj 10/16/2025 10:03 AM	5545 Village Drive
DonRep 10/31/2025 09:08 AM	5809 Shannon Dr.

Mandatory Question (81 response(s))
Question type: Single Line Question

APPENDIX J

Correspondence from Residents

[redacted]

From: Aaron Ditzler
Sent: Tuesday, November 25, 2025 11:01 AM
To: 'Jane Mosher'
Subject: 7220 Lanham Ln - Water Service

Jane,

Can you call me to clarify your request for a “deduct” on the estimated assessment?

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Jane Mosher [redacted]
Sent: Monday, November 24, 2025 3:46 PM
To: MJ Lamon <MLamon@EdinaMN.gov>
Subject: Question

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
Our street Lanham Lane, is to be reworked April of 2026. My question has to do with a water main disaster in 2024. We had to pay $5,000 for repairs. Will this be able to be deducted from the assessment this next year? Our neighbor across the street in undergoing this now. Those of us who have experience this awful happening need to know.
Thank you in advance,

Jane Mosher
[redacted]

[redacted]

From: Aaron Ditzler
Sent: Monday, November 24, 2025 3:38 PM
To: 'rhonda bland'
Subject: RE: Prospect Knolls - 12/8 Public Hearing

Rhonda,

If you're not able to attend in person, you can watch the Council meeting on Edina TV at the link below and call in to the meeting.

1. Call in to provide live testimony at 312-535-8110 the night of the meeting and enter access code 2633 585 6275, password is 5454.

2. https://www.youtube.com/watch?v=WfOsQSVuJlQ&list=PL7138B234E20A912A&index=2

Thank you. Have a great Thanksgiving holiday!

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: rhonda bland [redacted]
Sent: Monday, November 24, 2025 1:24 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Prospect Knolls - 12/8 Public Hearing

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Aaron.

I understand that the main point of the meeting on the eighth is for the project will be formally approved.

It is also my understanding that more detailed information will not be given until sometime in the spring.

If that is the case, there is no need for me to be present on the eighth.

Have a great Thanksgiving!

Rhonda

.

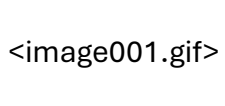
On Nov 24, 2025, at 2:31 PM, Aaron Ditzler <ADitzler@EdinaMN.gov> wrote:

Rhonda,

The Public Hearing is on 12/8 at 6 PM. Letters will be mailed this week, and I will post the letter details on the project website as well. There are two additional projects that evening.

https://www.bettertogetheredina.org/prospect-knolls/widgets/100707/key_dates#35417

Thank you.



Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

Ben Jore

From: Andrew Reinisch
Sent: Monday, November 24, 2025 10:28 AM
To: Aaron Ditzler
Cc: Jane Soltau; James Hovland
Subject: RE: Yard Cleanup 7116 Fleetwood Drive

Aaron,

I reached out to Jane on the 14th when this came in, sorry for not including everyone. I believe this specific issue is resolved and Jane has my contact information for any future issues. Let me know if anyone has questions.

Thanks!

Andrew Reinisch, Engineering Technician
952-903-5728 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
AReinisch@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Aaron Ditzler <ADitzler@EdinaMN.gov>
Sent: Monday, November 24, 2025 8:50 AM
To: Andrew Reinisch <AReinisch@EdinaMN.gov>
Cc: Jane Soltau [redacted] James Hovland <JHovland@EdinaMN.gov>
Subject: RE: Yard Cleanup 7116 Fleetwood Drive

Andy,

Can you investigate which private utility is responsible for cleanup and reach out to them and Jane Soltau at 7116 Fleetwood Dr?

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: James Hovland <JHovland@EdinaMN.gov>
Sent: Saturday, November 22, 2025 7:07 PM
To: Jane Soltau [redacted]
Cc: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Yard Cleanup 7116 Fleetwood Drive

Aaron, will you please have someone respond to Ms. Soltau? She is understandably frustrated with the subcontractors. Thanks, Jim Hovland

James Hovland, Mayor
JHovland@EdinaMN.gov
EdinaMN.gov

From: Jane Soltau [redacted]
Sent: Friday, November 14, 2025 11:15:59 AM
To: City Council <citycouncil@EdinaMN.gov>
Subject: Yard Cleanup 7116 Fleetwood Drive

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have written to you before about what a mess was left in my yard by the 2 underground lines installed. My new complaint came from my fall yard cleanup crew. They ran into this plastic pipe that was left. Under further inspection, we realized the clean up crew tried to bury the pipe and multiple large branches they had cut. This is the 3rd time I have had to clean up the same tree and the 25th flag I have had to pull out of my yard. Is anyone at the city responsible for managing the utility clean up crews?
Jane Soltau



Sent from my iPhone

[redacted]

From: Chad Millner
Sent: Monday, November 17, 2025 12:33 PM
To: Sharon Allison; [redacted]
Cc: Kari Sinning; Kate Agnew; Scott H. Neal; Aaron Ditzler
Subject: RE: Petition Against Sidewalks On Lanham Lane, Fleetwood Drive, and Kemrich Drive
Attachments: Petition re sidewalk Lanham and Fleetwood.pdf

We have received the petition and will submit it as part of the Dec. 2 Council Packet. Residents can speak to it at the Dec. 8 City Council Meeting on the project.

Thanks,
Chad

Chad Millner, Director of Engineering
He/Him
952-826-0318 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
cmillner@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Sharon Allison <SAllison@EdinaMN.gov>
Sent: Monday, November 17, 2025 12:11 PM
To: [redacted]
Cc: Chad Millner <cmillner@EdinaMN.gov>; Kari Sinning <KSinning@EdinaMN.gov>; Kate Agnew <kagnew@EdinaMN.gov>; Scott H. Neal <sneal@EdinaMN.gov>
Subject: RE: Petition Against Sidewalks On Lanham Lane, Fleetwood Drive, and Kemrich Drive

Anna –

Councilmember Agnew forwarded your petition to staff.

Our petition process is for Council to formally accept the petition and forward it to the appropriate department for consideration. City engineering Chad Millner (or his staff) will assist with this process.

Please do not hesitate to reach out to him if you have any questions.

Regards,

Sharon Allison, City Clerk, MCMC
952-826-0408 | Fax 952-826-0390
SAllison@EdinaMN.gov | EdinaMN.gov

From: Anna Jenks [redacted]
Date: November 16, 2025 at 11:37:04 PM CST
To: Kate Agnew <kagnew@edinamn.gov>
Subject: Petition Against Sidewalks On Lanham Lane, Fleetwood Drive, and Kemrich Drive

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Agnew,

I am writing to present the attached Petition Against the Installation of Sidewalks on Lanham Lane and Fleetwood Drive. An overwhelming 85% of the residents from Lanham Lane, Fleetwood Drive, and Kemrich Drive, who had the opportunity to sign, have expressed their opposition to the proposed sidewalk installation.

We urge the City Council to consider the voices of its residents and reject this project. Your attention to our community's concerns is greatly appreciated.

Please feel free to contact me with any questions or for further discussion regarding this petition.

Thank you for your consideration.

Sincerely,

Anna Jenks
[redacted]
7016 Lanham Lane
Edina, MN 55439

[redacted]

From: Aaron Ditzler
Sent: Monday, November 17, 2025 9:48 AM
To: 'Anna Jenks'
Cc: Chad Millner
Subject: Lanham and Fleetwood sidewalk Petition
Attachments: Petition re sidewalk Lanham and Fleetwood.pdf

Anna,

We will enter the attached petition on the December 1 City Council meeting on consent agenda stating that discussion on the item will occur at the December 8 Public Hearing.

Some notes:

- Everyone in the project area will receive a letter in the mail soon after November 20 inviting them to attend or participate at the December 8 Public Hearing.
- You, and anyone else wishing to speak, will have an opportunity to speak on the petition at the December 8 Public Hearing.
- Typically, individuals have three minutes to speak to the City Council.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Anna Jenks [redacted]
Sent: Sunday, November 16, 2025 11:34 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Lanham and Fleetwood sidewalk project

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Aaron,

I am writing to present the attached Petition Against the Installation of Sidewalks on Lanham Lane and Fleetwood Drive to the Edina City Council. An overwhelming 85% of the residents from Lanham Lane, Fleetwood Drive, and Kemrich Drive, who had the opportunity to sign, have expressed their opposition to the proposed sidewalk installation.

We urge the City Council to consider the voices of its residents and reject this project. Your attention to our community's concerns is greatly appreciated.

If there is an opportunity for me to present the petition or speak to the City Council, please let me know when I could do that. Additionally, please feel free to contact me with any questions or for further discussion regarding this petition.

Thank you for your consideration.

Sincerely,

Anna Jenks
[redacted]
7016 Lanham Lane,
Edina MN 55439

On Monday, October 27, 2025 at 08:39:36 AM CDT, Aaron Ditzler <aditzler@edinamn.gov> wrote:

Anna,

You can email me a scanned copy of the petition or mail it to my attention.

We'll likely enter the petition on the November 18 City Council meeting on consent agenda stating that discussion on the item will occur at the December 8 Public Hearing.

Thank you.

Aaron Ditzler, Assistant City Engineer

952-826-0443 | Fax 952-826-0392

7450 Metro Blvd. | Edina, MN 55439

ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Anna Jenks [redacted]
Sent: Saturday, October 25, 2025 4:51 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Lanham and Fleetwood sidewalk project

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron,

I live on Lanham Lane in Edina where the city is planning to install a sidewalk. I have collected signatures from almost all of the residents of Lanham and Fleetwood opposing these unnecessary sidewalks. What would be the best process for me to submit this petition?

Thank you,

Anna Jenks

[redacted]

[redacted]

From: Aaron Ditzler
Sent: Wednesday, November 12, 2025 10:14 AM
To: 'kjchristensen'
Subject: RE: Prospect Knolls street project
Attachments: Utility Upgrade Letter 2025.docx; Contractors List Sewer Water.pdf

Kathy,

Thank you for reaching out. Responses to your questions:

1. It's not mandatory to evaluate your sewer service before the project begins, but it is recommended.
2. See attached utility upgrade letter from the 2025 reconstruction project, as well as a list of contractors.
3. The City will replace its portion of the water service as shown with letters "A" and "E" on the attached exhibit.
4. It's not critical to evaluate your water service as shown with letter "B" on the attached exhibit. This is outside the project area and if you have issues in the future, it can be replaced without additional roadway and curb replacement costs.
5. Reach out to a contractor and tell them the City plans to reconstruct your neighborhood in 2026 and you're looking for a quote to televise your sewer service and to provide recommendations for potential improvements based on its condition.
6. The sewer service televising can happen any time this fall / winter or next spring.
7. After you receive the sewer televising results.
    a. Best case scenario your sewer service is fine, and no improvements need to be made.
    b. If you need a sewer repair, I recommend getting at least two quotes.
    c. If there is a sewer repair needed and it's not urgent, please let us know you have a sewer repair, and what type of repair the contractor is recommending.
        i. If the repair type is lining, typically it can happen any time after construction begins.
        ii. If the repair type is open cut trenching, we'll want to talk schedule with your contractor.
    d. If there is a sewer repair needed and it's an emergency, have it repaired as soon as possible.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: kjchristensen [redacted]
Sent: Tuesday, November 11, 2025 2:00 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Prospect Knolls street project

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello-

Can you please let us know if we need to evaluate both our sewer and water lines prior to the street construction?
Can you please send us the list of contractors who can do this work and what we should be asking them to do?
When are you recommending that we have the inspections? (If they should be completed by the spring, is it sufficient to have them this fall because we may not be in town in the spring?)
If we need repairs or replacements when do they need to be completed by?

Thank you.

Kathy Christensen
7205 Lanham Lane

[redacted]

From: Aaron Ditzler
Sent: Friday, October 31, 2025 12:08 PM
To: [redacted]
Subject: RE: 2026 Road Reconstruction

Good news. Happy to help with future questions Don.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: [redacted]
Sent: Friday, October 31, 2025 11:23 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: RE: 2026 Road Reconstruction

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Thanks Aaron,

I filled out the Survey and will reach out to Jamie.

Regards,

Don Roepke

From: Aaron Ditzler <ADitzler@EdinaMN.gov>
Sent: Thursday, October 30, 2025 9:35 AM
To: [redacted]
Subject: RE: 2026 Road Reconstruction

Don,

Thank you for reaching out. Here is a link to the Prospect Knolls project page, and an attached photo showing where to find the survey.

https://www.bettertogetheredina.org/prospect-knolls

Please reach out to Jamie regarding Assessment Deferral details.

Jamie Erickson
jericksen@EdinaMN.gov
Phone: 952-826-0424

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: [redacted]
Sent: Wednesday, October 29, 2025 4:23 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: 2026 Road Reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron,

My wife and I are long term (50 year) Prospect Knolls Edina home owners. We live within the area that is currently scheduled for road reconstruction next Spring.

I received a City reminder note to complete the Roadway Reconstruction Survey by 10/31. But I was unable to find it on the Better Together Edina site.

Also, as seniors in our 80's, and at a low income stage of our lives, it is our understanding that the assessment associated with the road reconstruction can be deferred. We're wondering how we can get more information regarding the deferment.

Thanks for your help,

Don Roepke
5809 Shannon Dr.
Edina, MN 55439
[redacted]

[redacted]

From: Aaron Ditzler
Sent: Friday, October 10, 2025 1:44 PM
To: [redacted]
Cc: 'Karin Stone'
Subject: RE: Prospect Knolls Neighborhood

Veronica,

Sorry for the confusion. The properties north of Village Drive with access only from W. 70th Street will NOT be assessed (zero REU's) with the Village Drive road reconstruction.

I've updated the map on the Better Together project website. See updated link below.

https://www.bettertogetheredina.org/29140/widgets/100710/documents/71893

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: [redacted]
Sent: Friday, October 10, 2025 12:52 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Cc: City Council <citycouncil@EdinaMN.gov>
Subject: Prospect Knolls Neighborhood

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I, as well as a few of my neighbors in my community, attended the August 28, 2025 informational meeting to learn about the planned assessment associated with the Village Drive road reconstruction project. My fellow homeowners and myself were advised by one of the City's managers onsite at that meeting that our community, which resides to the north of Village Drive but does not have walk or drive access to that road, would NOT experience any assessments for that project.

I'm very confused by the posted maps and information on the Better Together Edina site that seem to disagree with that comment or even the documents attached seem to contradict each other. Could you please respond to me ASAP to clarify if homeowners living in Highcroft East and Highcroft West (5501-5565 West 70th Street) will in fact be financially impacted by this project, or some other project that I cannot determine. Our homes are accessed on 70th Street which is not a city road from what I understand.

Thank you,

[redacted]

From: Nick no [redacted]
Sent: Monday, October 6, 2025 6:15 PM
To: Aaron Ditzler
Subject: Re: Prospect-knolls: Resident Survey

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Thank you!

From: Aaron Ditzler <ADitzler@EdinaMN.gov>
Sent: Monday, October 6, 2025 11:26 AM
To: Nick no [redacted]
Subject: RE: Prospect-knolls: Resident Survey

Nick,

Sorry. Either of these links should take you to the survey.

https://www.bettertogetheredina.org/prospect-knolls/surveys/recon-survey

https://www.bettertogetheredina.org/prospect-knolls?tool=survey_tool#tool_tab

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Nick no [redacted]
Sent: Sunday, October 5, 2025 6:55 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Prospect-knolls: Resident Survey

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron, my name is Nick Dalbec, resident at 7104 Fleetwood Dr. I recieved a post-card in the mail about the informational video recored on 8/26 and an opportunity to ocmplete the Rsident Neighborhood Reconstruction Survey that could complete by Oct 31, 2025. Unfortunately there is no link or address provided for survey and the one I found online said it had already closed.

Could you please forward the link and if you could send an updated post card to all the residents with link / web-address that would be greately appreciated.

Thanks
Nick

[redacted]

From: Aaron Ditzler
Sent: Friday, October 3, 2025 12:13 PM
To: 'Susie Heim'
Subject: RE: 7028 Down Road
Attachments: 7028 Down Rd Photo References.pdf

Susie,

See my responses below in red, as well as the attached PDF.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Susie Heim [redacted]
Sent: Friday, October 3, 2025 10:18 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: 7028 Down Road

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Download full resolution images
Available until Nov 2, 2025
Hello Arron,

Thank you for the work you are putting into the Prospect Knolls road project.

I am not clear if questions should go directly to you, but if not,could could pass them on to the appropriate person?

We live at 7028 Down Road. There are some attached photos for you to refer to, if that is helpful.

Below are questions we have regarding the project and our property:

1. Since we do not have existing curbing, how far into the drive and the yard will the project encroach?
    a. We haven't started the design yet. Generally during construction, the construction limits are approximately 10-lf from the edge of the road for the work and / or storing materials. Based on the topography and trees at your property I would say up to 5-lf along the road, keeping a buffer from the trees. See the attached PDF for estimated driveway limits.

2. Will the mail box need to be replaced? It sits about 4 feet back from the road.
    a. See my response in the attached PDF.

3. The drive is a terra cotta colored concrete. Will you replace that color?
    a. See my response in the attached PDF.

4. There are a number of small new native bushes planted last year along the road. We imagine we will need to move some of them. How far back from the road edge should we plan on clearing? Since they are just getting established, we would like to move as few as possible.
    a. I would say a up to 5-lf along the road. The City's contractor can replace these if you prefer to not salvage.

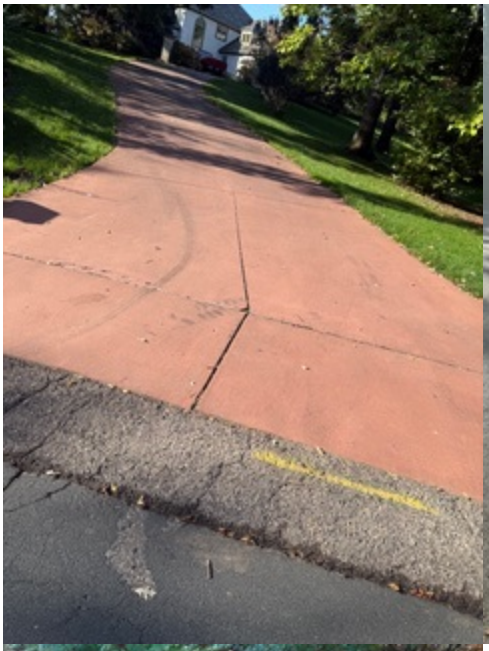
5. Will you replace the mulch?
    a. Yes.

6. Regarding the project as a whole, Prospect Knolls is quite a large area. Will it be done all at the same time, or will it be done in sections, in which case, is there a plan as to which section would come first?
    a. The construction will be done in phases. We won't know until late April if Down Road will be the first, last or middle phase. The contractor will determine the phasing. We'll share the phase when we receive in April.

Thank you for your time and energy.

Sincerely,

Steve and Susie Heim






[redacted]

From: John Bergstrom [redacted]
Sent: Friday, September 19, 2025 2:23 PM
To: Aaron Ditzler
Subject: Re: 2026 Prospect Knolls Roadway Reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aaron,

Thank you for sending this link and for addressing my many questions today.

Best--John

On Fri, Sep 19, 2025 at 1:30 PM Aaron Ditzler <ADitzler@edinamn.gov> wrote:

> John,
>
> Nice speaking with you today. Here is a link to the project website, as well as the news feed article including the video.
>
> https://www.bettertogetheredina.org/prospect-knolls
>
> https://www.bettertogetheredina.org/prospect-knolls/news_feed/informational-video-presentation
>
> Thank you.
>
> **Aaron Ditzler, Assistant City Engineer**
>
> 952-826-0443 | Fax 952-826-0392
>
> 7450 Metro Blvd. | Edina, MN 55439
>
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
> ---
>
> *Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.*

[redacted]

From: TIM DUFFY [redacted]
Sent: Wednesday, September 17, 2025 8:58 AM
To: Andrew Reinisch; Aaron Ditzler
Cc: Missy
Subject: 6001 Dublin Cir - Private Utilities
Attachments: 20250911_071847.jpg

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Hi Aaron and Andrew,

We appreciate your help with getting Xfinity/Comcast to finish installing the cable which they forgot about. Attached is a picture of their final work product. Rather than unscrew the bolt on the bottom of the outlet box and flip it up on the top and put the bolt back in, the service people appear to have ripped of the top. They balanced the outside cover on the unit but it fell off shortly thereafter.

Any help in getting this fixed would be appreciated.

Thanks

Tim & Missy Duffy

From: [redacted]
To: City Council; Aaron Ditzler
Cc: [redacted]
Subject: 2026 Prospect Knolls A/C/D Road Project - Kemrich Drive
Date: Monday, September 15, 2025 1:29:03 PM

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council and Edina Engineering Team,

We are writing to share our concerns regarding the planned reconstruction of Kemrich Drive as park of the Prospect Knolls A/C/D Roadway Reconstruction Project.

While our neighborhood supports infrastructure upgrades such as road surface and utility replacements (and potentially sidewalk additions), we have serious reservations about the City's process around this project including, the proposed narrowing of the street without proper study and design, and the conditions by which sidewalks would be added (again without proper study and design and without risk analysis performed).

Kemrich Drive and Fleetwood drive are unique streets due to their topographic design, geometry, and usage patterns. We are concerned that narrowing of the roads will make the roads less safe for our children (and other adults) who use the roadways for recreational purposes including bike riding.

We would like to request that the city and engineering team take more time to evaluate the needs of our neighborhoods. If sidewalks are determined to be the best option, then we request that the city and engineering team take time to do analysis of the topography of the roads/yards to ensure sidewalks are being placed appropriately.

In relation to our specific property (5804 Kemrich Drive), we would like the engineering team to note that our steep driveway currently presents challenges to low profile cars and hitch/accessory attachments on vehicles and we hope that the project is able to make our driveway more (and not less accessible). Currently, sedans and other low riding vehicles and cars with bike racks/hitches bottom out when exiting our driveway. We would like the engineering team to work with us to ensure that all cars (and cars attachments such as bike racks) can easily enter and exit our property without causing damage to cars, the road, or new apron/sidewalk features.

Thank you,
Sarah Lenhardt
5804 Kemrich Drive

[redacted]

From: James Hovland
Sent: Friday, September 12, 2025 5:48 PM
To: Nicole Danielsen; Aaron Ditzler
Cc: Andrew Scipioni; Scott H. Neal
Subject: Re: Neighborhood Safety Concern – Request for Prospect Knolls Project

Thanks, Nicole. I appreciate the additional input from you. Has staff further responded to Nicole?

James Hovland, Mayor
JHovland@EdinaMN.gov
EdinaMN.gov

From: Nicole Danielsen [redacted]
Sent: Monday, September 8, 2025 1:10:00 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Cc: James Hovland <JHovland@EdinaMN.gov>; Andrew Scipioni <ascipioni@EdinaMN.gov>
Subject: Re: Neighborhood Safety Concern – Request for Prospect Knolls Project

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Hello,
Thank you for your response. I understand that the concerns I have raised weren't included in the original plan for this project. However, I would ask that moving forward, the city coordinates with the Edina Schools transportation team, as students in this area are asked to walk to either Dewey Hill Road (if they qualify for busing) or to VVMS/EHS (if they don't qualify for busing) and currently those walking/biking routes feel unsafe. You did mention the possibility of restricting parking to one side of the street, and while I know that I am only speaking as one individual, I would say there is not much street parking in this neighborhood and therefore, that would not feel like a hardship.

Thank you for your consideration,
Nicole

On Tue, Sep 2, 2025 at 5:15 PM Aaron Ditzler <ADitzler@edinamn.gov> wrote:

> Nicole,
>
> See response below following discussion with our Transportation Planner, Andrew Scipioni.

- On-street pedestrian facilities are not recommended by the City's Pedestrian and Bicycle Master Plan, nor are they an industry best-practice. They are most often used as a temporary treatment before an agency constructs a permanent sidewalk.
    - Providing an on-street facility along Shannon Drive would require either widening the entire roadway section (resulting in more construction impacts to adjacent properties) or removing parking on one side of the street.
    - Providing an on-street facility along Lee Valley/Down/Kerry/Dublin/Antrim may be additionally difficult due to the sharp curves and additional space required for vehicle turning movements.
- Sidewalks on these streets are not recommended by the Pedestrian and Bicycle Master Plan. If there has been broader community feedback requesting sidewalks in this area, we could discuss the feasibility.
    - Adding sidewalks to these streets would also require either widening the entire section or removing parking on one side of the street.
    - Sidewalks are funded by the PACS Fund, which has a limited annual budget. Adding these sidewalks all the way to 70th St would significantly increase the cost to the PACS Fund and therefore reduce our ability to construct recommended multi-modal improvements elsewhere in the city.
    - These sidewalks would add maintenance responsibility to the adjacent property owners per the City's current policy.

Thank you.

Aaron Ditzler, Assistant City Engineer

952-826-0443 | Fax 952-826-0392

7450 Metro Blvd. | Edina, MN 55439

ADitzler@EdinaMN.gov | EdinaMN.gov

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From: Nicole Danielsen [redacted]
Sent: Wednesday, August 27, 2025 9:46 AM
To: James Hovland <JHovland@EdinaMN.gov>; Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Neighborhood Safety Concern – Request for Prospect Knolls Project

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Hovland and Aaron,

I hope this note finds you well. As you consider the upcoming Prospect Knolls project, I'm reaching out on behalf of families in our neighborhood with a request to improve pedestrian safety. We encourage that this project includes coordination with the school district, since many of the walkers in this neighborhood are students, and their routes to bus stops and school should be factored into planning.

Specifically there's an opportunity along the stretch of road between Lee Valley Road and Kemrich Drive (by 7201-7205 Shannon). This spot is heavily wooded, curved, and has very limited visibility. Every morning and afternoon, children walk this route to get to and from their bus stop. Without a safe space for them to walk, it feels dangerous—especially with cars rounding the curves quickly. As you can imagine, this is made even worse in the winter when the road becomes narrower and pedestrians and cars are less stable on slippery roads.

A painted pedestrian lane would make a world of difference. It would give kids (and neighbors out walking) a clear, safer place to be, and it would remind drivers to be more mindful as they pass through. This could also be beneficial along the winding stretch of Lee Valley/Down/Kerry/Dublin/Antrim.

Thank you for considering this request. Our families truly appreciate your commitment to keeping our city safe and providing more opportunities to walk and bike, especially for our students. I'd be happy to connect further or gather support from other parents and neighbors if that would be helpful.

Warmly,
Nicole Danielsen
7100 Shannon Drive
[redacted]

Ben Jore

From: rhonda bland [redacted]
Sent: Friday, September 12, 2025 3:36 PM
To: Aaron Ditzler
Subject: Re: Undergrounding of Xcel Energy Infrastructure Process

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Thank you for trying, Aaron.
Have a nice weekend!

Sent from my iPhone

On Sep 12, 2025, at 3:38 PM, Aaron Ditzler <ADitzler@edinamn.gov> wrote:

Rhonda,

7008 Dublin Road, Craig McKenney. Of the other two, one asked not to include their name / address, and the other has not responded to my request to share their contact information. Both live on Lanham Ln.

Thank you.

<image001.gif>

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: rhonda bland [redacted]
Sent: Friday, September 5, 2025 12:04 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Undergrounding of Xcel Energy Infrastructure Process

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Thank you, Aaron.

Could you please give me the names of those people so I may reach out to them?

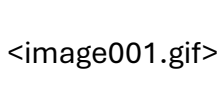
Rhonda

On Sep 4, 2025, at 2:51 PM, Aaron Ditzler <ADitzler@EdinaMN.gov> wrote:

Rhonda,

Excluding your comment card, 3 additional residents noted an interest in undergrounding utilities. Let me know if I can be of additional help.

Thank you.



Aaron Ditzler, Assistant City Engineer
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ADitzler@EdinaMN.gov | EdinaMN.gov

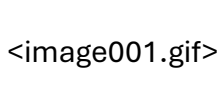
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From: Aaron Ditzler
Sent: Friday, August 15, 2025 11:17 AM
To: 'rhonda bland' [redacted]
Subject: Undergrounding of Xcel Energy Infrastructure Process

Rhonda,

Not great news but attached is a summary of my email correspondence with Xcel Energy.

Thank you.



Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: Aaron Ditzler
Sent: Wednesday, June 25, 2025 3:22 PM
To: 'rhonda bland' [redacted]
Subject: RE: Undergrounding of Xcel Energy Infrastructure Process

Rhonda,

I reached out to Xcel to see if they have a map or list of addresses connected to the overhead poles that would be included in the potential underground project. Standby for response.

Thank you.



Aaron Ditzler, Assistant City Engineer
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7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: rhonda bland [redacted]
Sent: Wednesday, June 25, 2025 8:21 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Undergrounding of Xcel Energy Infrastructure Process

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Aaron.

Thank you for speaking to Excel. Based on what you are telling me, it appears that a project of this magnitude would be very difficult to achieve.

Having said that, I am not entirely clear on what they define as the whole neighborhood that would have to be included. Do you know what they mean when they say "all"? What streets? Area?

Do they mean the entirety of the streets project area? In addition, I must admit, I do not know some of the terminology used.

May I speak with you so that I may better understand this. What is a good time for you?

Again, thank you for what you have done.

Rhonda Bland
[redacted]

Sent from my iPhone

> On Jun 23, 2025, at 11:01 AM, Aaron Ditzler <ADitzler@edinamn.gov> wrote:
>
> Rhonda,
>
> Following up on our conversation about the utility poles. Xcel Energy said they would NOT do only a portion of the neighborhood underground work, it would be ALL or NOTHING. Xcel Energy said they could provide a "very very rough" cost estimate if you

prefer. Here is a summary of my conversation with Xcel Energy staff.

“Considerations can be vastly different based on terrain, existing infrastructure, necessity of procuring new easements, required carrying capacity of infrastructure, etc. so there isn’t a good way to estimate general costs or information.

The costs for conversion of overhead spans of wire to underground average around $8,000 to 10,000 per span for single phase primary, and closer to $15,000 per span for three phase primary.

This is before we consider the conversion costs of infrastructure such as transformers, switchgear, etc., and also excludes conversion of individual residential services if they are overhead. Customers converting overhead services to underground more often than not have to work with a private electrician to verify that their meter socket is up to the current spec (socket has a lever bypass), and convert to a lever bypass meter socket if theirs is not up to spec.

Additionally, the customers would have to coordinate with the respective communications companies on the poles to convert their existing infrastructure from overhead to underground. These would be ADDITIONAL costs above and beyond the Xcel Energy costs. I’m not sure what the costs would be from a telecom perspective, but it’s something that should also be considered.

For neighborhood scale design projects, Xcel generally would request a retainer fee for the required design time, would be at least $10k. This retainer would go towards the overall cost of the project if customers decide to proceed with the project, but would be held if the customers opt to not move forward after the calculation of the final project cost. “

Thank you.

<image001.gif>

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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[redacted]

From: Aaron Ditzler
Sent: Friday, September 12, 2025 12:14 PM
To: 'Elizabeth Bennett'
Cc: Andrew Scipioni
Subject: Prospect Knolls - Street Reconstruction Design
Attachments: Prospect Knolls - Street Reconstruction - Student Pedestrian Path to Bus Stop.jpg; Prospect Knolls - Street Reconstruction - Blind Hairpin Curves or Intersections.jpg

Elizabeth,

Sorry for the late response. See response below following discussion with our Transportation Planner, Andrew Scipioni.

1. Coordinate with the bus company
    a. We will share your request to relocate the stop with the Edina School Bus coordinator.
    b. The City can't direct the coordinator to make the change.
2. Safety improvements on walking route
    a. On-street pedestrian facilities are not recommended by the City's Pedestrian and Bicycle Master Plan, nor are they an industry best-practice. They are most often used as a temporary treatment before an agency constructs a permanent sidewalk.
        i. Providing an on-street facility along Shannon Drive would require either widening the entire roadway section (resulting in more construction impacts to adjacent properties) or removing parking on one side of the street.
        ii. Providing an on-street facility along Lee Valley/Down/Kerry/Dublin/Antrim may be additionally difficult due to the sharp curves and additional space required for vehicle turning movements.
3. Install street lights
    a. Street lighting could be added on two conditions.
        i. The adjacent property owners would be required to pay for the street light. Typical costs for a street light are approximately $10k per light.
        ii. A petition would need to be signed by all adjacent property owners saying they want the light and will pay for it. If one property doesn't sign it, a light will not be added.
            1. https://www.edinamn.gov/DocumentCenter/View/906/Petition-Form-PDF
4. Paint at hairpin turns
    a. We do plan to install painted pavement markings on the hairpin turns following installation of the new pavement.
5. Designated bike / ped lane.
    a. See number 2 above.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: Elizabeth Bennett [redacted]
Sent: Friday, August 29, 2025 10:46 AM
To: James Hovland <JHovland@EdinaMN.gov>; Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Prospect Knolls - Street Reconstruction Design

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Apologies for the double email. This time the aforementioned attachments are attached.

Elizabeth Bennett
[redacted]

On Fri, Aug 29, 2025 at 10:43 AM Elizabeth Bennett [redacted] wrote:

> Mayor Hovland and Mr. Ditzler,
>
> I am writing to expand upon the concerns and suggestions I offered in my response to the Prospect Knolls road reconstruction survey as they pertain to safety. As school is now in session and I have two children walking to the bus stop, these safety concerns regarding our streets are of utmost importance. I hope you take the time to read my concerns as outlined below. If you have suggestions on how these solutions could be advanced, please don't hesitate to reach out to me.
>
> **Walking Route to Bus Stop**
>
> Problem:
>
> - The bus stop for Valley View and Edina High School students living on Shannon Drive/Lee Valley is at the intersection of Shannon Drive and Dewey Hill Road. This bus stop location requires students coming from the north to navigate a particularly risky section of Shannon Drive. This area is just north of the intersection with Kemrich and has been marked yellow on the attachment named "Prospect Knolls - Road Reconstruction – Student Pedestrian Path to Bus Stop").
> - This stretch of roadway is particularly hazardous to pedestrians due to a number of factors, as outlined below.
>   - The highlighted area is enclosed by trees and dense brush. Due to the heavy tree canopy this area is very dark with poor visibility for both pedestrians and drivers. The tree canopy makes this stretch treacherous even when it isn't dusk or dark, as drivers' eyes do not adjust quickly as they enter this heavily shadowed stretch creating a temporary blindness. As a pedestrian this is alarming as drivers do not see you in the

shadows. As a driver this is scary to suddenly realize there is a pedestrian along the shoulder.
    - The heavy brush along the roadway makes it difficult to step away from the road in the summer. In the winter, the snowbanks make it difficult to get out of the way of vehicles.
    - There are no streetlights on this treacherous section of the road. This is unacceptable.
    - This stretch is steep, and in the winter, it is very icy. There is no fix for the natural topography, but the other solutions offered below will provide additional protections for pedestrians.

Solutions:

- Coordinate with EPS to modify the pick-up location for the Shannon Drive/Lee Valley students as the walking route to the bus stop is unsafe.
- Implement updates during the road reconstruction project to make the walking route to the bus stop safer for students by incorporating a designated pedestrian/bike lane marked by reflective paint. This will give drivers a guide to follow when entering this dark stretch and allow them to safely avoid pedestrians/bikes. This buffer will also provide a safety buffer to pedestrians. A pedestrian/bike lane is superior to a sidewalk in this scenario as the lane would be plowed and sanded by the city trucks and not rely upon homeowners to shovel/salt prior to the start of the school day.
- Install street lights to this section to help alleviate the intense shade and shadow.

Blind Corners

Problem:

- The steep topography in the Prospect Knolls neighborhood necessitates the roadways to incorporate several hairpin turns along the Lee Valley/Down Road/Antrim streets (see the attachment named "Prospect Knolls - Street Reconstruction - Blind Hairpin Curves or Intersections". These hairpin turns cause drivers to veer from their designated side of the street as they cut corners, often at excessive speeds given the terrain. Cars driving on the left side of the street pose a danger for oncoming traffic and pedestrians alike.

Solution:

- Paint a centerline in the roadway, especially around the hairpin corners. This will give cars a path to follow and help to slow down traffic as cars are forced to stay in their own lane, which provides safety for coming traffic and pedestrians. This option would add a minimal cost to the project.
- Create a designated bike/pedestrian lane would also provide an additional safety buffer for pedestrians around these corners.

I walk and drive these routes daily year-round and recognize the dangers that could be mitigated through tweaks to the reconstruction design. I would invite you to walk these routes and ask yourself if you would feel comfortable walking them or allowing your children to walk them as they are currently constructed. Additionally, please walk these routes at different times of the day and in

different seasons. My kids get off the bus at 4:30 PM at Dewey/ Shannon. In the winter, it will be dusk at that time and the roads are often icy. Would you feel more comfortable if simple safety features could be incorporated into the redesign?

Thank you for your service to the City and for your commitment to advancing the well-being of all Edina residents.

Sincerely,

Elizabeth Bennett
7112 Shannon Drive
Edina, MN 55439
[redacted]

[redacted]

From: Aaron Ditzler
Sent: Friday, September 12, 2025 11:32 AM
To: 'K M'
Subject: RE: Prospect Knolls A/C/D Neighborhood Roadway Reconstruction Follow Up

Katie,

Several residents had similar sidewalk questions, so we posted a news feed on the project website here.

https://www.bettertogetheredina.org/prospect-knolls/news_feed/proposed-sidewalks-responsed-to-frequently-asked-questions

Let me know if you have additional questions.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: K M [redacted]
Sent: Thursday, August 28, 2025 12:13 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Prospect Knolls A/C/D Neighborhood Roadway Reconstruction Follow Up

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron,
Thank you for the information during the meeting on this past Tuesday. Per our discussion, a few follow up items:

1. What was the main justification for the need for the sidewalk on Lanham/Fleetwood?
2. In the Living Street Plans, Lanham/Fleetwood is classified as a "local street" which sidewalks are an optional feature. Where/how did it become not optional?
3. Could you please connect me with the transportation individual who can answer questions on how/why Lanham/Fleetwood was determined to be a through street to get people from Dewey Hill to 70th?
4. How would a formal request for a special hearing meeting, possibly in November, be submitted? What is required?
5. Why were the neighborhoods near Countryside Elementary not recommended to have sidewalks due to the proximity to the school? The neighborhoods flow out to the main road of Benton to access the sidewalks to the school as do our neighborhoods around middle school and the high school flow out to the sidewalks on Antrim and 70th.
6. Who was the applicant that filed for the sidewalk? Or who filed for grant for the sidewalk on Lanham/Fleetwood?
7. Were there any safety studies performed that supports the need of the sidewalk? Can you please provide them?
8. How large is the drivable roadway now on Laham/Fleetwood and what would the drivable roadway size be with sidewalks?

[redacted]

From: Tom Petersen [redacted]
Sent: Tuesday, September 9, 2025 2:41 PM
To: Ben Jore; Aaron Ditzler
Cc: Zhanna Petersen
Subject: Re: Road Construction 2026 Info session addl questions

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Thank you. We look forward to meeting with you next week.

From: Ben Jore <BJore@EdinaMN.gov>
Sent: Tuesday, September 9, 2025 2:14 PM
To: Tom Petersen [redacted]; Aaron Ditzler <ADitzler@EdinaMN.gov>
Cc: Zhanna Petersen [redacted]
Subject: RE: Road Construction 2026 Info session addl questions

Hi Tom,

Per our conversation and the weather, I have postponed our site visit with you until Tuesday the 16th at 2:30pm. If this time does not work for you please let me know a few times that do and we can schedule accordingly.

Thanks
Ben

Ben Jore, Senior Project Engineer
952-826-0321
7450 Metro Blvd. | Edina, MN 55439
BJore@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Tom Petersen [redacted]
Sent: Thursday, September 4, 2025 10:21 AM
To: Ben Jore <BJore@EdinaMN.gov>; Aaron Ditzler <ADitzler@EdinaMN.gov>
Cc: Zhanna Petersen [redacted]
Subject: Re: Road Construction 2026 Info session addl questions

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That's great. We look forward to the conversation. Our neighbor, Laurel, has also expressed her desire to ask questions and may join us, if that is OK.

Thanks again.

Tom

From: Ben Jore <BJore@EdinaMN.gov>
Sent: Thursday, September 4, 2025 8:43 AM
To: Tom Petersen [redacted]; Aaron Ditzler <ADitzler@EdinaMN.gov>
Cc: Zhanna Petersen [redacted]
Subject: RE: Road Construction 2026 Info session addl questions

Hi Tom,

Aaron and myself will plan to stop by Tuesday the 9th at 2:30pm.

Thanks
Ben

Ben Jore, Senior Project Engineer
952-826-0321
7450 Metro Blvd. | Edina, MN 55439
BJore@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Tom Petersen [redacted]
Sent: Thursday, August 28, 2025 11:18 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Cc: Zhanna Petersen [redacted]; Ben Jore <BJore@EdinaMN.gov>
Subject: Re: Road Construction 2026 Info session addl questions

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I work from home, so please feel free to drop by when you're available. I'll make time to talk.

Tom

From: Aaron Ditzler <ADitzler@EdinaMN.gov>
Sent: Thursday, August 28, 2025 10:47 AM
To: Tom Petersen [redacted]
Cc: Zhanna Petersen [redacted]; Ben Jore <BJore@EdinaMN.gov>
Subject: RE: Road Construction 2026 Info session addl questions

Tom,

Thank you for reaching out. I think it would be helpful if we met with you at your property and looked at things in person. We're available generally between 8 AM and 5 PM starting Thursday September 4. Are there a couple dates and times that work for you?

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Tom Petersen [redacted]
Sent: Wednesday, August 27, 2025 12:46 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Cc: Zhanna Petersen [redacted]
Subject: Re: Road Construction 2026 Info session addl questions

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Adding pictures and another question about driveway. Would this be the first cut when considering concrete apron replacement?

On Wed, Aug 27, 2025, 12:07 PM Tom Petersen [redacted] wrote:

> Thank you and your cohorts for the info session and answering questions last night.
>
> It seemed that there were a lot of people concerned about sidewalks, so I didn't want to waste everyone's time with our specific situation.
>
> One of our main concerns, along with temporary parking on a dead end street, saving our old oak trees in the ROW, retaining wall replacement/creation, are how much our yard may be damaged by replacing/repairing storm drains/sewer lines. I believe we have an easement where the lines--both sewer and storm--run through our property from the cul-de-sac on Wexford Rd to Gleason. I noticed during your presentation a new slide that proposes the work done for these (could not find the presentation on the website). I've spoken to crews that were surveying in order to locate man-hole covers while they were inspecting the sewer with camera, etc. Although I understand design has not started, I'm guessing there may be preliminary results from the inspections that you will use to determine the extent of pipe removal/replacing or sleeves required to damaged/old pipes, but since our pipes are less than 20 years old could it be minimal? Is it possible to provide more detail on the extent of the work for this specific part of the project so we can be prepared for the December meeting and next year's work?
>
> Thanks.
>
> Tom Petersen
> 7032 Wexford Rd
> [redacted]

[redacted]

From: Aaron Ditzler
Sent: Monday, September 8, 2025 3:13 PM
To: [redacted]
Subject: Better Together Edina / Prelim Market Benefit Reports

Pat,

Responding to your voice mail, see the project website, and specific post referencing the market benefit reports below.

https://www.bettertogetheredina.org/prospect-knolls

https://www.bettertogetheredina.org/prospect-knolls/news_feed/informational-presentation-and-reference-documents

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

[redacted]

From: Aaron Ditzler
Sent: Monday, September 8, 2025 8:26 AM
To: 'Missy Duffy'
Subject: RE: 6001 Dublin Cir - Private Utilities

Good news Missy, thank you for the update.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: Missy Duffy [redacted]
Sent: Saturday, September 6, 2025 4:15 PM
To: Andrew Reinisch <AReinisch@EdinaMN.gov>; Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: 6001 Dublin Cir - Private Utilities

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Thank you Aaron and Andrew for your quick follow-up. Someone from the cable company was here the same day and finished the following day. Appreciate your help -

Missy Duffy

> On Sep 4, 2025, at 3:15 PM, Andrew Reinisch <AReinisch@EdinaMN.gov> wrote:
>
> Hello Missy,
>
> I am Andy Reinisch, and I work with the private utility companies on these permits. I reached out to the project manager for this permit and he informed me that these lines were supposed to be buried last week. Due to issues with the utility locating companies, they were delayed in burring these lines until the locates were completed. The current schedule is to get these lines buried either tomorrow or Monday at the latest. Once the lines are buried, turf restoration efforts should begin. Please feel free to reach out to me directly if you have any questions or issues with this work.
>
> Thank you,
>
> <image001.gif>
> **Andrew Reinisch, Engineering Technician**
> 952-903-5728 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> AReinisch@EdinaMN.gov | EdinaMN.gov
>
> *Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.*

From: Aaron Ditzler <ADitzler@EdinaMN.gov>
Sent: Thursday, September 4, 2025 2:29 PM
To: Missy Duffy [redacted]
Subject: 6001 Dublin Cir - Private Utilities

Got it Missy. We'll reach out to the private utility and try to push this forward to completion.

Thank you.

<image001.gif>

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Missy Duffy [redacted]
Sent: Thursday, September 4, 2025 2:01 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Project

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron - Thanks so much for listening today and helping us resolve this issue.
Missy Duffy
6001 Dublin Circle
[redacted]

<image002.jpg>

<image003.jpg>

<image004.jpg>

<image005.jpg>

<image006.jpg>

<image007.jpg>

Sent from my iPhone

[redacted]

From: [redacted]
Sent: Friday, September 5, 2025 2:44 PM
To: Aaron Ditzler
Subject: Re: Undergrounding Utilities

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No need. She's my next door neighbor and I obviously know her well. I already sent her a copy of the email exchange I had with you. I would have carbon copied her on what I sent you but I thought she might laugh at me for not having her experience. And I just wanted to say what I wanted to say. Thanks. [redacted]

Get Outlook for Android

From: Aaron Ditzler <ADitzler@EdinaMN.gov>
Sent: Friday, September 5, 2025 2:41:45 PM
To: [redacted]
Subject: Undergrounding Utilities

[redacted]

Can I share your address with [redacted] She wants to take a lead role in undergrounding utilities on behalf of the neighborhood. You noted your interest in your email below.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: [redacted]
Sent: Thursday, September 4, 2025 6:04 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Parkwood Knolls Street Project Feedback

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Thank you for your reply. [redacted]

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From: Aaron Ditzler <ADitzler@EdinaMN.gov>
Sent: Thursday, September 4, 2025 6:30:46 PM

To: [redacted]
Subject: RE: Parkwood Knolls Street Project Feedback

[redacted]

See my responses below in red.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: [redacted]
Sent: Monday, September 1, 2025 11:55 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>; Ben Jore <BJore@EdinaMN.gov>; Chris Moore <CMoore@EdinaMN.gov>
Subject: Parkwood Knolls Street Project Feedback

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aaron & team,

I live at [redacted]

Thank you for the presentation last week about the Parkwood Knolls street upgrade. Similar to a few others I do not recall getting a survey about this project, so please accept this as my feedback based on what I know so far.

First off, this was all new to me having recently moved here, I have owned perhaps 10 homes in other cities and never paid for a road outside taxes. It is bizarre concept.

Several Minnesota cities use special assessments to fund roadway reconstruction, but not all of them do. Minneapolis, Saint Paul, Bloomington, Brooklyn Park, Burnsville, Crystal, Maple Grove, Woodbury, etc. levy assessments. Each City Council decides how to fund these projects. Edina's decided in the 1990's to assess.

I also want to thank you for your work on this, while I may not agree with aspects of the project I am not trying to say I know how to do your job. I would simply like my points to be heard and addressed.

My feedback:

1. The 2015 plan that was referred to several times does not say which streets should have sidewalks and not. It is clear that everyone who attended the meeting does not want sidewalks as part of this plan, and yet the City will fund those, instead of contributing more to the costs of the streets. Seems like a strange way to respond to the people who pay taxes and live here - the people you technically work for.

a. The Pedestrian & Cyclist Safety (PACS) fund was approved by the City Council exclusively for specific improvements to the City's non-motorized transportation network.

b. Engineering does not have authority to decide to use PACS funds to fund roadway improvements. In November when we have the Better Together Edina testimony page set up, feel free to post these questions to the City Council. You will receive a mailing about the hearing and ways to contribute testimony.

2. I would like to know which firm was used to determine the value increases noted from this project? How many bids were solicited? What was the scoring rubric? Who else bid? Has this firm been used in prior projects? Are the any disclosed conflicts of interest with that firm and any staff of the City, elected or otherwise? Is there data from any prior projects they have done that suggested their value estimates are accurate, for example property sales post new street installations?

    a. Here is a link to the reports.

        1. https://www.bettertogetheredina.org/prospect-knolls/news_feed/informational-presentation-and-reference-documents

    b. The appraisal firm was a direct select.

    c. This firm has prepared preliminary market benefit studies for the last five years or so.

    d. I see no conflict of interest. Feel free to review the certification section in the report.

    e. I have no sales data pre and post reconstruction projects.

3. The ratios of 0.5, 1.0 etc., seem arbitrary. I see lots in areas that are 0.5 that are nearly as large as mine and with similar frontage. Some examples:
    a. 7005, 7009 and 7017 Lee Valley Cir.
    b. 7008, 7012, 7016, 7020 Weston Cir.
    c. 7221 Tara Rd.
    d. 7100. 7001 Shannon Dr.
    e. 5721, 7315, and 7305 Kemrich Dr.
    f. Even some lots across the 'water tank' field from me 6013, 6009, 6005 Dublin Cir.
    g. I could go on, but I think you get my point. Please explain the math behind these seemingly arbitrary ratios.
    h. Please consider a formula based on lot size and frontage that is proportional and transparent, but I do not think people with corner lots should be double charged (i.e. maybe include half their total frontage).
        1. Residential equivalent units (REU) is based on a single-family lot, regardless of lot front footage or lot area.
        2. The properties with 0.5 REU will be assessed the remaining 0.5 REU when W. 70th St and Dewey Hill Road are reconstructed.
        3. The Dublin Road and Tara Road 0 REU properties are not developable lots.
        4. Engineering does not have authority to vary from the assessment policy noted here.
            1. https://www.edinamn.gov/DocumentCenter/View/11369/Assessment-Policy-Dated-July-21-2021

4. There is a massive disincentive to this project happening in 2026 vs. 2027 or 2028 and so on. The sliding scale, which I think you said council came up with, lacks any rational justification. Of course we all want our roads to be done later, the City created that disincentive. There was no clear rationale given for why Parkwood Knolls now vs. later. The only rationale provided was it is costing the City too

much to maintain the roads and there are at least two water pipe issues. I think you need to come up with more than that. Those two items are specifically your problem to address within the taxes we already pay. Please explain why Parkwood Knolls now vs. later?

a. The pavement ratings average for Prospect Knolls is the lowest in the City for local (low volume) streets.

b. See slide 5 from the presentation.

1. https://www.bettertogetheredina.org/29140/widgets/100710/documents/71889

5. If for example you need to replace the water pipe in Dublin Cir. which you mentioned, you should pay for the road directly being replaced to support that activity and deduct it from the TOTAL project. Same with any other roads to be replaced to upgrade/repair water pipes - my own street may also be like that. That would make more sense. I am not saying I should pay nothing, I am saying we should ALL pay bit less, and the City more.
   a. The pavement ratings for Prospect Knolls is the lowest in the City for local (low volume) streets. We're taking advantage of the roadway recon to take care of utilities as well.

6. I heard that we are now paying a tax for future roads, and in addition this assessment, and we may also pay higher taxes if you raise the home values per the aforementioned value survey. This will be a point of contention for clear reasons:
   a. You hired the consultant.
   b. Given you want us to pay now, we should not also be charged now for the future roadways, rather only after 2035.
   c. And some assurance should be provided the value increase will not be used for property tax increases.
      1. Again, Engineering does not have authority to vary from the assessment policy noted here.
      2. The assessing department determines property values for use in property taxes independently of what Engineering is doing with the market benefit reports.

7. I would like to know what it would cost for the electric and utilities etc. to be buried when this project happens. This is a one-time opportunity to do that.
8. I would also like to know about street lights. My street is pitch black, no light within a block each way. At least have a consultant do a quick safety assessment for the project to make sure the roads are safe. That I think is the City's job.
   a. Data from the Police Dept shows only 1 safety incident in this block in the last ten years, which was a driver fleeing police.

   b. A street light could be added on [redacted] on two conditions.

      1. The adjacent property owners would be required to pay for the street light. Typical costs for a street light are approximately $10k per light.

      2. A petition would need to be signed by all adjacent property owners saying they want the light and will pay for it. If one property doesn't sign it, a light will not be added.

         1. https://www.edinamn.gov/DocumentCenter/View/906/Petition-Form-PDF

9. I think given there are some issues here you may want to make the project better for all in a few simple ways:

a. Review your 0.5, 1.0 allocation methodology and consider something more math/planning based and fair.
b. Review why we are paying for this project what appears to be at least twice, maybe 3 times - future road taxes already in place, and this assessment and the potential additional future property tax increase.
c. Eliminate the sideway from the project and apply that saving to lower the total cost.
d. The City should pay to bury the electrics and utility and make the whole neighborhood look better.
e. The City should make sure the street lights are safe and put new ones where needed at the same time.
f. The City should pay for any road cost where water lines are being upgraded (for the benefit of a much wider area I'd add as these pipes also distribute water for you, outside Parkwood Knolls).

As a final point, not specifically about this project - but clearly related to overall taxation which this is all about - I am surprised and concerned with what I have heard about the new fire station which I understand all residents are paying for. and may partly contribute to an up to 10% tax increase this year (3x inflation I might add). As you know many cities charge developers for such investments. In Edina for some reason this does not seem to be the case, rather on the opposite end of the scale my neighbors tell me you give tax incentives to get new projects built. If this is the case you need to stop giving away our money and stop giving away the best real estate in the state. You are being duped in my view. Companies build to make money and all you are doing is giving them more. I know you want lower cost housing and density. There are lots of state and Fed. programs for that - stop burdening us and I might add making our neighborhood unaffordable and driving down the property values you claim to be increasing. Taxes and assessments drive values down, NOT UP.

a. Feel free to reach out to Economic Development Department or the City Manager that can better respond to your comments.

1. https://www.edinamn.gov/1920/Economic-Development
2. https://www.edinamn.gov/directory.aspx?eid=27

While I am fine with you summarizing my content into your overall community feedback notes, I do NOT consent to your posting my name, address and/or personal information on your web site or any other materials.

I look forward to your reply and thank you for your consideration. Please feel free to reach out to me if you have any questions.

Respectfully,

[redacted]

[redacted]

From: Aaron Ditzler
Sent: Friday, September 5, 2025 2:37 PM
To: [redacted]
Subject: Undergrounding Utilities

Jeff,

Can I share your address with Rhonda Bland at 7000 Kerry Road? She wants to take a lead role in undergrounding utilities on behalf of the neighborhood. You noted your interest on your comment card.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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[redacted]

From: Jamie Glover [redacted]
Sent: Wednesday, September 3, 2025 3:51 PM
To: City Council
Cc: Aaron Ditzler; Francis Glover
Subject: 2026 Prospect Knolls A/C/D Road Project - Fleetwood Drive

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Hovland and Members of the City Council,

We are writing to share our concerns regarding the planned reconstruction of **Fleetwood Drive** as part of the Prospect Knolls A/C/D Neighborhood Roadway Reconstruction project.

Our neighbors have come together to align on a common set of concerns and requests, which are outlined at the bottom of this email. However, I first wanted to share some of my personal concerns so you could hear some real examples of why we are reaching out on this issue.

Our street, Fleetwood Drive, is a very steep and curvy street. Our concern is that narrowing the street (to accommodate a sidewalk) will be uniquely problematic given the nature of our street and will make it less safe. Our specific safety concerns are regarding:

- **Ice & Slipping** -- we rely on our amazing Edina snowplows to make our street even somewhat walkable in the winter months. Given how steep it is, any ice build-up is a significant safety concern. We are intimately familiar with this because we walk our kids up the street every morning to the bus stop (and even a freshly plowed & salted Fleetwood Dr is hard to walk in the winter, given the steep grade). If snow & ice removal on our steep street rely on residents to remove, people will inevitably still try to walk on the now-narrower streets (see next bullet for the concern on narrower streets) -- defeating the purpose. In fact, our street is so steep and slippery that our Creek Valley school bus had to put their most experienced driver on our route last year (as the prior driver was getting stuck on the ice) to navigate our hills in the winter, and the bus has re-routed to going up the adjacent street (Lanham Lane) which is less steep.
- **Narrower Streets = Even Worse Sightlines** -- our street has horrible sight lines, with the hill + curves combination. Even with the width that our street is at today, drivers struggle to see around and navigate if there is even one car parked on one side of the road. Given the unique nature of our street, I'm worried that driving and biking (see next bullet) will be less safe with narrower roads.
- **Bike Safety** -- I think this change will make the street less safe for bikers, as they will use the now narrower roads with even worse sightlines. My son plans to bike to Valley View, starting next year, and this is a big concern for me even with the roads as wide as they are today. The sightlines are a current issue that make our street feel less than ideal for bike safety, and I think a narrower road will make it worse.

Our family walks or bikes on Fleetwood Drive nearly everyday. We walk for exercise, and we bike to get to 70th&Cahill or to Braemar or to the High School/Valley View/Creek Valley schools.

When we bought our house in 2020 and first learned that a sidewalk was being planned for our street, we thought we would love that addition (as we generally do prefer sidewalks for walking!). **However, now that we live here and navigate the street everyday, we think the unique nature of the street is noteworthy -- and**

that the proposed change would actually make the above existing issues with the street even worse, not better.

We outline seven requests of the City council prior to approving the road reconstruction project. We stand with many neighbors on this issue and these requests.

We are happy to present our letter and our requests in a City council meeting should you prefer an on-the-record conversation and meeting.

Our requests:
1. Visit the site to meet with residents, to visualize, and to understand the unique nature of Fleetwood Drive.

2. Listen/watch the Q&A portion of the Neighborhood Kick-off Meeting.

3. Retain 30-ft width **unless** safety data specific to Fleetwood supports narrowing.

4. Exempt Fleetwood from sidewalks **unless** a full design and risk analysis supports the safety and practicality of the sidewalks on Fleetwood.

5. Exempt Fleetwood from sidewalks given driveway access issues **unless** a full design supports that residents will be able to access their properties.

6. Require updated appraisals in accordance with Minnesota statutes using complete designs and utilizing valid comparable neighborhoods depicting the market data prior to and after road reconstruction projects.

7. Perform a new neighborhood survey specific to Fleetwood drive regarding driving, biking and pedestrian concerns.

We look forward to your reply.

Thank you,
Jamie and Fran Glover
7201 Fleetwood Drive

Cc: Aaron Ditzler, Assistant City Engineer and Project Lead

[redacted]

From: Matt Melsen [redacted]
Sent: Wednesday, September 3, 2025 9:14 AM
To: City Council
Cc: Aaron Ditzler; Kristina Melsen
Subject: 2026 Prospect Knolls A/C/D Road Project - Fleetwood Drive
Attachments: 7108 Fleetwood Drive - Letter of Concern.pdf; 7108 Fleetwood Drive - Letter of Concern - Cover.pdf

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Mayor Hovland and Members of the City Council,

Attached is a detailed letter from our household regarding the 2026 Prospect Knolls Road Reconstruction Project - specifically as it relates to Fleetwood Drive. We have also included a summarized, cover letter - in case you prefer to start with a summary.

We outline seven requests of the City council prior to approving the road reconstruction project. We stand with many neighbors on this issue and these requests.

We are happy to present our letter and our requests in a City council meeting should you prefer an on-the-record conversation and meeting.

Our requests:
1. Visit the site to meet with residents, to visualize, and to understand the unique nature of Fleetwood Drive.

2. Listen/watch the Q&A portion of the Neighborhood Kick-off Meeting.

3. Retain 30-ft width **unless** safety data specific to Fleetwood supports narrowing.

4. Exempt Fleetwood from sidewalks **unless** a full design and risk analysis supports the safety and practicality of the sidewalks on Fleetwood.

5. Exempt Fleetwood from sidewalks given driveway access issues **unless** a full design supports that residents will be able to access their properties.

6. Require updated appraisals in accordance with Minnesota statutes using complete designs and utilizing valid comparable neighborhoods depicting the market data prior to and after road reconstruction projects.

7. Perform a new neighborhood survey with proper distribution measures and improved, fair survey methods.

We look forward to your reply.

[redacted]

From: Aaron Ditzler
Sent: Tuesday, September 2, 2025 5:15 PM
To: 'Nicole Danielsen'
Cc: James Hovland; Andrew Scipioni
Subject: RE: Neighborhood Safety Concern – Request for Prospect Knolls Project

Nicole,

See response below following discussion with our Transportation Planner, Andrew Scipioni.

- On-street pedestrian facilities are not recommended by the City's Pedestrian and Bicycle Master Plan, nor are they an industry best-practice. They are most often used as a temporary treatment before an agency constructs a permanent sidewalk.
    - Providing an on-street facility along Shannon Drive would require either widening the entire roadway section (resulting in more construction impacts to adjacent properties) or removing parking on one side of the street.
    - Providing an on-street facility along Lee Valley/Down/Kerry/Dublin/Antrim may be additionally difficult due to the sharp curves and additional space required for vehicle turning movements.
- Sidewalks on these streets are not recommended by the Pedestrian and Bicycle Master Plan. If there has been broader community feedback requesting sidewalks in this area, we could discuss the feasibility.
    - Adding sidewalks to these streets would also require either widening the entire section or removing parking on one side of the street.
    - Sidewalks are funded by the PACS Fund, which has a limited annual budget. Adding these sidewalks all the way to 70th St would significantly increase the cost to the PACS Fund and therefore reduce our ability to construct recommended multi-modal improvements elsewhere in the city.
    - These sidewalks would add maintenance responsibility to the adjacent property owners per the City's current policy.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Nicole Danielsen [redacted]
Sent: Wednesday, August 27, 2025 9:46 AM
To: James Hovland <JHovland@EdinaMN.gov>; Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Neighborhood Safety Concern – Request for Prospect Knolls Project

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Hovland and Aaron,

I hope this note finds you well. As you consider the upcoming Prospect Knolls project, I'm reaching out on behalf of families in our neighborhood with a request to improve pedestrian safety. We encourage that this project includes coordination with the school district, since many of the walkers in this neighborhood are students, and their routes to bus stops and school should be factored into planning.

Specifically there's an opportunity along the stretch of road between Lee Valley Road and Kemrich Drive (by 7201-7205 Shannon). This spot is heavily wooded, curved, and has very limited visibility. Every morning and afternoon, children walk this route to get to and from their bus stop. Without a safe space for them to walk, it feels dangerous—especially with cars rounding the curves quickly. As you can imagine, this is made even worse in the winter when the road becomes narrower and pedestrians and cars are less stable on slippery roads.

A painted pedestrian lane would make a world of difference. It would give kids (and neighbors out walking) a clear, safer place to be, and it would remind drivers to be more mindful as they pass through. This could also be beneficial along the winding stretch of Lee Valley/Down/Kerry/Dublin/Antrim.

Thank you for considering this request. Our families truly appreciate your commitment to keeping our city safe and providing more opportunities to walk and bike, especially for our students. I'd be happy to connect further or gather support from other parents and neighbors if that would be helpful.

Warmly,
Nicole Danielsen
7100 Shannon Drive
[redacted]

[redacted]

From: Aaron Ditzler
Sent: Thursday, August 28, 2025 11:26 AM
To: 'R&M Carlson'
Subject: RE: Prospect Knolls project
Attachments: Contractors List Sewer Water.pdf

Richard,

You're welcome. See the attached contractor list. You could get your sewer service inspected any time, however I recommend holding off on any repairs until 2026, unless the repair is urgent.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: R&M Carlson [redacted]
Sent: Wednesday, August 27, 2025 3:56 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Prospect Knolls project

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron, thank you for last evening's informative presentation.

You mentioned that homeowners should have their sanitary sewer line inspected in advance of the project. We'd like to do that but wonder if it's too soon, should we wait until next spring?
And, you mentioned there is a list of contractors who can do this job, can we ask to receive that list?

Many thanks.
Richard and Mari Carlson
7020 Kerry Road

[redacted]

From: Aaron Ditzler
Sent: Monday, August 25, 2025 5:09 PM
To: 'Matt Melsen'
Subject: RE: Parkwood Knolls A/C/D

Thanks for the conversation, Matt. Let's touch base in mid to late January on the design at your driveway.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Matt Melsen [redacted]
Sent: Monday, August 25, 2025 2:49 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Parkwood Knolls A/C/D

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron -

Looking forward to the info night tomorrow night...and hoping to make the entire event.

I have two areas of concern which I'm hoping is addressed tomorrow. And, if not tomorrow, I'm curious when we'll learn more details in advance of City Council's review/approval.

(1) Sidewalk on Fleetwood. I'm curious on the thought process leading to the location of sidewalks. I'm open to sidewalks - but I'm very concerned given Fleetwood's unique elevation changes from west-to-east which leads to steep driveways 'as is' which simply can't get steeper (ours at 7108 Fleetwood Dr). I would imagine Fleetwood was originally picked in the Living Streets plan as it's the most direct connection -- but I doubt the topography was fully considered at that time. It simply doesn't seem economical (see below for more detail).

Our home is ~8-10 feet above the street leading to an extremely steep driveway 'as is'. It's likely the steepest in the neighborhood - but it's not alone in that it's steep (many homes have steep driveways). We already have a hard time getting in/out of our driveway without bottoming out...we simply can't lose any space. Based on my estimations, we have 4 feet to 'find' (~34 feet needed based on Living Streets guidelines less ~30 feet available).

Alternatively, Lanham seems like a much more viable option with a smoother west-to-east grade transition. While it's a longer route (leading to more cost), the smoother grade transition significantly reduces other costs (retaining walls) and qualitative factors (unmanageable slopes of driveways).

(2) Project grouping with Lee Valley/Down/Antrim/etc. -- will the neighborhoods within the project be split into different pools/groupings? Or will the costs be disclosed accordingly - so we can understand the impact of the grouping on our assessment? It doesn't feel right to group Fleetwood/Lanham/Shannon/etc. with Lee Valley/Down/Antrim/etc. - as they aren't homogenous streets. Lee Valley/Down/Antrim/etc. are larger lots and they are far more complex (curvy, hilly, etc.) and, thus, I am led to believe their REU is far greater than Fleetwood/Lanham/etc. By grouping, Fleetwood/Lanham/etc. is subsidizing the other neighborhoods.

Thank you for your time and consideration. If easier to discuss via phone, I'm available at [redacted]

Regards,
Matt Melsen
7108 Fleetwood Drive

[redacted]

From: Aaron Ditzler
Sent: Thursday, August 21, 2025 3:34 PM
To: James Hovland; Scott H. Neal
Subject: RE: internet cutoff at 7209 Shannon Dr.

Comcast submitted a permit to restore the cable at 7209 and Andy approved the permit today. Hopefully restored soon.

Sounds like there have been several false starts and scope of work misunderstandings on Comcast's end.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Scott H. Neal <sneal@EdinaMN.gov>
Sent: Thursday, August 21, 2025 10:24 AM
To: James Hovland <jhovland@hovlandrasmus.com>; Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: RE: internet cutoff at 7209 Shannon Dr.

We can lean on USI from a permitting perspective. But aside from expressing sympathy and empathy, we are limited on this. It's not our utility. We can't do a repair on their equipment.

Scott H. Neal, City Manager
952-826-0401 | Fax 952-826-0390
sneal@EdinaMN.gov | EdinaMN.gov

From: James Hovland <jhovland@hovlandrasmus.com>
Sent: Thursday, August 21, 2025 10:21 AM
To: Scott H. Neal <sneal@EdinaMN.gov>; Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: internet cutoff at 7209 Shannon Dr.

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received a phone call from homeowner Carrie Carter at the above address stating that USI has cut the internet connection to the house in the process of doing the USI work, but nothing has been done to repair the same and restore service. Carrie says she has discussed with Andrew from Engineering but nothing has been done. What can we do to assist her and get the internet connection re-established to her home? I think her phone number is [redacted]

James B. Hovland
Attorney at Law

[redacted]

From: Aaron Ditzler
Sent: Thursday, August 21, 2025 12:58 PM
To: James Hovland
Cc: Andrew Scipioni; Scott H. Neal
Subject: RE: OBJECTION TO A SIDEWALK
Attachments: Prospect Knolls ACD Proposed Sidewalk.pdf

Mayor Hovland,

This is related to a proposed sidewalk associated with our 2026 roadway reconstruction project in Prospect Knolls as referenced in the attachment.

We have an informational meeting with the residents on 8/26 at the Public Works building and the Public Hearing will be in December.

We'll remind the residents that there will be plenty of opportunity for feedback, and recommend they provide it on the Better Together website.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: James Hovland <JHovland@EdinaMN.gov>
Sent: Thursday, August 21, 2025 10:51 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>; Andrew Scipioni <ascipioni@EdinaMN.gov>; Scott H. Neal <sneal@EdinaMN.gov>
Subject: Fw: OBJECTION TO A SIDEWALK

Any idea what this is about? I don't recall any discussion about street or sidewalk work in Parkwood Knolls.

James Hovland, Mayor
JHovland@EdinaMN.gov
EdinaMN.gov

From: Eitan Medini [redacted]
Sent: Thursday, August 21, 2025 10:45:25 AM
To: James Hovland <JHovland@EdinaMN.gov>
Subject: OBJECTION TO A SIDEWALK

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I OBJECT TO A SIDEWALK IN FLEETWOOD DR

EITAN MEDINI

[redacted]

From: Aaron Ditzler
Sent: Monday, August 11, 2025 2:48 PM
To: 'Michael Lorberbaum'
Cc: Cohen, Melissa
Subject: RE: Prospect Knolls street reconstruction project

Michael,

Thank you for reaching out. Responses to your email.

1. The sidewalk decision will be made at the December 2025 City Council meeting, NOT at the informational meeting in August.
2. As far as influencing the sidewalk decision, we recommend speaking at the December 2025 City Council meeting. You can do this in numerous ways.
    a. In November prior to the meeting, webpage will be set up where you can write feedback which will be included in the City Council packet prior to the December 2025 City Council meeting.
    b. Speak in person at the CC meeting.
    c. Call in to the CC meeting.
    d. All of these will be included in the mailing you will receive in November for the December CC meeting.
3. The contractor will replace the impacted portion of your irrigation system at no additional cost to you.
4. The proposed 5-lf wide sidewalk will be for pedestrians. It's not recommended for bicyclists.
5. There would have to be a unique situation for Engineering to recommend a pedestrian facility on the street, and I don't see Fleetwood being that situation.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Michael Lorberbaum [redacted]
Sent: Friday, August 8, 2025 2:04 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Cc: Cohen, Melissa [redacted]
Subject: Re: Prospect Knolls street reconstruction project

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron,

I would like to express my strong desire to have the sidewalk somewhere other than my property. Adding a sidewalk will add meaningful and real costs from the reinstallation of our underground sprinkler system to annual snow removal to increases in insurance.

As a potential compromise, I would suggest removing the plan for a boulevard, putting this walking / biking path immediately next to the street, and paving the space instead of using cement. This is consistent with other walk/bike paths in Edina.

Based on the prior note, it sounds like this decision will be made in late August. What is the best way to influence this decision?

Thank you,

Michael

On Mon, Jun 30, 2025 at 12:30 PM Aaron Ditzler <ADitzler@edinamn.gov> wrote:

> Melissa,
>
> See responses below.
>
> 1. The City will provide an estimated assessment range, per single family lot, by late August.
> 2. We'll likely have the sidewalk side determined by late August.
> 3. Currently, property owners on local streets are responsible for sidewalk maintenance, including snow and ice.
>
> It's my understanding that:
> a. the property owners are responsible for panel replacement if for example there are large cracks or significant heaving.
> b. Public Works will determine if sidewalk repairs are necessary.
>
> Liability is always determined per situation/case on factors. If a property owner had gutters directed into sidewalk discharging water and causing ice buildup (homeowner caused issue) versus a snow event made the sidewalk have snow and ice accumulation even after duty of care to remove via shoveling or snowblower (homeowner did not cause issue and performed duty of care).
>
> Thank you.
>
> Aaron Ditzler, Assistant City Engineer
> 952-826-0443 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
> -----Original Message-----
> From: Melissa Cohen [redacted]
> Sent: Saturday, June 28, 2025 10:26 PM
> To: Aaron Ditzler <ADitzler@EdinaMN.gov>
> Cc: Ice - Michael Lorberbaum (husband) [redacted]
> Subject: Prospect Knolls street reconstruction project
>
> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron,

My name is Melissa Cohen. My husband (Michael Lorberbaum) and I live at 7100 Fleetwood Drive. Today we received the postcard informing us about the planned roadway project next year. We have a number of questions:

1. What is the anticipated total cost of the project and what is the anticipated assessment to our property? If you don't know yet, when do you expect to know?
2. Our house is on the southwest corner of Fleetwood Drive and Lanham Lane. We have a very long stretch of property along both roads. We saw in the plan that a new sidewalk is expected. It did not specify which side of the street the sidewalk would go on. Do you know which side?
3. If it's on our side of the street, we expect to end up with a very long stretch of sidewalk on our property, potentially on both the Lanham side and the Fleetwood side. Although we like the idea of a sidewalk in the neighborhood, we have concerns about how this will affect our property and our own expenses and liability. For example, would we have responsibility for maintaining the sidewalk if it degrades in the future? Would we have responsibility of snow removal? What happens if someone was injured on the sidewalk on our property, could they hold us/our homeowners insurance liable?

I appreciate you answering our questions. Also, I am sure other homeowners will have similar questions, so I hope to see more information and answers to these common questions posted publicly as well. I see there is a neighborhood meeting expected in September, but I think putting more information out to all homeowners sooner than later is much preferred.

Thank you,
Melissa Cohen
[redacted]

[redacted]

From: Aaron Ditzler
Sent: Thursday, August 7, 2025 10:59 AM
To: 'Abbey Serati'
Subject: RE: Prospect Knolls - fleetwood sidewalk construction

Abbey,

The assessment will be levied to each property owner in the neighborhood that is in the reconstruction area. The assessment amount is determined by the roadway project cost total, divided by the total number of residential equivalent units (REU) in the project area. A single-family home is 1 REU. We will notify property owners the assessment amount per REU.

I hope I answered your question. If not, let me know and I'll clarify.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: Abbey Serati [redacted]
Sent: Wednesday, August 6, 2025 3:39 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Prospect Knolls - fleetwood sidewalk construction

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Thanks for the quick response.

Are the assessment amounts paid for solely by the property owner? Or is it split between all the residents in the neighborhood?

On Wed, Aug 6, 2025 at 3:30 PM Aaron Ditzler <ADitzler@edinamn.gov> wrote:

> Abbey,
>
> Thank you for reaching out. Some notes:

1. You and the rest of the neighborhood will receive a postcard next week for an Information Meeting on 8/26 at the Edina Public Works Facility to learn more about the project.
2. We'll have formal sidewalk location recommendations on 8/26. Tentatively the sidewalk is proposed along the west side of Fleetwood Dr.
3. We'll have estimated assessment amounts on 8/26. The streets west of Shannon Drive with the larger lots may have assessment in $20k range. East of Shannon Drive, it's unlikely the assessment amounts will exceed $15k per property.

If property owners can't attend the meeting on 8/26, we'll post a video of the meeting on the project website in September https://www.bettertogetheredina.org/prospect-knolls.

Thank you.

Aaron Ditzler, Assistant City Engineer

952-826-0443 | Fax 952-826-0392

7450 Metro Blvd. | Edina, MN 55439

ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Abbey Serati [redacted]
Sent: Wednesday, August 6, 2025 11:00 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Prospect Knolls - fleetwood sidewalk construction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello-

Looking to find out more information regarding the sidewalk construction project for fleetwood drive. Neighbors have been talking about a 20k assessment for each household. As a property owner this is concerning. Any further information you can provide would be helpful. Thank you!

[redacted]

From: Aaron Ditzler
Sent: Friday, July 18, 2025 5:08 PM
To: [redacted]
Subject: RE: street reconstruction

John,

Following up on your email.

Concrete curb and gutter

Here are some reasons why adding concrete curb and gutter is a standard for roadway reconstruction projects and we don't plan to change for Prospect Knolls.

1. Pavement Edge / Structural Integrity
    a. Concrete curbs provide support to the asphalt pavement, reducing edge cracking, extending the pavement lifespan, reducing maintenance costs.
2. Enhanced Snow Plowing and Street Sweeping
    a. Curbs act as guides for snowplows and sweepers, improving efficiency and reducing the chance of plowing into lawns.
3. Defined Roadway Edges
    a. Improves uniformity of the road and helps maintain clear boundaries between the road and lawns.
4. Stormwater Management
    a. Curbs and gutters help collect and direct runoff efficiently to storm sewers or catch basins, reducing erosion and standing water on lawns.

Bicycles

A few notes:

1. It's not recommended that bicycles use the gutter next to the curb.
2. There is no history of bicycle vs. curb accidents.
3. We aren't recommending formal bicycle lanes in this neighborhood.
4. Like any other street without sidewalk, path or bike lane, bicycles should share the road with vehicles.

Roadway narrowing is a traffic calming strategy to help reduce speeds for increased safety for all types of roadway users.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Brandon Freeman <BFreeman@EdinaMN.gov>
Sent: Thursday, July 10, 2025 7:50 AM

To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Fwd: street reconstruction

This went to my junk mail. Can you respond?
Sent from my iPhone

Begin forwarded message:

From: John Elliott [redacted]
Date: June 26, 2025 at 7:17:24 PM CDT
To: Brandon Freeman <bfreeman@edinamn.gov>
Subject: street reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brandon:
There has been a lot of talk about making Edina more friendly to pedestrians and bikers, so I would like to see some truth in this. Prospect Knolls is on the schedule for next year. The plans call for barrier curbs and narrowing the streets. This will definitely make it LESS friendly to pedestrians and bikers. If this type of curb is bumped by a bike, there is a high likelihood of a crash. The street is already narrow for all the lawn service trucks (almost all property is professionally serviced) that get parked. There is a surprising number of 40 foot trailers that go through for construction equipment and delivery. Even your snow-plow driver asks me to talk to you, begging not to narrow the street. He says you will listen to me, as I have lived here since 1951.
We also have running, bicycle, and roller ski team that use the streets for practice on hills.
If the street edges move, then drains and mailboxes have to move, adding unnecessary expense.
Driving through Hilary LN, we see that where there is no curbing, the street drains fine, but where there is curbing, large puddles form. Today there are signs warning of water on roadway. This does not inspire much confidence is curbing.
I'm asking you, as Project Manager, for your help in a more reasonable reconstruction.
John Elliott
5904 Lee Valley Rd.

[redacted]

From: Aaron Ditzler
Sent: Thursday, July 10, 2025 4:06 PM
To: 'McCambridge, Cam'; Paul Gans; Ellen Hunter Gans
Subject: RE: Public Works - Weston Cir Road Reconstruction
Attachments: 20190911 Open House Postcard.docx; Mailing List.pdf

See attached Cam from 2019. This project has been in and out of the reconstruction queue over the years.

I can't seem to locate any more recent mailings at this time.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: McCambridge, Cam [redacted]
Sent: Wednesday, July 9, 2025 1:41 PM
To: Paul Gans [redacted] Ellen Hunter Gans [redacted] Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Public Works - Weston Cir Road Reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron, can you send us any and all communication regarding this construction that was sent to the homeowners and a timeline for when they were sent if possible? Thanks!

Cam McCambridge
Edina Realty
[redacted]

From: Paul Gans [redacted]
Sent: Wednesday, July 9, 2025 10:59 AM
To: McCambridge, Cam [redacted]; Ellen Hunter Gans [redacted]
Subject: Fwd: Public Works - Weston Cir Road Reconstruction

[EXTERNAL]

---------- Forwarded message ---------
From: **Aaron Ditzler** <ADitzler@edinamn.gov>

Date: Tue, Jul 8, 2025 at 4:00 PM
Subject: Public Works - Weston Cir Road Reconstruction
To: [redacted]

Paul,

It was nice speaking with you today. Let me know if you have any questions.

Thank you.

Aaron Ditzler, Assistant City Engineer

952-826-0443 | Fax 952-826-0392

7450 Metro Blvd. | Edina, MN 55439

ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Paul Gans [redacted]
Sent: Monday, July 7, 2025 12:28 PM
To: Edina Mail <mail@EdinaMN.gov>
Subject: Public Works - Weston Cir Road Reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

My name is Paul Gans. We just moved into 7016 Weston Cir and received the postcard about the reconstruction survey. Some of the neighbors let us know that there was a worksheet/estimator that was sent out prior to our arrival. Would it be possible to get a copy of that so that we can plan accordingly?

Thank you so much for your help!

Paul

--

Paul Gans
[redacted]

--
Paul Gans
[redacted]

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[redacted]

From: Katharine Nelson [redacted]
Sent: Tuesday, July 1, 2025 7:57 PM
To: Aaron Ditzler
Subject: Re: Prospect knolls roadway construction

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Thanks Aaron! It's a good opportunity and I'm sure people will be taking about it. Let me know if I can help in any way.

Thanks so much!

Katharine Nelson
[redacted]

> On Jul 1, 2025, at 2:54 PM, Aaron Ditzler <ADitzler@edinamn.gov> wrote:
>
> Katharine,
>
> Thank you for the invitation. I'll see if we can accommodate.
>
> Aaron
>
> Aaron Ditzler, Assistant City Engineer
> 952-826-0443 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
>
> -----Original Message-----
> From: Katharine Nelson [redacted]
> Sent: Sunday, June 29, 2025 7:03 PM
> To: Aaron Ditzler <ADitzler@EdinaMN.gov>
> Subject: Prospect knolls roadway construction
>
> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Hi Aaron,
>
> I wanted to invite you to the Prospect Knolls nite to unite party on 8/5. Neighbors come together from 6-8p on Tralee Drive. It would be a great opportunity to have you or someone come talk about the upcoming work. If you have any signage or fliers, I would be happy to set them out.
>
> Thanks!!
>

[redacted]

From: Aaron Ditzler
Sent: Monday, June 30, 2025 8:11 AM
To: 'Roger T'
Subject: RE: Sewer Replacement
Attachments: Utility Upgrade Letter Presidents.pdf

Roger,

See attached letter for our current reconstruction project which includes the contractor list. We typically mail this out in January after City Council formally authorizes the design phase of the project.

We do not recommend any private sewer / water upgrades that impact the roadway until 2026.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Roger T [redacted]
Sent: Sunday, June 29, 2025 3:47 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Sewer Replacement

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I received the survey for the Prospect Knolls roadway project. Where can I find the list of contractors that replace sewer lines?

Thanks

Roger Thomas
7109 Antrim Court

[redacted]

From: Jenna Tauchen [redacted]
Sent: Wednesday, June 25, 2025 3:01 PM
To: Aaron Ditzler
Subject: Re: Road construction inquiry

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Thank you, Aaron! This is indeed where I live. I'll look out for that postcard.

Best,
Jenna

On Tue, Jun 24, 2025 at 4:42 PM Aaron Ditzler <ADitzler@edinamn.gov> wrote:

> Jenna,
>
> Thank you for reaching out. Assuming you live in the attached area, your neighborhood is scheduled for roadway reconstruction in 2026. You should receive a postcard very soon with a link to the project webpage and a questionnaire. Construction will include:
>
> - Complete reconstruction of the roadway asphalt pavement,
> - Installation or replacement (likely) of concrete curb and gutter,
> - Replacement of a portion of the watermain and water services,
> - Improvements to the sanitary sewer and storm sewer systems, and
> - The project is funded by a combination of special assessments, property taxes, respective utility funds and the Pedestrian and Cyclist Safety (PACS) fund.
>
> Technically home sellers aren't required by law to disclose anything until after the public hearing, scheduled for December 2025, when the proposed assessment becomes pending to property owners. Sorry for the confusion, our surveyor had good intentions but misspoke.
>
> Aaron

Aaron Ditzler, Assistant City Engineer

952-826-0443 | Fax 952-826-0392

7450 Metro Blvd. | Edina, MN 55439

ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Jenna Tauchen [redacted]
Sent: Tuesday, June 24, 2025 1:52 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Road construction inquiry

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron,

I hope you're doing well! I recently bought a house in Edina and moved in last week, and I just talked with someone from your team who was surveying in my yard. He mentioned the upcoming construction that will take place on my road and asked if the sellers of my house mentioned this at closing, and they hadn't. He gave me your card and suggested I email you to see if/when the sellers would have been notified of this construction. I'm also curious to know the extent of the construction if you could share any details about that?

Thanks so much!

Best,

Jenna Tauchen

[redacted]

From: Kimberly Kritzer [redacted]
Sent: Tuesday, June 24, 2025 8:56 PM
To: Aaron Ditzler
Subject: Re: Street Project

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Thank you! I will share with our townhome board in case anyone is asking.

Kim

> On Jun 24, 2025, at 3:53 PM, Aaron Ditzler <ADitzler@edinamn.gov> wrote:
>
> Kim,
>
> Village Drive is scheduled for roadway reconstruction in 2026. You should receive a postcard very soon with a link to the project webpage and a questionnaire.
>
> Thank you.
>
> Aaron Ditzler, Assistant City Engineer
> 952-826-0443 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
> -----Original Message-----
> From: Kimberly Kritzer [redacted]
> Sent: Tuesday, June 24, 2025 12:45 PM
> To: Edina Mail <mail@EdinaMN.gov>
> Subject: Street Project
>
> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Hello,
>
> About 3 years ago I spoke to one of the engineers who said Village Dr. would be redone completely with curbs.
>
> We have extensive pot holes every year that get patched but of course that does not last long.
>
> Was this project delayed due to other pressing issues and any timeline for when it's on the books again?
>
> Thanks for your time!
>
> Kim Kritzer

[redacted]

From: Aaron Ditzler
Sent: Monday, June 23, 2025 3:17 PM
To: Dave Goergen
Subject: RE: 7005 Weston Cir - Survey Stake?

I called Molly. It's a survey control point for 2026 recon.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Dave Goergen <dgoergen@EdinaMN.gov>
Sent: Monday, June 23, 2025 1:42 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: 7005 Weston Cir - Survey Stake?

Hi Aaron,

Resident Molly Sikora, [redacted], called asking about a wooden stake with pink marks that was placed in their yard last week. Says they are the only property on the block with a stake, wondering what it is for. Something Engineering did?

Thanks,
Dave

Dave Goergen, Public Works Assistant Director
952-826-0312 | Fax 952-826-0392 | Cell 952-292-6225
dgoergen@EdinaMN.gov | EdinaMN.gov

[redacted]

From: Aaron Ditzler
Sent: Monday, June 23, 2025 8:54 AM
To: [redacted]
Subject: Undergrounding of Xcel Energy Infrastructure Process

Rhonda,

Following up on our conversation about the utility poles. Xcel Energy said they would NOT do only a portion of the neighborhood underground work, it would be ALL or NOTHING. Xcel Energy said they could provide a "very very rough" cost estimate if you prefer. Here is a summary of my conversation with Xcel Energy staff.

"Considerations can be vastly different based on terrain, existing infrastructure, necessity of procuring new easements, required carrying capacity of infrastructure, etc. so there isn't a good way to estimate general costs or information.

The costs for conversion of overhead spans of wire to underground average around $8,000 to 10,000 per span for single phase primary, and closer to $15,000 per span for three phase primary.

This is before we consider the conversion costs of infrastructure such as transformers, switchgear, etc., and also excludes conversion of individual residential services if they are overhead. Customers converting overhead services to underground more often than not have to work with a private electrician to verify that their meter socket is up to the current spec (socket has a lever bypass), and convert to a lever bypass meter socket if theirs is not up to spec.

Additionally, the customers would have to coordinate with the respective communications companies on the poles to convert their existing infrastructure from overhead to underground. These would be ADDITIONAL costs above and beyond the Xcel Energy costs. I'm not sure what the costs would be from a telecom perspective, but it's something that should also be considered.

For neighborhood scale design projects, Xcel generally would request a retainer fee for the required design time, would be at least $10k. This retainer would go towards the overall cost of the project if customers decide to proceed with the project, but would be held if the customers opt to not move forward after the calculation of the final project cost. "

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

[redacted]

From: rhonda bland [redacted]
Sent: Friday, June 6, 2025 7:05 AM
To: Aaron Ditzler
Subject: Re: 2026 - Prospect Knolls Roadway Reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Aaron.

I also appreciate your coming to meet with me and your following up with my concerns.

Rhonda Bland

> On Jun 4, 2025, at 5:30 PM, Aaron Ditzler <ADitzler@EdinaMN.gov> wrote:
>
> Rhonda,
>
> Attached are the following files:
>
> 1. The public hearing slide as we discussed, which is DRAFT. We'll run some vehicle turning movements and review your concern at the bumpout adjacent to your property with the Traffic Safety Committee.
> 2. Mapping showing utilities. Your water service is labeled in the map. Your sanitary sewer service is not shown. I presume it connects in a similar location to your water service.
>
> I'll reach out to Xcel Energy about power transition from overhead to underground at the cost of the property owners and the City Forester about the cottonwood tree as we discussed on 6/4.
>
> Thank you.
>
> Aaron Ditzler, Assistant City Engineer
> 952-826-0443 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
>
> -----Original Message-----
> From: rhonda bland [redacted]
> Sent: Wednesday, June 4, 2025 11:45 AM
> To: Aaron Ditzler <ADitzler@EdinaMN.gov>
> Subject: Rhonda Bland
>
> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>

[redacted]

From: Aaron Ditzler
Sent: Thursday, May 29, 2025 8:38 AM
To: 'Jeff Gisselbeck'
Subject: RE: Road reconstruction
Attachments: Driveway Apron & Reimbursement Exhibit.pdf

Jeff,

It's a great idea, and we appreciate you asking. Aesthetically, replacing your driveway with the project will provide a more seamless and consistent appearance.

See the attached example exhibit and the following notes.

1. We recommend getting at least two quotes.
2. Have an agreement with a private contractor and let the City know about your private driveway before the City's contractor installs the concrete apron.
3. The City will prepare a letter showing the reimbursement amount for the green area shown in the exhibit. Share this letter, including the amount, with your private contractor.
4. Your contractor will be responsible for removing your private driveway shown in the blue area.
5. Your contractor will install your new driveway in both the blue and green areas.
6. Your private contractor should email the City an invoice for the amount shown in the green area that matches the amount referenced in note 3 above.
7. The City will reimburse your contractor for the amount shown in the green area.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

-----Original Message-----
From: Jeff Gisselbeck [redacted]
Sent: Wednesday, May 28, 2025 11:30 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Road reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aaron, I was considering putting in a new cement driveway. I would like to do it about the same time the street is under repair. Good or bad idea? I know the more expensive parts of the driveway is the curb and apron at the end of the driveway. This part will be replaced by the road reconstruction project correct. Do you have any advice and or thoughts. How much of the driveway will the city take? Also the sidewalk will also need to be figured in the plan. Thanks Jeff

> On Apr 14, 2025, at 10:00 AM, Aaron Ditzler <ADitzler@EdinaMN.gov> wrote:
>

> Jeff,
>
> Yes, roadway reconstruction is scheduled for 2026 in your neighborhood, including Lanham Ln.
>
> A sidewalk is part of the pedestrian master plan and is proposed to occur with street reconstruction as shown in the attachment. Which side is undetermined. However, there would be one fewer roadway crossing if the walk is on the west side, so we will likely start are evaluation on the west side. The final determination will likely be made by fall 2025.
>
> The standard street width is 24-lf wide when sidewalks are installed. See attached for reference.
>
> Thank you.
>
> Aaron Ditzler, Assistant City Engineer
> 952-826-0443 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
> -----Original Message-----
> From: Jeff gisselbeck [redacted]
> Sent: Friday, April 11, 2025 10:24 AM
> To: Aaron Ditzler <ADitzler@EdinaMN.gov>
> Subject: Road reconstruction
>
> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Hello Aaron, I live at 7008 LANHAM LN. are we still on for road improvements for 2026 and is there a plan of what type of street will be built. Sidewalk ? Which side of the street? And when will that be determined Thanks Jeff
> <Prospect Knolls Sidewalk.pdf><Living_Streets_Typical_Section.pdf>

[redacted]

From: Jeff Gisselbeck [redacted]
Sent: Friday, May 23, 2025 10:54 AM
To: Aaron Ditzler
Subject: Re: Road reconstruction

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Thanks for the info.

On Tue, Apr 15, 2025 at 4:31 PM Aaron Ditzler <ADitzler@edinamn.gov> wrote:

> Jeff,
>
> The pedestrian and bicycle master plan was prepared with public input and a public hearing prior to formal publishing in 2016.
>
> https://www.edinamn.gov/490/Biking-Walking#:~:text=Pedestrian%20%26%20Bicycle%20Master%20Plan,lanes%2C%20shared%20lanes%20and%20sidewalks.
>
> Historically we don't prepare a questionnaire / survey for sidewalks that are already in the master plan.
>
> There will be ways to voice your opinion on sidewalks during the study phase of the project but the primary two will be at the December 2025 Public Hearing and / or a petition.
>
> Thank you.
>
> **Aaron Ditzler, Assistant City Engineer**
>
> 952-826-0443 | Fax 952-826-0392
>
> 7450 Metro Blvd. | Edina, MN 55439
>
> ADitzler@EdinaMN.gov | EdinaMN.gov

From: Jeff Gisselbeck [redacted]
Sent: Monday, April 14, 2025 11:44 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Road reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Aaron, Do the neighbors have any input if they wanted a sidewalk or not? did the city send out a survey ? Thanks

On Mon, Apr 14, 2025 at 10:01 AM Aaron Ditzler <ADitzler@edinamn.gov> wrote:

> Jeff,
>
> Yes, roadway reconstruction is scheduled for 2026 in your neighborhood, including Lanham Ln.
>
> A sidewalk is part of the pedestrian master plan and is proposed to occur with street reconstruction as shown in the attachment. Which side is undetermined. However, there would be one fewer roadway crossing if the walk is on the west side, so we will likely start are evaluation on the west side. The final determination will likely be made by fall 2025.
>
> The standard street width is 24-lf wide when sidewalks are installed. See attached for reference.
>
> Thank you.
>
> Aaron Ditzler, Assistant City Engineer
> 952-826-0443 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
> -----Original Message-----
> From: Jeff gisselbeck [redacted]
> Sent: Friday, April 11, 2025 10:24 AM
> To: Aaron Ditzler <ADitzler@EdinaMN.gov>
> Subject: Road reconstruction
>
> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron, I live at 7008 LANHAM LN. are we still on for road improvements for 2026 and is there a plan of what type of street will be built. Sidewalk ? Which side of the street? And when will that be determined Thanks Jeff

[redacted]

From: Aaron Ditzler
Sent: Tuesday, May 20, 2025 1:59 PM
To: 'John Lohmann'
Subject: RE: 7101 Tralee Dr
Attachments: Living Streets.jpg

John,

Yes. See the attached standard roadway section. 27' wide, no sidewalk, parking on both sides.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

-----Original Message-----
From: John Lohmann [redacted]
Sent: Tuesday, May 20, 2025 10:36 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: 7101 Tralee Dr

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Thanks Aaron
Does the city plan to shrink the width of the streets on this project?

John Lohmann
[redacted]

> On Apr 28, 2025, at 12:49 PM, Aaron Ditzler <aditzler@edinamn.gov> wrote:
>
> John,
>
> We'll prepare a formal estimated assessment range later this summer. My "unofficial and too early" estimated range $18,000 - $24,000 per lot.
>
> Thank you.
>
> Aaron Ditzler, Assistant City Engineer
> 952-826-0443 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> ADitzler@EdinaMN.gov | EdinaMN.gov

>
> -----Original Message-----
> From: John Lohmann [redacted]
> Sent: Monday, April 28, 2025 7:35 AM
> To: Aaron Ditzler <ADitzler@EdinaMN.gov>
> Subject: 7101 Tralee Dr
>
> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Hello Aaron, My wife and I are considering buying my parents house at 7101 Tralee Dr which is in the neighborhood to be reconstructed in 2026. Do you have any Idea what the assessment is going to be on that property?
> Thank you
>
> John M Lohmann
> [redacted]
> [redacted]
>

[redacted]

From: Aaron Ditzler
Sent: Tuesday, May 6, 2025 8:20 AM
To: 'Sjlenhardt'
Subject: RE: Street reconstruction

Sarah,

I would suggest 12-lf from the curb to be conservative.

Thank you.

-----Original Message-----
From: Sjlenhardt [redacted]
Sent: Monday, May 5, 2025 3:43 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Re: Street reconstruction

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Thanks for the info. I assume anything more than 10 feet neck from the curb should be (generally) unaffected?

Sarah

> On May 5, 2025, at 2:01 PM, Aaron Ditzler <ADitzler@edinamn.gov> wrote:
>
> Sarah,
>
> Roadway reconstruction will not be final until the Public Hearing in December 2025.
>
> You will have two options for your landscaping.
>
> - Do nothing and the City will replace impacted plantings with the project at the conclusion of construction at no additional cost to you.
> - Move the plants back 10 feet from their existing location yourself to avoid damage by construction.
>
> For reference, there is a sidewalk proposed between Dewey Hill Road and West 70th Street, including on a portion of Kemrich Dr. Which side is undetermined currently.
>
> Thank you.
>
> Aaron Ditzler, Assistant City Engineer
> 952-826-0443 | Fax 952-826-0392
> 7450 Metro Blvd. | Edina, MN 55439
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
> -----Original Message-----

> From: Sarah Lenhardt [redacted]
> Sent: Sunday, May 4, 2025 10:18 AM
> To: Aaron Ditzler <ADitzler@EdinaMN.gov>; Liz Moore <LMoore@EdinaMN.gov>
> Subject: Street reconstruction
>
> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Hello-
>
> We live in prospect knolls neighborhood - 5804 Kemrich drive. It appears we are slated for street reconstruction next year.
>
> I am wondering if this is officially decided or subject to adjustment (unsure when final decisions for next year project are made)?
>
> We have a large garden in our front yard nearish the street. What is the setback for the street reconstruction? We suspect we will need to start moving plants/garden so it is not destroyed during the project. We will likely start this process this summer so we have the move fully completed before the project starts next spring. Any details or decision timeline you could provide would be helpful.
>
> Thank you,
> Sarah Lenhardt

[redacted]

From: Aaron Ditzler
Sent: Wednesday, July 24, 2024 1:01 PM
To: Karin Stone
Subject: RE: Questions on Edina Future Street Reconstruction Projects

Karin,

Responses to your three questions.

1. The project is scheduled for 2026, including formal City Council approval in December 2025. Barring something unforeseen, the project is locked in.
2. The duration would be minimum 4 weeks, maximum 10 weeks, contingent on utility improvements. We haven't done any utility investigation yet.
3. Every property that has sole access from Village Drive will be assessed for the roadway work, whether they are directly on Village Drive or not. Payments for special assessments won't be due until October 2027.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Karin Stone [redacted]
Sent: Wednesday, July 24, 2024 7:24 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: RE: Questions on Edina Future Street Reconstruction Projects

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Aaron,

Based on the updated maps and an inquiry from Paul Nelson (son-in-law of one of our owners) to you, looks like Village Drive has been moved up to 2026. That's great news.

We are working on a major front project that includes waterproofing this year, and then new parking lot, drainage and sidewalks in 2025 or 2026. When we embarked on the project, we had 2029 or 2030 as the timing for the street so we didn't need to think about street access or an additional City assessment layered on top of special assessments we will need to do. So, I have a couple of questions:

1. When would schedule/timing be confirmed? I suspect early 2026?
2. For a project like Village Drive, how long would the actual work take?
3. How will the assessment for the street work given we are a condo building and there are also 36(?) townhomes which use Village Drive for access as well? I'm trying to get an order of magnitude plus timing for individual assessments so we know if we will be able to add anything more on top of it or have to delay our projects.

I'm happy to have a quick call if that is easier than email. And if someone else is best to answer these questions, please let me know.

Thanks,
Karin Stone
[redacted]

From: Aaron Ditzler <ADitzler@EdinaMN.gov>
Sent: Monday, June 12, 2023 3:42 PM
To: Karin Stone [redacted]
Subject: RE: Questions on Edina Future Street Reconstruction Projects

Karin,

Reconstruction of Village Drive, along with the streets in the attached map, has been postponed to 2029 or 2030, roughly.

I'll pass along to Public Works to review the pavement condition and patch as necessary. Unfortunately, an overlay between now and 2029/2030 is not planned as that could hinder the City's ability to levy special assessments.

Otherwise, a petition signed by property owners in the attached project area can be submitted for street reconstruction to potentially occur sooner.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Karin Stone [redacted]
Sent: Sunday, June 11, 2023 1:57 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Questions on Edina Future Street Reconstruction Projects

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Adam –

In preparation for our HOA Annual Meeting on June 15, I went out to the Edina website to look for updates to the reconstruction plans for Village Drive. At one point, the street was slated for 2022 (see the September 26, 2019 presentation). When we looked at the schedule last year, not only was the street not on the list for 2022, it had fallen off the entire five year schedule. Village Drive is still not on the five year chart dated March 2023.

The road is a bit like a lunar landing. Hard to see how it has even six years of life left in it. I know there will be questions at the meeting regarding plans for the street and what we can do to get Village Drive back on the schedule. What can you tell me that I can share with my fellow owners?

[redacted]

From: Aaron Ditzler
Sent: Friday, June 14, 2024 10:24 AM
To: Paul Nelson
Subject: RE: Village Drive replacing

Paul,

Thanks for reaching out. I hope you're doing well.

We typically lock in projects in the next 2 years so barring a major unforeseen change Village Drive will be reconstructed in 2026.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Paul Nelson [redacted]
Sent: Thursday, June 13, 2024 7:30 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Village Drive replacing

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aaron,

We worked together at SEH a few years back. I'm wondering when Village Drive (off Cahill) will be replaced or mill & overlay? It's in pretty tough shape and the map suggests it will be done in 2026.

Thank you.
Paul Nelson | Director of Business Development

Improving People's Lives by Building Better Communities

[redacted]

Donlar Construction is an AA M/F/Vet/Disability Equal Opportunity Employer

[redacted]

From: Edina Mail
Sent: Monday, November 27, 2023 8:25 AM
To: Andrew Scipioni; Nick Bauler
Subject: FW: Prospect Knolls Street Reconstruction

Good morning,

Who can assist??

Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | EdinaMN.gov

From: Roger T [redacted]
Sent: Thursday, November 23, 2023 6:01 AM
To: Edina Mail <mail@EdinaMN.gov>
Subject: Prospect Knolls Street Reconstruction

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

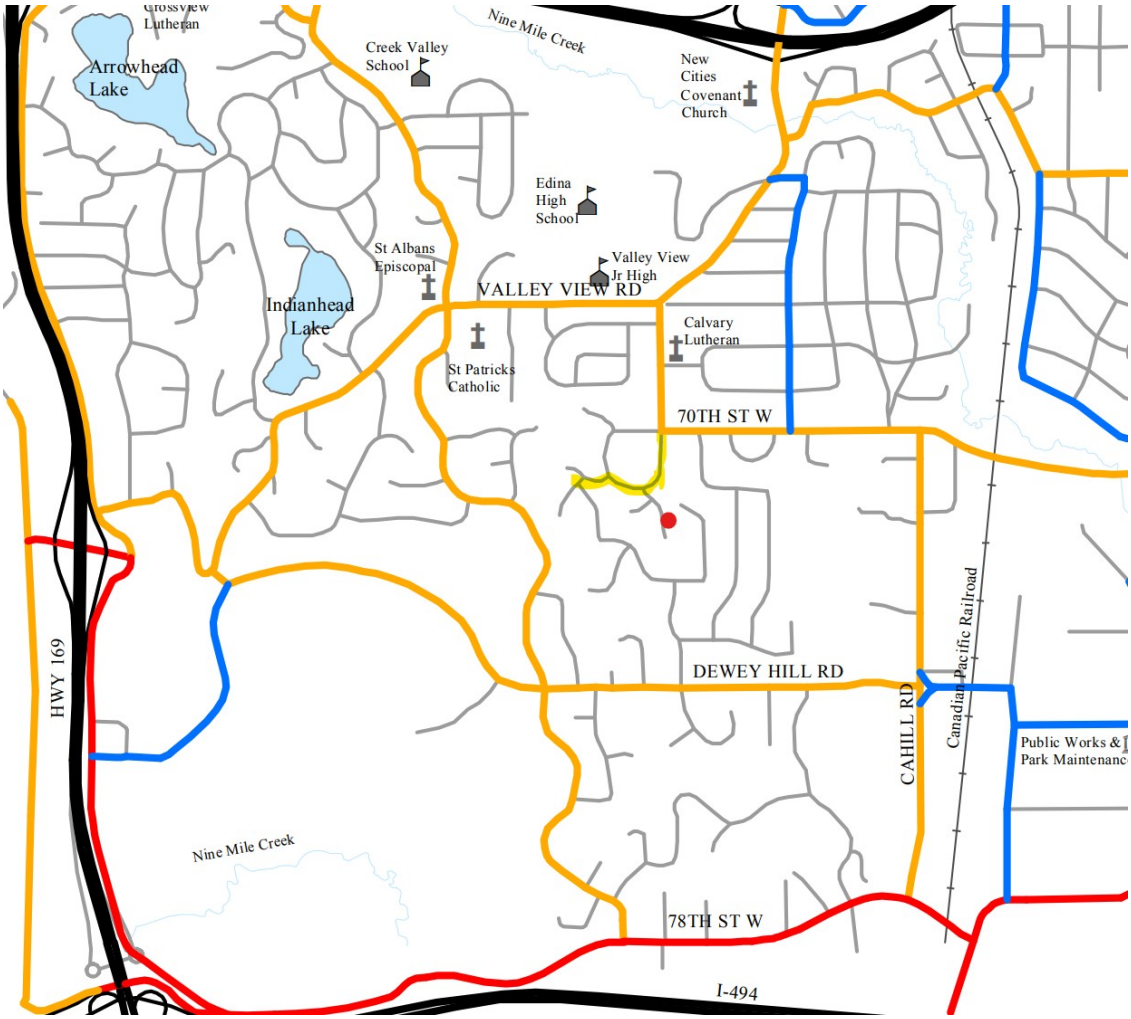
Dear Sir or Madam:

I live at 7109 Antrim Court and I was reviewing the Prospect Knolls Reconstruction Project and had a concern. I am glad that the roads are going to get repaired but I did not see a plan to add a sidewalk to Antrim Road. My oldest child goes to Valley View Middle School and is required to walk to school. She has to walk on Antrim road to get to school and this road is narrow, curved and has a lot of trees reducing visibility. Further there is a lot of traffic that uses this road for commuting and they drive fast leading to a dangerous area for children in my opinion. I feel like a sidewalk should be added to this road since children use it to walk to school. My children also do not have a good safe option to get a sidewalk on bikes that avoids that road if they want to ride to Cahill road or a friends house.

I have included a map below with the area of concern in yellow.

Sincerely:

Roger Thomas


Grossview Lutheran
Arrowhead Lake
Creek Valley School
Nine Mile Creek
New Cities Covenant Church
Edina High School
St Albans Episcopal
Valley View Jr High
VALLEY VIEW RD
Indianhead Lake
Calvary Lutheran
St Patricks Catholic
70TH ST W
HWY 169
DEWEY HILL RD
CAHILL RD
Canadian Pacific Railroad
Public Works & Park Maintenanc
Nine Mile Creek
78TH ST W
I-494

[redacted]

From: Chad Millner
Sent: Tuesday, July 25, 2023 3:01 PM
To: Terri Rovick
Subject: RE: Down Road update

Terri,

Thanks for the email. Great questions.

The street reconstruction project is tentatively scheduled for 2026. We do not have updated cost estimates at this time. We would have those in summer / fall 2025. The council did change the assessment policy so there should be a significant change in the assessments from the original calculation vs what you will see in 2025.

Thanks for the interest in the project,
Chad

Chad Millner, Director of Engineering
952-826-0318 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
cmillner@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

-----Original Message-----
From: Terri Rovick [redacted]
Sent: Tuesday, July 25, 2023 1:16 PM
To: Chad Millner <cmillner@EdinaMN.gov>
Subject: Down Road update

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chad,

I am an AZ residence but still do own my home on Down Road in Edina. A few years ago I attended the meeting regarding the upgrade to add curb, gutter and sidewalks to our area. I know it got postponed because of the expense. I am here for the summer/fall and wanting to hear about the lates test timeline and pricing. I know it was based on LOT size before. Is this still the case, and what do you ESTIMATE my lot would be? Hope you can help me out and answer some of these questions.

You were at my house a few years ago looking at a storm sewer we have in our back yard. You might remember. Long driveway off of Down Road.

Thanks for your time.

Terri and David Rovick
7100 Down Road

[redacted]

From: Liz Moore
Sent: Friday, September 16, 2022 2:26 PM
To: eitan medini
Subject: FW: Fleetwood Dr Edina MN

Good Afternoon,

See below.

This was my previous response to your email earlier this week.

Thanks,

Liz Moore
City of Edina Engineering

-----Original Message-----
From: Liz Moore
Sent: Tuesday, September 13, 2022 1:20 PM
To: eitan medini [redacted]
Subject: RE: Fleetwood Dr Edina MN

Good Afternoon,

1. This project has been canceled and is no longer occurring in the next 5 years due to high assessment estimates. We have established a new assessment policy as a result of the costs. The new policy can be found here: https://www.edinamn.gov/DocumentCenter/View/11369/Assessment-Policy-Dated-July-21-2021

2. There will be a sidewalk on Fleetwood but it has not been determined which side of the street the sidewalk will be on. It usually depends on which side has less impacts to existing infrastructure.

If you have additional questions, please reach out to Assistant City Engineer, Aaron Ditzler, at 952-826-0443.

Thank you,

Liz Moore
City of Edina Engineering

-----Original Message-----
From: eitan medini [redacted]
Sent: Tuesday, September 13, 2022 1:03 PM
To: Liz Moore <LMoore@EdinaMN.gov>
Subject: Fleetwood Dr Edina MN

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LMoor
I live in Fleetwood Dr Edina MN 55439
Please let me know here as a reply:
1. when the street project reconstruction Will be done in my street ?
2. Will this include sidewalk, cutting front yard and what side?
Thanks
Eitan Medini
Sent from my iPad

[redacted]

From: Ryan Danielsen [redacted]
Sent: Wednesday, August 17, 2022 5:17 PM
To: Aaron Ditzler
Subject: Re: Online Form Submittal: Contact Us

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Thanks for the clarification Aaron!

On Wed, Aug 17, 2022 at 4:25 PM Aaron Ditzler <ADitzler@edinamn.gov> wrote:

> Ryan,
>
> Thanks for your question. Here are the two options for removal of the asphalt pad:
>
> 1. Wait until street reconstruction occurs. The City won't remove it earlier.
> 2. Property owner removes the asphalt pad at your expense. No City permit is needed if the concrete curb remains in place.
>
> Thank you.
>
> **Aaron Ditzler, Assistant City Engineer**
>
> 952-826-0443 | Fax 952-826-0392
>
> 7450 Metro Blvd. | Edina, MN 55439
>
> ADitzler@EdinaMN.gov | EdinaMN.gov
>
> ---
>
> *Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.*
>
> **From:** Liz Moore <LMoore@EdinaMN.gov>
> **Sent:** Wednesday, August 17, 2022 6:59 AM

To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: FW: Online Form Submittal: Contact Us

Liz Moore, Engineering Admin Coordinator

952-826-0449 | Fax 952-826-0392

7450 Metro Blvd. | Edina, MN 55439

LMoore@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Ryan Danielsen [redacted]
Sent: Tuesday, August 16, 2022 6:35 PM
To: Liz Moore <LMoore@EdinaMN.gov>
Subject: Re: Online Form Submittal: Contact Us

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Thanks for the quick response Liz!

Is there any chance that schedule could be moved up. Could I have it removed myself?

-Ryan

On Tue, Aug 16, 2022 at 3:31 PM Liz Moore <LMoore@edinamn.gov> wrote:

> Hi, Ryan! Your street is scheduled for reconstruction in 2026 and that asphalt pad will be removed as part of that work. Please let us know if you have additional questions.

Thanks,

Liz Moore, Engineering Admin Coordinator

952-826-0449 | Fax 952-826-0392

7450 Metro Blvd. | Edina, MN 55439

LMoore@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, August 16, 2022 9:54 AM
To: Edina Mail <mail@EdinaMN.gov>
Subject: Online Form Submittal: Contact Us

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Contact Us

Messages will be responded to during regular business hours, 8 a.m. to 4:30 p.m. Monday through Friday. You can reach us via phone at 952-927-8861.

Police reports are not taken online. Criminal or suspicious activity should be called in to 911 so an officer may be dispatched to assist you and assess the situation.

Name	Ryan Danielsen
Email Address	[redacted]
Address	7100 Shannon Dr
City	Edina
State	MN

Zip Code	55439
Phone Number	[redacted]
Fax Number	*Field not completed.*
How did you find us?	Google
Message	Hi, We moved into our house last August. There is an asphalt turn around pad in the corner of our lot. My neighbor said that it was put in when our house was the last on the cul-de-sac and that the city would be removing it now that there is a turn around loop at the end of the extended cul-de-sac. Who can I talk to about this to find out if this is going to be removed, etc.? Thanks, Ryan

Email not displaying correctly? View it in your browser.

[redacted]

From: Aaron Ditzler
Sent: Tuesday, July 19, 2022 11:00 AM
To: Jimmy Sioris
Subject: RE: Lanham Ln

Jimmy,

The street reconstruction is now NOT scheduled to occur in the next 5 years.

The sidewalk is still part of the pedestrian master plan and is proposed to occur with street reconstruction. Which side is undetermined. However, there would be one fewer roadway crossing if the walk is on the west side, so we will likely start are evaluation on the west side.

Currently the City repairs irrigation systems at no additional cost to residents. Unless the City Council changes this in the future you could purchase irrigation and it would be repaired during the project.

See the revised assessment policy. As referenced on PDF page 6 of the link below, the assessments are being reduced every year by 5%. For example, a project in 2027 would get a 52.66% reduction of the assessment.

https://www.edinamn.gov/DocumentCenter/View/11369/Assessment-Policy-Dated-July-21-2021

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: Jimmy Sioris [redacted]
Sent: Monday, July 18, 2022 7:05 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Lanham Ln

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Aaron,

I hope this finds you well. We were slated to have a new sidewalk installed and our street reconstructed in 2023. I went to a seminar probably two years ago.

I went on the website and it appears we are now slated for 2026.

Is this correct? Are we still getting a sidewalk and do we know what side of the street it is on?

I'm all for all of it. I just need to know when. I want to install a sprinkler system and was instructed not to until the

project was completed. I don't know if I can make it another 3 summers with the hose.

Please let me know the plan. I assume also this is now part of the new tax plan where we are not on the hook for the full amount. I believe our taxes went up across the board to cover all Edina street projects.

Thanks in advanced for your help. If a call
Is easier, call my cell [redacted]

Thanks!
Jimmy

[redacted]

[redacted]

[redacted]

From: Terri Rovick [redacted]
Sent: Tuesday, June 7, 2022 10:12 AM
To: Chad Millner
Subject: Re: Down Road sign

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[redacted]. Cell

> On Jun 7, 2022, at 9:08 AM, Chad Millner <cmillner@EdinaMN.gov> wrote:
>
> Please provide a phone # so we can discuss. Probably easier with a call then email. Thanks
>
> Sent from my iPhone
>
>> On Jun 7, 2022, at 9:04 AM, Terri Rovick [redacted] wrote:
>>
>> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>>
>>
>> Chad,
>>
>> I have been gone so out to touch with the Down Road resurfacing project. I cant imagine that Down Road can last to 2026!!! It is in such poor shape. What did the city decide as far as the assessment, or is there somewhere I can read about this and see the schedule? Is it still based on LOT size?
>>
>> Hope you can help to answer some of my questions.
>>
>> Terri Rovick
>> 7100 Down Road, Edina, MN 55439
>>
>>> On Jun 1, 2022, at 6:47 AM, Chad Millner <cmillner@EdinaMN.gov> wrote:
>>>
>>> Thanks for the note. Nick will review the street sign issue and find the appropriate person to address it.
>>>
>>> We just completed the capital improvement plan. Your neighborhood is schedule for street reconstruction in 2026. If you would like to discuss this in more detail, please give me a call.
>>>
>>> Thanks,
>>> Chad
>>>
>>>
>>> Chad Millner, Director of Engineering
>>> 952-826-0318 | Fax 952-826-0392
>>> 7450 Metro Blvd. | Edina, MN 55439

>>> cmillner@EdinaMN.gov | EdinaMN.gov
>>> Stay informed about the City's response to COVID-19 at EdinaMN.gov/Coronavirus. Need a hand or want to help? Visit BetterTogetherEdina.org/COVID-19.
>>>
>>> Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.
>>>
>>> -----Original Message-----
>>> From: Terri Rovick [redacted]
>>> Sent: Tuesday, May 31, 2022 9:06 PM
>>> To: Chad Millner <cmillner@EdinaMN.gov>
>>> Cc: Mario Bradley [redacted]
>>> Subject: Down Road sign
>>>
>>> EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>>>
>>>
>>> Chad,
>>>
>>> Not sure your one to speak with about this, but hopefully you can help us out and/or forward to the correct person if necessary.
>>>
>>> My neighbor, Mario Bradley and I live on Down Road. At the bottom of our hill, Down Road there is a green street sign and a big yellow arrow pointing out the sharp curve. The vegetation is very overgrown around it, and not sure if this is the city or Marios property and responsibility, to clean it up so that the signs are visible?
>>>
>>> Also, what's the latest on the street improvements for our street? I've been gone all winter and not heard any updates.
>>>
>>> Many thanks,
>>>
>>> Terri Rovick
>>> 7100 Down Road
>>> Edian, MN. 55439
>>>
>>> Mario Bradley
>>> 7104 Down Road,
>>> Edina, MN. 55439
>>>
>>>
>>

[redacted]

From: Andrew Scipioni
Sent: Tuesday, April 12, 2022 10:43 AM
To: John Elliott
Cc: Aaron Ditzler
Subject: RE: survey
Attachments: Living Streets Plan (PDF).pdf; BA-458 PROSPECT KNOLLS ENG STUDY.pdf

John,

Thank you for your feedback on the survey. The decision on whether or not to narrow a street depends first on the condition of existing curb (if present) and the extent of underground utility work proposed. If the no curb is present or staff determines that the majority of the curb will be impacted by utility work, then staff recommends rebuilding the street per the design guidelines in the Living Streets Plan (attached). For most local streets, this means a 27-foot section (measured between the faces of the curb) with parking permitted on both sides. Secondly, the decision depends on the existing roadway conditions (primarily, width and available right-of-way). Reviewing the engineering study for Prospect Knolls A (the project that was proposed in 2019 but was rejected by Council), Table 1 on page 16 shows the existing and proposed widths for all the streets within the project area. Two-sided parked was recommended to remain on every street except for Kerry Road, which is too narrow to safely accommodate it.

The City's current practice is to install the auxiliary storm sewer lines (or sump draintile) where feasibility in reconstruction projects. This utility has valuable for properties that currently have sump drains discharging into the right-of-way as well as for future redeveloped properties that may want to address localized flooding.

The City standard for new curb and gutter is the insurmountable style, that is correct. This style is preferred by Public Works and Engineering for its advantages to snow plowing operations and stormwater management. In some areas of the project where the majority of the existing surmountable curb is in good condition and unlikely to be impacted (Antrim Court, Antrim Terrace, Dublin Circle, and parts of Shannon Drive), it was proposed to remain. The work you saw in Parkwood Knolls was most likely one of our scheduled overlays, which is a different type of pavement maintenance strategy than full reconstruction. With an overlay, only the condition of the pavement is addressed along with minor adjustments to existing curbing. When these streets come due for full reconstruction, staff will propose insurmountable curbs in areas without as we have done in the past. For example, Parkwood Road, Idylwood Road, and Knoll Drive between Schaefer Road and Blake Road were reconstructed in 2010 with insurmountable curb.

Please let me know if you have any additional questions.

Andrew Scipioni, Transportation Planner
952-826-0440 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ascipioni@EdinaMN.gov | EdinaMN.gov

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From: John Elliott [redacted]
Sent: Wednesday, March 30, 2022 2:01 PM
To: Andrew Scipioni <ascipioni@EdinaMN.gov>
Subject: RE: survey

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Hi Andrew:

I'm concerned that the questionnaire skirts the issues of what may really happen, or is using a backward question, rather than being straight.

No where does it ask a response to narrowing the street 3', only if the intersections are too wide.

It doesn't ask about how we would feel if parking is only allowed on one side, which may occur if the street is narrowed.

There are no questions about anyone wanting to hook up to an auxiliary storm sewer line. The surveyor said he only saw 2 lines, I think he missed another 2, but still that hardly makes it worth 3.2 miles of pipe, trenching, disturbance, and future maintenance.

And, when I was at the meeting, it was stated that the curbing had to be insurmountable concrete, the new Edina standard, which makes biking harder. Oddly, a couple of weeks later I'm in NW Edina, and they are repaving Parkwood. So how come it has surmountable asphalt curbing or less?

Can you explain why this is?

Thanks,

John Elliott, Prospect Knolls resident of 71 years.

From: Andrew Scipioni [mailto:ascipioni@EdinaMN.gov]
Sent: Monday, December 13, 2021 3:44 PM
To: john elliott
Subject: RE: survey

John,

Attached are the questions that were asked of property owners in the Prospect Knolls neighborhood in 2019. Please let me know if you have any questions.

Thanks,

Andrew Scipioni, Transportation Planner
952-826-0440 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ascipioni@EdinaMN.gov | EdinaMN.gov

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From: john elliott [redacted]
Sent: Monday, December 6, 2021 12:19 PM
To: Andrew Scipioni <ascipioni@EdinaMN.gov>
Subject: survey

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Hi Andrew:

Would you please send me a copy of the survey that was sent out a couple of years ago to the home owners regarding the Prospect Knolls road project?

Thanks,

John Elliott

[redacted]

From: Evan Acosta
Sent: Tuesday, August 31, 2021 7:06 AM
To: Zuleyka Marquez
Subject: Resident Question on Lanham Lane

Zuly,

Can you call John Bergstrom at [redacted]? He lives on Lanham Lane and was inquiring about Private utility work in the area. I am unfamiliar with this part of town!

Thanks,

Evan Acosta, Graduate Engineer
952-826-0448 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
EAcosta@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

[redacted]

From: Andrew Scipioni
Sent: Monday, August 16, 2021 2:04 PM
To: Carolyn Jackson
Cc: Scott H. Neal
Subject: RE: calendar of street reconstruction

Councilmember Jackson,

Generally, April at the earliest. The schedule is usually most dependent on the weather, as contractors can't haul in large pieces of equipment until spring load restrictions are lifted. Large neighborhood projects are usually split into smaller phases, which can delay start of construction for some areas until June or July. At this time, we don't know how future projects would be phased.

Thanks,

Andrew Scipioni, Transportation Planner
952-826-0440 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ascipioni@EdinaMN.gov | EdinaMN.gov

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From: Carolyn Jackson <CJackson@EdinaMN.gov>
Sent: Friday, August 13, 2021 8:52 AM
To: Andrew Scipioni <ascipioni@EdinaMN.gov>
Subject: calendar of street reconstruction

Hi Andrew,

A resident who lives south of 70th and west of Cahill asked me when next year the street reconstruction of his neighborhood will begin. He is going to sell his house and would like to get it on the market before reconstruction begins. Do projects generally begin in April? May?

Thank you!
--Carolyn

[redacted]

From: Aaron Ditzler
Sent: Tuesday, May 25, 2021 1:31 PM
To: Patty Oberstar
Subject: RE: two questions
Attachments: Prospect Knolls CD Project Area.pdf

Patty,

See attached map for streets included in the project area.

Yes, there is a sidewalk proposed between Dewey Hill Road and West 70th Street, including on a portion of Lanham Lane. Generally we review the following for determining sidewalk side.

- Presence of existing walk. Match current side if possible.
- Presence of amenities. Match current side if possible.
- Avoid roadway crossings if possible.
- Review potential conflicts with infrastructure
    - Utility poles
    - Walls
    - Trees

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: Patty Oberstar [redacted]
Sent: Tuesday, May 25, 2021 11:00 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: two questions

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Hi Adam,
I am on the Better Together Edina website and see a proposed new sidewalk for what looks like Lanham Lane off West 70th. Am I reading this map correctly and if so can you speak to how you determine what side of the street the sidewalk will be on?

Also, the anticipated roadway reconstruction map doesn't include street names. Do you have a list of the streets that will be impacted in the Prospect Knolls neighborhood?

Thank you,

[redacted]

From: Aaron Ditzler
Sent: Thursday, April 22, 2021 11:13 AM
To: [redacted]
Subject: RE: A new question has been added to Q&A
Attachments: Prospect Knolls CD Project Area.pdf

Thanks for your question. See the attached project map showing the map for Prospect Knolls C &D, which includes Village Drive. Improvement limits are highlighted in yellow.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: Better Together Edina <notifications@engagementhq.com>
Sent: Tuesday, April 20, 2021 5:36 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>; Liz Moore <LMoore@EdinaMN.gov>
Subject: A new question has been added to Q&A

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Hi there,

Just a quick heads up to let you know that a new question has been asked at 2022 and Future Street Reconstruction Projects by tamie.

The question that was asked is:

I received a notice about road construction on Village Drive. I don't see it on your website. Can you advise?

Please DO NOT reply to this email. If you want to provide an answer to this question, sign into your site and respond to the question from within the Q & A tool.

Regards

Bang The Table Team

[redacted]

From: Aaron Ditzler
Sent: Wednesday, April 21, 2021 3:44 PM
To: LJ T
Subject: RE: Prospect Knolls future roadway reconstruction
Attachments: Prospect Knolls CD Project Area.pdf

Laurie,

Plans will be prepare the winter prior to construction, scheduled for summer 2023. The attached map displays the project area. The only street that will be reconstructed in your association by the City is Village Drive as shown in yellow.

Please reach out if you have any other questions.

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: LJ T [redacted]
Sent: Tuesday, April 20, 2021 2:21 PM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Prospect Knolls future roadway reconstruction

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Hi,

I received notice of a future roadway construction affecting my property at 5561 W. 70th Street. I did go on the website, but could not see what the specific plans are for the reconstruction. Is there a general idea of what the plans are? One of the pdfs states that it would be in 2022 and another one states 2023, so not quite sure of the year. I just purchased the townhome last year and have noticed that the driveway is not wide enough for two cars and was hoping that I could widen it a bit in the future, but there are curbs on both sides of the driveway. I may want to address that at the same time of the reconstruction. I would assume that I would need the homeowners association approval as well before I could do that.

I would appreciate any information that you have regarding our small street.

Thank you!
Laurie Thro
5561 W. 70th Street
Edina, MN 55439

[redacted]

From: Aaron Ditzler
Sent: Monday, April 5, 2021 10:36 AM
To: R&M Carlson
Subject: RE: Prospect Knolls A road reconstruction

Richard and Mari,

The short answer is it's on hold until the assessment amounts are more favorable to the City Council.

The resident task force recommended some changes to the Assessment Policy. City Council hasn't formally acted on the changes however. I've copied and pasted an update from the Better Together Edina website below.

"While Council supported a small change to the assessment policy for 2021 projects, a permanent decision on street funding is required this summer. Council directed staff to bring back more information to continue the discussion. Staff are reviewing schedules to determine when that discussion can continue. "

https://www.bettertogetheredina.org/street-funding-task-force

Thank you.

Aaron Ditzler, Assistant City Engineer
952-826-0443 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
ADitzler@EdinaMN.gov | EdinaMN.gov

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From: R&M Carlson [redacted]
Sent: Monday, April 5, 2021 6:57 AM
To: Aaron Ditzler <ADitzler@EdinaMN.gov>
Subject: Prospect Knolls A road reconstruction

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Good morning Aaron,

We are wondering- what is happening with respect to our neighborhood's road reconstruction project. It was supposed to have taken place in 2020 but was tabled. Now, it does not show up as an anticipated project for any upcoming year 2021-26.

Many thanks.
Richard and Mari Carlson
7020 Kerry Road

[redacted]

From: Chad Millner
Sent: Wednesday, March 10, 2021 10:59 AM
To: [redacted]
Subject: RE: map of Prospect Knolls Street project
Attachments: Prospect Knolls A Project Area.pdf

Here you go. By the way, we have no plans to reconstruction these streets at this point until a decision is made on how to fund streets by the council. Even if they make a decisions in the next few months, it would be at least 2-3 or more years out and we would reengage the neighborhood.

Thanks

Chad Millner, Director of Engineering
952-826-0318 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
cmillner@EdinaMN.gov | EdinaMN.gov

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Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: [redacted]
Sent: Wednesday, March 10, 2021 10:47 AM
To: Chad Millner <cmillner@EdinaMN.gov>
Subject: map of Prospect Knolls Street project

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Hi Chad,

Could you email me either the old map, from 2019, or just the street boundaries of the Prospect Knolls street reconstruction project?

Thanks,

Hamid

[redacted]

From: Liz Moore
Sent: Tuesday, March 10, 2020 10:25 AM
To: Janis Green
Subject: RE: Shannon Drive

Good Morning Janis,

It is not a problem. I forwarded your email to Jim.

Thanks for reaching out and feel free to ask any additional questions you may have.

Liz Moore, Engineering Admin Coordinator
952-826-0449 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
LMoore@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Janis Green[redacted]
Sent: Tuesday, March 10, 2020 10:17 AM
To: Liz Moore <LMoore@EdinaMN.gov>
Subject: Shannon Drive

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms Moore,
I answered an email from youwhich I thought was a forward to my brother, Jim Fossey, concerning the Shannon Dr
road reconstruction and assessment. I thought I was responding to my brother about your response.
I appreciate your prompt and knowledgeable response. Please disregard any negative thoughts I may have brought forward. We are in a difficult situation after the death of our mother regarding her house
and thoughts of a road assessment factor into that. Living in South Dakota for 32 years this road assessment to the home owner is new to us.
Thank you for your information,
Janis Green

[redacted]

From: Janis Green [redacted]
Sent: Tuesday, March 10, 2020 10:10 AM
To: Liz Moore
Subject: Re: 5824 Dewey Hill Road, Edina, MN 55439

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thanks, jim, for checking into this.....interesting how they can wait until
winter 2021 to give the assessment cost.....glad they are at least waiting until 2022 for construction and that mom's house will only be assessed .5 for the project.....
janis

-----Original Message-----
From: Liz Moore <LMoore@EdinaMN.gov>
To: Jim Fossey [redacted]
Cc: TOM FOSSEY [redacted]
Sent: Tue, Mar 10, 2020 8:12 am
Subject: RE: 5824 Dewey Hill Road, Edina, MN 55439

Good Morning Jim,

Thank you for your email and voice message. This property will be impacted by the 2022 Prospect Knolls Neighborhood Reconstruction. This section of Shannon Drive was originally on the schedule for 2020 reconstruction but was moved to the 2022 project to better coordinate with a sidewalk that will be installed on Shannon. I have included a map of the proposed sidewalk to help you understand. I have also attached a map of the anticipated roadway reconstruction.

The assessment cost has not been determined and an estimate will not be available until Winter of 2021. Since this property is on a corner, it will likely be assessed .5 Residential Equivalent Unit (REU) and when Dewey Hill is reconstructed, it will be assessed the other .5 REU to total 1 REU. Dewey Hill is not currently scheduled for reconstruction. The cities assessment policy is located here and explains how assessments are determined. Here is a link to our website that explains our policy: https://www.edinamn.gov/DocumentCenter/View/4677/Special-Assessment-Policy?bidId.

Let me know if you have additional questions.

Thank you,

Liz Moore, Engineering Admin Coordinator
952-826-0449 | Fax 952-826-0392
7450 Metro Blvd. | Edina, MN 55439
LMoore@EdinaMN.gov | EdinaMN.gov

Share your thoughts and ideas with the City online! Visit www.BetterTogetherEdina.org.

From: Jim Fossey [redacted]
Sent: Monday, March 9, 2020 9:10 PM
To: Liz Moore <LMoore@EdinaMN.gov>
Cc: TOM FOSSEY [redacted]
Subject: 5824 Dewey Hill Road, Edina, MN 55439

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms Moore,

As a beneficiary of the Estate of Muryece E. Fossey we would appreciate an update on the project intended for Shannon Dr. I am aware that a number of years ago Shannon was under construction for months as I visited my parents at that time. My brother Thomas A Fossey is the Trustee of the estate and it would be helpful to have the current information or schedule while determining the disposition of the property.

I left you a phone message today but felt that an email would be more convenient for you to answer. Any information would be helpful. In one place it is on schedule for 2020 and another 2022. If you could clarify that would be most appreciated

--
Jim Fossey
Cell [redacted]

APPENDIX K

Petition Against Sidewalk

Petition Against the Installation of Sidewalks on Lanham Lane and Fleetwood Drive in Edina

Date: September 22, 2025

To: The Edina City Council

Subject: Opposition to the Proposed Sidewalk Installation on Lanham Lane and Fleetwood Drive

We, the undersigned residents of Lanham Lane and Fleetwood Drive in Edina, respectfully submit this petition to the City Council to request that it reconsider the proposed installation of sidewalks on our streets. We believe that this project poses significant concerns regarding private property rights, financial burdens, and safety issues, which we outline below.

1. **Unnecessary Installation:** Given the low traffic volume on Lanham Lane and Fleetwood Drive and the absence of any significant safety concerns, the installation of sidewalks appears unnecessary. The current infrastructure adequately serves the needs of our community. Additionally, there is already a sidewalk connecting West 70th Street and Dewey Hill Road on Cahill Road. This sidewalk is unnecessary.
2. **Safety Risks on Lanham Lane:** The curve on Lanham Lane has been the site of multiple accidents because it is a sharper curve followed by a hill with steep elevation change causing limited visibility. The introduction of sidewalks could exacerbate these safety risks by narrowing the roadway and increasing the likelihood of further accidents.
3. **Challenges on Fleetwood Drive:** The steep pitch of the driveways on the west side of Fleetwood Drive presents significant challenges. Currently, homeowners on the west side of Fleetwood have difficulty exiting their driveways without causing damage to the undercarriage of their cars. The installation of the sidewalk could worsen these issues, making access to properties more difficult and hazardous.
4. **Encroachment on Private Property.** The proposed sidewalks will encroach upon private property, significantly reducing yard space for homeowners. This encroachment not only diminishes the aesthetic and functional value of our properties but also potentially impacts property values negatively.
5. **Damage to existing infrastructure.** The installation process threatens to damage existing sprinkler systems, leading to additional repair costs for homeowners. This disruption is an unwarranted intrusion into our private property rights.
6. **Increased Maintenance Costs**: Homeowners will face increased maintenance responsibilities, particularly in terms of snow clearing. This added burden is both time-consuming and costly, especially during harsh winter months.
7. **Liability Issues**: The presence of sidewalks introduces potential liability issues for homeowners. In the event of injuries occurring on these sidewalks, residents may face legal and financial repercussions, further exacerbating the burden on our community.

8. **Financial Concerns:** The installation of sidewalks may lead to increased property taxes or assessments, placing an additional financial burden on residents. Many of us are concerned about the affordability of such increases, especially those on fixed incomes.

Conclusion

In light of the concerns outlined above, we urge the City Council to reconsider the sidewalk installation project. We advocate for the exploration of alternative solutions that prioritize the safety, financial stability, and property rights of residents. We believe that a more thoughtful approach will better serve the interests of our community.

We appreciate your attention to this matter and look forward to a resolution that reflects the needs and concerns of the residents of Lanham Lane and Fleetwood Drive.

Signatures:

Name	Address & Email	Signature
Anna Jenks	7016 Lanham Ln jenksanna@yahoo.com	
Scott Hoey	7000 Lanham Ln Hoey-Scott@Cityview.com	
Ricky CHEATH	7001 Lanham LN Edina	
Eunyoung Seok	7012 Lanham LN, Edina	
KENT Rodig	7020 LANHAM LANE	
Melissa Cohen	7100 Fleetwood Dr.	
Nick Dalbec	7104 Fleetwood Dr	
JOHN BRUTLAG	7109 FLEETWOOD DR	
Christine Hilson	7117 Fleetwood Dr	
Kevin Hilson	"	
BRIAN COUSSOINE	7120 FLEETWOOD	
NICOLE COUSSOINÉ	" "	
Fran Glover	7201 Fleetwood Drive	
JAN & KEN HOEG	7209 FLEETWOOD DR	

Name	Address & Email	Signature
Brian Deal	7208 Fleetwood Dr	
Lauren Bray	7212 Fleetwood Dr.	
Charlie Bray	7212 Fleetwood Dr.	
Kruti Shukla	7213 Fleetwood Dr.	
Cristina Notermann	7221 Fleetwood dr	
Enn McKeen	5800 Kemrich Dr.	
GARY GIFT	7016 LANHAM LANE	
JOHN BRAGAN	7109 FLEETWOOD DR	
Rebecca Mason	7217 Fleetwood Dr	Rebecca Mason
Ryan Breisach	7216 Fleetwood Dr.	
Carrie Breisach	7216 Fleetwood Dr	
Matt Ambrose	5804 Kemrich Dr.	
Sarah Jenkins	5804 Kemrich Dr	
L Hatfield	7309 Shannon Dr	
Ron Anderson	5726 Kemrich Dr.	
Sarah Hendricks	7015 Lanham Lane	
Jane Soltau	7116 Fleetwood Dr	
Janet Garrison	7025 Lanham La	
MILLARD Garrison	7025 Lanham Ln	
Crystal Sizemore	7024 Lanham Lane	

Name	Address & Email	Signature
8/25/25	7200 FLEETWOOD DR. EDINA, MN 55439	
9/25/25	7204 Fleetwood Dr Edina, MN 55439	Ted Rendall
9/28/25	7028 Lanham lane Edina MN 55439	Patricia Kotz
9/28/25	7028 Lanham Lane Edina, MN 55439 [illegible]@aol.com	
9/28/25	7017 Lanham Edina MN 55439	
Emily Dalbec	7104 Fleetwood Drive Edina MN 55439	Eg Dalbec
Megan Lude	7101 Fleetwood Dr. Edina, MN. 55439	
Andrea Uecker	7105 Fleetwood Dr Edina MN 55039	
John Uecker	7105 Fleetwood Dr Edina, MN 55039	John Uecker
[illegible]	7021 Lanham Lane	

Sincerely,

The Residents of Lanham Lane and Fleetwood Drive

APPENDIX L

Preliminary Assessment Roll

PROSPECT KNOLLS A/C/D NEIGHBORHOOD ROADWAY RECONSTRUCTION
IMPROVEMENT NO. BA-458
PRELIMINARY ASSESSMENT ROLL

Row	PID	House No.	Street	Unit	Unit 2	Owner	Assess District	Assessable REU	Assessable Amount
1	0511621330085	5900	70TH ST W			R LAWRENCE PURDY	1	0.5	$ 9,500.00
2	0811621220009	5905	70TH ST W			KP FREDRIKSEN	1	1	$ 19,000.00
3	0511621330097	5912	70TH ST W			DUANE E & JULIE M COLOGNE	1	1	$ 19,000.00
4	0511621330096	5920	70TH ST W			GUILHERME & ELIANA SCHMIDT	1	1	$ 19,000.00
5	0811621220044	7101	ANTRIM CT			HENRY LANGER	1	1	$ 19,000.00
6	0811621210078	7105	ANTRIM CT			MICHAEL E TRAEGER	1	1	$ 19,000.00
7	0811621210080	7109	ANTRIM CT			ROGER S THOMAS & TARA Y THOMAS	1	1	$ 19,000.00
8	0811621210081	7115	ANTRIM CT			ALLEN L & SHARON G VAN BEEK	1	1	$ 19,000.00
9	0811621210082	7119	ANTRIM CT			NOEL P RAHN	1	1	$ 19,000.00
10	0811621210083	7123	ANTRIM CT			BARBARA A PATCH	1	1	$ 19,000.00
11	0811621220005	7000	ANTRIM RD			DAVID S WICHMANN	1	1	$ 19,000.00
12	0811621210053	7001	ANTRIM RD			LAVONNE E WILSON	1	0.5	$ 9,500.00
13	0811621210054	7005	ANTRIM RD			ANNE M E LINVILL SEIDEL	1	1	$ 19,000.00
14	0811621220050	7016	ANTRIM RD			JUNG KIM REVOCABLE TRUST	1	1	$ 19,000.00
15	0811621210086	7017	ANTRIM RD			ROBERTA & GREG FAST	1	1	$ 19,000.00
16	0811621210087	7021	ANTRIM RD			JOEL C HUTCHESON & KELLY S VAN STONE	1	1	$ 19,000.00
17	0811621220049	2	ANTRIM TER			JEFFREY & ALTHEA OHE	1	1	$ 19,000.00
18	0811621220048	4	ANTRIM TER			GLENN & KATHERINE HASSE	1	1	$ 19,000.00
19	0811621220047	6	ANTRIM TER			J BART MULDOWNEY TRUSTEE & NORMA MULDOWNY TRUSTEE	1	1	$ 19,000.00
20	0811621220046	8	ANTRIM TER			VICTOR YI-CHEN CHENG & YOON-HEE KIM CHA	1	1	$ 19,000.00
21	0811621240004	5820	DEWEY HILL RD			PATRICK J FIGUEROA & MEGHAN M FIGUEROA	2	0.5	$ 4,850.00
22	0811621240005	5824	DEWEY HILL RD			MURYECE FOSSEY	2	0.5	$ 4,850.00
23	0811621220054	7023	DOWN RD			STEPHEN J BARGER	1	1	$ 19,000.00
24	0811621220017	7024	DOWN RD			MARY ANN ROSENLUND	1	1	$ 19,000.00
25	0811621220056	7028	DOWN RD			SUZANNE B HEIM TR & STEVEN P HEIM TR	1	1	$ 19,000.00
26	0811621220053	7029	DOWN RD			MARK A OTNESS & KARIN M WENTZ	1	1	$ 19,000.00
27	0811621220057	7100	DOWN RD			LAURA LEEDS ROVICK	1	1	$ 19,000.00
28	0811621220031	7104	DOWN RD			DOROTHY A LILLESTRAND	1	1	$ 19,000.00
29	0511621330076	6000	DUBLIN CIR			MONICA A RING & TIMOTHY J MCCARTHY	2	1	$ 9,700.00
30	0511621330083	6001	DUBLIN CIR			TIMOTHY & MELISSA DUFFY	2	1	$ 9,700.00
31	0511621330077	6004	DUBLIN CIR			JOHN & MARGARET DEVOE	2	1	$ 9,700.00

PROSPECT KNOLLS A/C/D NEIGHBORHOOD ROADWAY RECONSTRUCTION
IMPROVEMENT NO. BA-458
PRELIMINARY ASSESSMENT ROLL

Row	PID	House No.	Street	Unit	Unit 2	Owner	Assess District	Assessable REU	Assessable Amount
32	0511621330082	6005	DUBLIN CIR			DELBERT P TSCHIMPERLE	2	1	$ 9,700.00
33	0511621330078	6008	DUBLIN CIR			ROBERT M & RUTH A KUREK	2	1	$ 9,700.00
34	0511621330081	6009	DUBLIN CIR			TERESA M SANDE	2	1	$ 9,700.00
35	0511621330094	6012	DUBLIN CIR			SHARON & JAMES BURNS	2	1	$ 9,700.00
36	0511621330080	6013	DUBLIN CIR			D HASHMALL/J CHRISTOPHERSON	2	1	$ 9,700.00
37	0811621220027	7000	DUBLIN RD			CITY OF EDINA	1	0	$ -
38	0811621220010	7001	DUBLIN RD			SALLY JEANNE WOLD	1	1	$ 19,000.00
39	0811621220035	7008	DUBLIN RD			ROBERT N SHADDUCK & KENT DIXON	1	1	$ 19,000.00
40	0811621220008	7009	DUBLIN RD			DOROTHY T OLLMANN TRUSTEE	1	1	$ 19,000.00
41	0811621220045	7012	DUBLIN RD			ROGER W & JUDITH K ANDERSON	1	1	$ 19,000.00
42	0811621220051	7013	DUBLIN RD			HAMID MOHTADI & FAHIMEH ZARRIN	1	1	$ 19,000.00
43	0811621210040	7100	FLEETWOOD DR			MICHAEL LORBERBAUM	2	1	$ 9,700.00
44	0811621210046	7101	FLEETWOOD DR			JOSHUA & MEGAN LINK	2	1	$ 9,700.00
45	0811621210041	7104	FLEETWOOD DR			NICKOLAS DALBEC & EMILY DALBEC	2	1	$ 9,700.00
46	0811621210047	7105	FLEETWOOD DR			JOHN UECKER & ANDREA NIEROWIECZ-UECKER	2	1	$ 9,700.00
47	0811621210042	7108	FLEETWOOD DR			SYDNEY FOWLER JOHNSON	2	1	$ 9,700.00
48	0811621210048	7109	FLEETWOOD DR			MARY ELIZABETH GEREBI	2	1	$ 9,700.00
49	0811621210043	7112	FLEETWOOD DR			DIANE E ENGA	2	1	$ 9,700.00
50	0811621210049	7113	FLEETWOOD DR			BRENT ROTHGEB & LISA ROTHGEB	2	1	$ 9,700.00
51	0811621210044	7116	FLEETWOOD DR			STEVEN D & JANE G SOLTAU	2	1	$ 9,700.00
52	0811621210050	7117	FLEETWOOD DR			KEVIN HUSON & CHISTINA HUSON	2	1	$ 9,700.00
53	0811621210045	7120	FLEETWOOD DR			BRIAN & NICOLE CONSIDINE	2	1	$ 9,700.00
54	0811621210051	7121	FLEETWOOD DR			EITAN MEDINI & RASHEL MEDINI	2	1	$ 9,700.00
55	0811621240023	7200	FLEETWOOD DR			THOMAS P CLARK	2	1	$ 9,700.00
56	0811621240032	7201	FLEETWOOD DR			MARK G PROKOSCH & ELIZABETH S PROKOSCH	2	1	$ 9,700.00
57	0811621240024	7204	FLEETWOOD DR			MARK & JAMIE WELNICK	2	1	$ 9,700.00
58	0811621240033	7205	FLEETWOOD DR			MICHAEL B MCGOWAN	2	1	$ 9,700.00
59	0811621240025	7208	FLEETWOOD DR			J GERRY & CORRINE G BRIGGS	2	1	$ 9,700.00
60	0811621240034	7209	FLEETWOOD DR			JANET M HAEG	2	1	$ 9,700.00
61	0811621240026	7212	FLEETWOOD DR			TIMOTHY J & ANDREA M WALSH	2	1	$ 9,700.00
62	0811621240035	7213	FLEETWOOD DR			NISHANT SHUKLA	2	1	$ 9,700.00
63	0811621240027	7216	FLEETWOOD DR			CARRIE BREISACH & RYAN BREISACH	2	1	$ 9,700.00

PROSPECT KNOLLS A/C/D NEIGHBORHOOD ROADWAY RECONSTRUCTION
IMPROVEMENT NO. BA-458
PRELIMINARY ASSESSMENT ROLL

Row	PID	House No.	Street	Unit	Unit 2	Owner	Assess District	Assessable REU	Assessable Amount
64	0811621240036	7217	FLEETWOOD DR			J H MASON & R B MASON	2	1	$ 9,700.00
65	0811621240030	7220	FLEETWOOD DR			DONALD G PATTON	2	1	$ 9,700.00
66	0811621240037	7221	FLEETWOOD DR			ANTHONY A NOTERMANN & CRSITINA F NOTERMANN	2	1	$ 9,700.00
67	0811621240031	7224	FLEETWOOD DR			JEFFREY D/JOANN W HAWTHORNE	2	1	$ 9,700.00
68	0811621240038	7225	FLEETWOOD DR			MICHAEL KEVIN KAY	2	1	$ 9,700.00
69	0811621240071	5701	KEMRICH DR			JAMES NEAL & KRISTEN NEAL	2	1	$ 9,700.00
70	0811621240060	5704	KEMRICH DR			THOMAS W COHEN & STACIE R COHEN	2	1	$ 9,700.00
71	0811621240070	5705	KEMRICH DR			CHRISTINE M WILLETT	2	1	$ 9,700.00
72	0811621240061	5708	KEMRICH DR			PATRICK DOUGLAS BENNETT	2	1	$ 9,700.00
73	0811621240069	5709	KEMRICH DR			DEBASISH N & ANITA D MALLICK	2	1	$ 9,700.00
74	0811621240068	5713	KEMRICH DR			KEITH & SARAH SOLSVIG	2	1	$ 9,700.00
75	0811621240067	5717	KEMRICH DR			HUAN MA & TAO GONG	2	1	$ 9,700.00
76	0811621240057	5720	KEMRICH DR			PEETER KIVESTU & PATRICIA C KIVESTU	2	1	$ 9,700.00
77	0811621240066	5721	KEMRICH DR			CHRISTOPHER/JENNIFER CHAPMAN	2	1	$ 9,700.00
78	0811621240055	5724	KEMRICH DR			KELLY R & DYAN R WESTMAN	2	1	$ 9,700.00
79	0811621240065	5725	KEMRICH DR			SHELDON R BURNS	2	1	$ 9,700.00
80	0811621240054	5728	KEMRICH DR			RONALD C ANDERSON	2	1	$ 9,700.00
81	0811621240064	5729	KEMRICH DR			JACK L LIEBO	2	1	$ 9,700.00
82	0811621240007	5800	KEMRICH DR			THOMAS R & JEANNE M MCCANNA	2	1	$ 9,700.00
83	0811621240010	5801	KEMRICH DR			IRIS MEDINI	2	1	$ 9,700.00
84	0811621240008	5804	KEMRICH DR			ROBERT L CUPERUS	2	1	$ 9,700.00
85	0811621240011	5805	KEMRICH DR			SUSAN WILLIAMS	2	1	$ 9,700.00
86	0811621220036	7000	KERRY RD			CHARLES S BLAND	1	1	$ 19,000.00
87	0811621220052	7012	KERRY RD			PETER K LEE	1	1	$ 19,000.00
88	0811621220039	7016	KERRY RD			GREGORY D STATTINE	1	1	$ 19,000.00
89	0811621220042	7019	KERRY RD			CHARLES BLOMME	1	1	$ 19,000.00
90	0811621220058	7020	KERRY RD			MARGARET CARLSON & RICHARD CARLSON	1	1	$ 19,000.00
91	0811621210014	7000	LANHAM LA			PAULINE & BOUAKE FOFANA	2	0.5	$ 4,850.00
92	0811621210022	7001	LANHAM LA			RICKY CHEATH	2	0.5	$ 4,850.00
93	0811621210015	7004	LANHAM LA			JAMES SIORIS & LARISA SIORIS	2	1	$ 9,700.00
94	0811621210023	7005	LANHAM LA			JOSEPH C CHAMBERLIN & PATRICIA A CHAMBERLIN	2	1	$ 9,700.00

PROSPECT KNOLLS A/C/D NEIGHBORHOOD ROADWAY RECONSTRUCTION
IMPROVEMENT NO. BA-458
PRELIMINARY ASSESSMENT ROLL

Row	PID	House No.	Street	Unit	Unit 2	Owner	Assess District	Assessable REU	Assessable Amount
95	0811621210016	7008	LANHAM LA			JEFFREY B GISSELBECK	2	1	$ 9,700.00
96	0811621210024	7009	LANHAM LA			KRISHNA C PONUGOTI & DEEPTI D TORRI	2	1	$ 9,700.00
97	0811621210017	7012	LANHAM LA			SHEILA M CONWAY	2	1	$ 9,700.00
98	0811621210025	7015	LANHAM LA			DANIEL DUPREZ	2	1	$ 9,700.00
99	0811621210018	7016	LANHAM LA			GARY GIFT & ANNA JENKS	2	1	$ 9,700.00
100	0811621210037	7017	LANHAM LA			MICHAEL R LOMMEL & KATHRYN MARSHALL	2	1	$ 9,700.00
101	0811621210019	7020	LANHAM LA			KENT A RODRIGUEZ	2	1	$ 9,700.00
102	0811621210038	7021	LANHAM LA			CARLOS G LLANES & BERNADETTE G PIACEK-LLANES	2	1	$ 9,700.00
103	0811621210020	7024	LANHAM LA			RUSSELL S & DEBRA L ANDERSON	2	1	$ 9,700.00
104	0811621210039	7025	LANHAM LA			MILLARD M GARRISON	2	1	$ 9,700.00
105	0811621210021	7028	LANHAM LA			JOHN F KORTEBEIN & PATRICIA M KORTEBEIN	2	1	$ 9,700.00
106	0811621210055	7029	LANHAM LA			HENGJIE AI & RUYAN LIAO	2	1	$ 9,700.00
107	0811621210056	7033	LANHAM LA			VIJAY J & ANAGHA V DESHMUKH	2	1	$ 9,700.00
108	0811621210057	7037	LANHAM LA			JOHN DUFFEY	2	1	$ 9,700.00
109	0811621210065	7040	LANHAM LA			SEAN BRODERICK & DEBORAH BRODERICK	2	1	$ 9,700.00
110	0811621210058	7041	LANHAM LA			JOHN W DUFFEY	2	1	$ 9,700.00
111	0811621210066	7044	LANHAM LA			JAMES T MONTEZ	2	1	$ 9,700.00
112	0811621210059	7045	LANHAM LA			DEBRA N EVANS & KENNETH M TAGUCHI	2	1	$ 9,700.00
113	0811621210067	7100	LANHAM LA			TODD CAMPBELL JOHNSON	2	1	$ 9,700.00
114	0811621210060	7101	LANHAM LA			KIMBERLY M LUND & ERIK A LUND	2	1	$ 9,700.00
115	0811621210068	7104	LANHAM LA			MARTIN J & DEANNA M DUFFY	2	1	$ 9,700.00
116	0811621210061	7105	LANHAM LA			R LAURENCE JOHNSON	2	1	$ 9,700.00
117	0811621210069	7108	LANHAM LA			BENJAMIN & KATHERINE WANNINGER	2	1	$ 9,700.00
118	0811621210062	7109	LANHAM LA			LIVINGSTON/ANN SATTERTHWAITE	2	1	$ 9,700.00
119	0811621210070	7112	LANHAM LA			MICHAEL T & SUSAN G KRATZ	2	1	$ 9,700.00
120	0811621210063	7113	LANHAM LA			MIGUEL ALEXANDER POZO	2	1	$ 9,700.00
121	0811621210071	7116	LANHAM LA			ERIKA DE SALVATORE	2	1	$ 9,700.00
122	0811621210064	7117	LANHAM LA			ARLENE L WINNICK	2	1	$ 9,700.00
123	0811621240039	7200	LANHAM LA			JOHN E & SARAH M BERGSTROM	2	1	$ 9,700.00
124	0811621240045	7201	LANHAM LA			WILLIAM & PAMELA NERSESIAN	2	1	$ 9,700.00

PROSPECT KNOLLS A/C/D NEIGHBORHOOD ROADWAY RECONSTRUCTION
IMPROVEMENT NO. BA-458
PRELIMINARY ASSESSMENT ROLL

Row	PID	House No.	Street	Unit	Unit 2	Owner	Assess District	Assessable REU	Assessable Amount
125	0811621240040	7204	LANHAM LA			KATHERINE C KIELY	2	1	$ 9,700.00
126	0811621240046	7205	LANHAM LA			KATHY J CHRISTENSEN & MARK S BURKE	2	1	$ 9,700.00
127	0811621240041	7208	LANHAM LA			KEVIN C & KAREN L NELSON	2	1	$ 9,700.00
128	0811621240047	7209	LANHAM LA			DUANE E DELEGARD	2	1	$ 9,700.00
129	0811621240042	7212	LANHAM LA			PATRICK K & KATHRYN A HORAN	2	1	$ 9,700.00
130	0811621240048	7215	LANHAM LA			MARK A GAASEDELEN	2	1	$ 9,700.00
131	0811621240043	7216	LANHAM LA			BART & LAURI PRINS	2	1	$ 9,700.00
132	0811621240049	7219	LANHAM LA			PHILIP J & MICHELE K MILLER	2	1	$ 9,700.00
133	0811621240044	7220	LANHAM LA			DONALD R MOSHER & JANE A MOSHER	2	1	$ 9,700.00
134	0811621240050	7223	LANHAM LA			ERIC & EVELYN GUSTAFSON	2	1	$ 9,700.00
135	0811621240056	7300	LANHAM LA			BARBARA A GROSSMAN	2	1	$ 9,700.00
136	0811621240063	7301	LANHAM LA			W A RUSH & M R RUSH	2	1	$ 9,700.00
137	0811621240062	7305	LANHAM LA			JASON WILLIAMS & CATHRYN A WILLIAMS	2	1	$ 9,700.00
138	0811621210009	7000	LEE VALLEY CIR			BRIAN M ERICKSON	2	0.5	$ 4,850.00
139	0811621210002	7001	LEE VALLEY CIR			KAMRAN KARIMI & SADIA ALI	2	0.5	$ 4,850.00
140	0811621210010	7004	LEE VALLEY CIR			SHILPA GUPTA	2	1	$ 9,700.00
141	0811621210073	7005	LEE VALLEY CIR			WENDY J LYON	2	1	$ 9,700.00
142	0811621210011	7008	LEE VALLEY CIR			BRIAN & KATHY ANDERSON	2	1	$ 9,700.00
143	0811621210074	7009	LEE VALLEY CIR			AMERI N KALAAJI & MAYA Y KALAAJI	2	1	$ 9,700.00
144	0811621210005	7011	LEE VALLEY CIR			GREGORY P & ROSE H SCHAEPPI	2	1	$ 9,700.00
145	0811621210012	7012	LEE VALLEY CIR			CAROL L SMITH	2	0.5	$ 4,850.00
146	0811621210084	7013	LEE VALLEY CIR			TAYLOR J ALEXANDER	2	1	$ 9,700.00
147	0811621210085	7015	LEE VALLEY CIR			BRIAN C BROWN & ELIZABETH A GERLACH	2	1	$ 9,700.00
148	0811621210007	7017	LEE VALLEY CIR			ELINOR MURAROVA & JOZEF MURAR	2	1	$ 9,700.00
149	0811621210006	7021	LEE VALLEY CIR			RAND E & JULIE A MATTSSON	2	0.5	$ 4,850.00
150	0811621240082	5812	LEE VALLEY RD			M E GHANCHI & C K GHANCHI	2	1	$ 9,700.00
151	0811621240081	5900	LEE VALLEY RD			NANCY H DRAKE	1	1	$ 19,000.00
152	0811621230065	5901	LEE VALLEY RD			STEVEN P MANACEK	1	1	$ 19,000.00
153	0811621230020	5904	LEE VALLEY RD			JOHN M ELLIOTT	1	1	$ 19,000.00
154	0811621230066	5905	LEE VALLEY RD			PRAVEEN R BAIMEEDI & KIRANMAI R DWARAM	1	1	$ 19,000.00
155	0811621220025	5908	LEE VALLEY RD			N C OLSEN & J L OLSEN	1	1	$ 19,000.00
156	0811621220024	5912	LEE VALLEY RD			MARY JANE NAEGELI	1	1	$ 19,000.00

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Row	PID	House No.	Street	Unit	Unit 2	Owner	Assess District	Assessable REU	Assessable Amount
157	0811621220023	5916	LEE VALLEY RD			FARHAN HASSAN & NIDA GAUHAR	1	1	$ 19,000.00
158	0811621220022	5920	LEE VALLEY RD			GERALD T & NANCY E WITOWSKI	1	1	$ 19,000.00
159	0811621240028	5805	SHANNON DR			STEVEN C & TERESA M THOMPSON	2	1	$ 9,700.00
160	0811621240029	5809	SHANNON DR			DONALD E ROEPKE	2	1	$ 9,700.00
161	0811621240083	5811	SHANNON DR			MICHAEL J SABRE & MARY T SABRE	2	1	$ 9,700.00
162	0811621210077	7020	SHANNON DR			BARBARA J SWANKE & PERSONAL RES TRUST	2	1	$ 9,700.00
163	0811621210076	7021	SHANNON DR			ROHAAN F MEHTA & FEROZA R MEHTA	2	1	$ 9,700.00
164	0811621210079	7028	SHANNON DR			GREGORY S & KATHLEEN M GOOD	2	1	$ 9,700.00
165	0811621210026	7100	SHANNON DR			HOLLY H EASTMAN	2	1	$ 9,700.00
166	0811621210030	7101	SHANNON DR			JEFFREY A SUEDBECK & MARTHA RICHARDSON-SUEDBECK	2	1	$ 9,700.00
167	0811621210027	7104	SHANNON DR			JOHN G & LINDA L BERG	2	1	$ 9,700.00
168	0811621210031	7105	SHANNON DR			MICHAEL D & JOANNE M DOSEN	2	1	$ 9,700.00
169	0811621210028	7108	SHANNON DR			ROBERT G COWAN & JENNIFER M COWAN	2	1	$ 9,700.00
170	0811621210032	7109	SHANNON DR			LINDA BOELTER	2	1	$ 9,700.00
171	0811621210029	7112	SHANNON DR			THOMAS H BENNETT & ELIZABETH M BENNETT	2	1	$ 9,700.00
172	0811621210033	7113	SHANNON DR			DAVID A & ELIZABETH DRUCKMAN	2	1	$ 9,700.00
173	0811621240019	7116	SHANNON DR			TONG JIANG	2	1	$ 9,700.00
174	0811621210034	7117	SHANNON DR			MICHELLE THOMPSON	2	1	$ 9,700.00
175	0811621240020	7120	SHANNON DR			LYNN B BROWN	2	1	$ 9,700.00
176	0811621210035	7121	SHANNON DR			MARK & ANN RETHLAKE	2	1	$ 9,700.00
177	0811621210036	7125	SHANNON DR			THOMAS P MAGNE & LORENE E MAGNE	2	1	$ 9,700.00
178	0811621240021	7129	SHANNON DR			AMIT K GANGULY & TILLANA CHAKRABORTI	2	1	$ 9,700.00
179	0811621240022	7133	SHANNON DR			R J KLEBER & E B KLEBER	2	1	$ 9,700.00
180	0811621240084	7201	SHANNON DR			SUFIAN M ABU	1	1	$ 19,000.00
181	0811621230024	7202	SHANNON DR			JOHN W ELSING & PHYLIS A ELSING	1	1	$ 19,000.00
182	0811621240080	7205	SHANNON DR			EVAN ANDERSON & MARILYN ANDERSON	1	1	$ 19,000.00
183	0811621240015	7208	SHANNON DR			JAMES C GRAF & MARGARET M MICKELSON GRAF	1	1	$ 19,000.00

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Row	PID	House No.	Street	Unit	Unit 2	Owner	Assess District	Assessable REU	Assessable Amount
184	0811621240009	7209	SHANNON DR			PAUL CARTER & CAROLYN CASSERLY CARTER	1	1	$ 19,000.00
185	0811621240016	7300	SHANNON DR			KATHRYN ANN SCOTT	2	1	$ 9,700.00
186	0811621240012	7301	SHANNON DR			LEONARD A MRACHEK	2	1	$ 9,700.00
187	0811621240017	7304	SHANNON DR			MICHAEL JAMES LEAF	2	1	$ 9,700.00
188	0811621240013	7305	SHANNON DR			MARY L & STEPHEN P JOHNSON	2	1	$ 9,700.00
189	0811621240018	7308	SHANNON DR			JOHN MCPHEE & BEVERLY MCPHEE	2	1	$ 9,700.00
190	0811621240014	7309	SHANNON DR			OXANA P HAFLUND	2	1	$ 9,700.00
191	0811621240052	7220	TARA RD			BORIS KOPILENKO & ERICA KOPILENKO	2	1	$ 9,700.00
192	0811621130009	7221	TARA RD			J C HULBERT	2	1	$ 9,700.00
193	0811621240051	7224	TARA RD			KELLY M & PATRICK W O'MEARA	2	1	$ 9,700.00
194	0811621240058	7300	TARA RD			MICHAEL A/JENNIFER D MORGAN	2	1	$ 9,700.00
195	0811621240059	7304	TARA RD			CRAIG SANDOK & CHRISTINA SANDOK	2	1	$ 9,700.00
196	0811621130010	7315	TARA RD			DALE A & REBECCA L WALKER	2	1	$ 9,700.00
197	0811621220026	7100	TRALEE DR			JOHN WALTER WILLIAMS & KAREN FONG WILLIAMS	1	1	$ 19,000.00
198	0811621230022	7101	TRALEE DR			JOHN G LOHMANN JR	1	1	$ 19,000.00
199	0811621230021	7104	TRALEE DR			MATTHEW & CATHERINE FAULKNER	1	1	$ 19,000.00
200	0811621230026	7105	TRALEE DR			ALAN L WEINER	1	1	$ 19,000.00
201	0811621230027	7109	TRALEE DR			HOYT M HSIAO	1	1	$ 19,000.00
202	0811621230031	7115	TRALEE DR			YOUNG LU	1	1	$ 19,000.00
203	0811621230030	7117	TRALEE DR			MICHAEL A SAMARA & STEPHANIE A SAMARA	1	0.67	$ 12,730.00
204	0811621230029	7121	TRALEE DR			RICHARD & CAROL JONES	1	1	$ 19,000.00
205	0811621120057	5501	VILLAGE DR	101		EDWARD & CATHERINE KNIPPENBERG	3	0.25	$ 850.00
206	0811621120105/06	5501	VILLAGE DR	101	Garage	EDWARD E KNIPPENBERG & CATHERINE A KNIPPENBERG	3	0	$ -
207	0811621120058	5501	VILLAGE DR	102		JULIE A FORCHAY	3	0.25	$ 850.00
208	0811621120079/80	5501	VILLAGE DR	102	Garage	JULIE A FORCHAY	3	0	$ -
209	0811621120059	5501	VILLAGE DR	103		WITTER FAMILY TRUST	3	0.25	$ 850.00
210	0811621120087/88	5501	VILLAGE DR	103	Garage	WITTER FAMILY TRUST	3	0	$ -
211	0811621120060	5501	VILLAGE DR	104		ANDREW & LYNDSAY BATES	3	0.25	$ 850.00
212	0811621120103/04	5501	VILLAGE DR	104	Garage	ANDREW & LYNDSAY BATES	3	0	$ -
213	0811621120061	5501	VILLAGE DR	105		KARIN L STONE	3	0.25	$ 850.00

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Row	PID	House No.	Street	Unit	Unit 2	Owner	Assess District	Assessable REU	Assessable Amount
214	0811621120097/98	5501	VILLAGE DR	105	Garage	KARIN L STONE	3	0	$ -
215	0811621120062	5501	VILLAGE DR	106		HAROLD J BLOOM & LAURA J BLOOM	3	0.25	$ 850.00
216	0811621120073/74	5501	VILLAGE DR	106	Garage	HAROLD J BLOOM & LAURA J BLOOM	3	0	$ -
217	0811621120063	5501	VILLAGE DR	201		FRANCIS A MCSHANE & SUSAN S MCSHANE	3	0.25	$ 850.00
218	0811621120099/100	5501	VILLAGE DR	201	Garage	FRANCIS A MCSHANE & SUSAN S MCSHANE	3	0	$ -
219	0811621120064	5501	VILLAGE DR	202		CAROL M LABERGE	3	0.25	$ 850.00
220	0811621120101/02	5501	VILLAGE DR	202	Garage	CAROL M LABERGE	3	0	$ -
221	0811621120065	5501	VILLAGE DR	203		JAMES A & LUCIA L SEIDEL	3	0.25	$ 850.00
222	0811621120093/94	5501	VILLAGE DR	203	Garage	JAMES A & LUCIA L SEIDEL	3	0	$ -
223	0811621120066	5501	VILLAGE DR	204		LORRAINE JANE BECKER	3	0.25	$ 850.00
224	0811621120085/86	5501	VILLAGE DR	204	Garage	LORRAINE JANE BECKER	3	0	$ -
225	0811621120067	5501	VILLAGE DR	205		RICHARD N MILLER & CAROLE L SENTY	3	0.25	$ 850.00
226	0811621120075/76	5501	VILLAGE DR	205	Garage	RICHARD N MILLER & CAROLE L SENTY	3	0	$ -
227	0811621120068	5501	VILLAGE DR	301		VERNA M NELSON	3	0.25	$ 850.00
228	0811621120081/82/83/84	5501	VILLAGE DR	301	Garage	VERNA M NELSON	3	0	$ -
229	0811621120069	5501	VILLAGE DR	302		JEANINE D POLITTE	3	0.25	$ 850.00
230	0811621120077/78	5501	VILLAGE DR	302	Garage	JEANINE D POLITTE	3	0	$ -
231	0811621120070	5501	VILLAGE DR	303		BONNIE ULMAN	3	0.25	$ 850.00
232	0811621120095/96	5501	VILLAGE DR	303	Garage	BONNIE ULMAN	3	0	$ -
233	0811621120107	5501	VILLAGE DR	304		GARY L ESLINGER & SHELLEY L ESLINGER	3	0.25	$ 850.00
234	0811621120072	5501	VILLAGE DR	305		BENNETT D MELIN	3	0.25	$ 850.00
235	0811621120091/92	5501	VILLAGE DR	305	Garage	BENNETT D MELIN	3	0	$ -
236	0811621120028	5511	VILLAGE DR			TAMARA CAMPBELL	3	0.5	$ 1,700.00
237	0811621120027	5515	VILLAGE DR			LAVONNE L GENZLINGER	3	0.5	$ 1,700.00
238	0811621120026	5517	VILLAGE DR			JUDITH A SULLIVAN	3	0.5	$ 1,700.00
239	0811621120025	5519	VILLAGE DR			NAMGYAL WANGDU & KALSANG C WANGDU	3	0.5	$ 1,700.00
240	0811621120024	5521	VILLAGE DR			KEN BARNES & KAY JOHNSON	3	0.5	$ 1,700.00
241	0811621120023	5523	VILLAGE DR			RACHEL JERSTAD	3	0.5	$ 1,700.00
242	0811621120022	5525	VILLAGE DR			JANELLE MANDERY	3	0.5	$ 1,700.00
243	0811621120021	5527	VILLAGE DR			EMILY SEARLE & ANDREW JENSEN	3	0.5	$ 1,700.00

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244	0811621120033	5529	VILLAGE DR			JOSEPH NEESER & MELANIE L MEYER	3	0.5	$ 1,700.00
245	0811621120029	5530	VILLAGE DR			SHELDON R CRAVENS	3	0.5	$ 1,700.00
246	0811621120034	5531	VILLAGE DR			JUTTA PETERS	3	0.5	$ 1,700.00
247	0811621120030	5532	VILLAGE DR			CHANGYUE LUO	3	0.5	$ 1,700.00
248	0811621120035	5533	VILLAGE DR			NANETTE E NYS	3	0.5	$ 1,700.00
249	0811621120031	5534	VILLAGE DR			MISBIL HAGI-SALAAD	3	0.5	$ 1,700.00
250	0811621120036	5535	VILLAGE DR			KIMBERLY J KRITZER	3	0.5	$ 1,700.00
251	0811621120032	5536	VILLAGE DR			EBONY A SAMPSON	3	0.5	$ 1,700.00
252	0811621120037	5537	VILLAGE DR			MERRY M OLSON	3	0.5	$ 1,700.00
253	0811621120047	5538	VILLAGE DR			SUDHAKAR MAKHAM	3	0.5	$ 1,700.00
254	0811621120041	5539	VILLAGE DR			BRIAN HUGHES & PAULA HUGHES	3	0.5	$ 1,700.00
255	0811621120048	5540	VILLAGE DR			LISA LOUISE OBERT	3	0.5	$ 1,700.00
256	0811621120040	5541	VILLAGE DR			GYORGY J SIMON & MAYUKO SIMON	3	0.5	$ 1,700.00
257	0811621120049	5542	VILLAGE DR			CHARLES H STEVENSON JR	3	0.5	$ 1,700.00
258	0811621120039	5543	VILLAGE DR			PEGGY L O'LOUGHLIN	3	0.5	$ 1,700.00
259	0811621120050	5544	VILLAGE DR			ROBERT BEVERAGE & CATHERINE A GASIOROWICZ	3	0.5	$ 1,700.00
260	0811621120038	5545	VILLAGE DR			JILL M ASKEY	3	0.5	$ 1,700.00
261	0811621120051	5546	VILLAGE DR			SREENIVASA RAO MAKINENI	3	0.5	$ 1,700.00
262	0811621120046	5547	VILLAGE DR			ANN MARIE BAUMGARTNER	3	0.5	$ 1,700.00
263	0811621120052	5548	VILLAGE DR			MARY K D BROWN	3	0.5	$ 1,700.00
264	0811621120045	5549	VILLAGE DR			W H SLAYTON & J F LOFTHUS	3	0.5	$ 1,700.00
265	0811621120044	5551	VILLAGE DR			MARK & AILEEN VELASCO	3	0.5	$ 1,700.00
266	0811621120043	5553	VILLAGE DR			SUSAN J SCHRADER	3	0.5	$ 1,700.00
267	0811621120042	5555	VILLAGE DR			DILYARA JEPBAROVA	3	0.5	$ 1,700.00
268	0811621120126	7000	WESTON CIR			ARON JACOBSON & ANGELA JACOBSON	2	0.5	$ 4,850.00
269	0811621120137	7001	WESTON CIR			RICHARD/JEANENE ENGEBRETSON	2	0.5	$ 4,850.00
270	0811621120127	7004	WESTON CIR			MANUEL A IDROGO & MIMI LAM	2	1	$ 9,700.00
271	0811621120136	7005	WESTON CIR			JOHN W CLINTON	2	1	$ 9,700.00
272	0811621120128	7008	WESTON CIR			BRUCE A THOMSON	2	1	$ 9,700.00
273	0811621120135	7009	WESTON CIR			PAUL J & JANE O CASHIN	2	1	$ 9,700.00
274	0811621120129	7012	WESTON CIR			JING WANG & CAIXIA GE	2	1	$ 9,700.00
275	0811621120134	7013	WESTON CIR			JEROME F MILLER JR & CAROL V MILLER	2	1	$ 9,700.00

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276	0811621120130	7016	WESTON CIR			CHRISTIAN VAILLANCOURT & LESLIE VAILLANCOURT	2	1	$ 9,700.00
277	0811621120133	7017	WESTON CIR			WOODSON M & NORMA V FOUNTAIN	2	1	$ 9,700.00
278	0811621120131	7020	WESTON CIR			ROBERT GILLUND	2	1	$ 9,700.00
279	0811621120132	7021	WESTON CIR			RONALD E DEHARPPORTE	2	1	$ 9,700.00
280	0811621220015	7024	WEXFORD RD			EDWARD M JANIGA	1	1	$ 19,000.00
281	0811621220001	7028	WEXFORD RD			LAUREL ANNE FERRIS	1	1	$ 19,000.00
282	0811621220055	7032	WEXFORD RD			SANDRA C CHAPMAN	1	1	$ 19,000.00
283	0811621130012	24	ADDRESS UNASSIGNED			CITY OF EDINA	2	0	$ -
	Subtotal						1	58.67	$ 1,114,730.00
	Subtotal						2	153	$ 1,484,100.00
	Subtotal						3	20	$ 68,000.00
	Total							**231.67**	**$ 2,666,830.00**