

Project Newsletter

May 28, 2015

City of Madison Lake ANNEXATION



We are to the point in the project in which final restoration of private property is underway. Some properties are completely done, some are partially complete, and others have not been started.

Some seeding is complete and much more will be completed over the next couple of weeks. Please keep off of freshly seeded areas. Damage to seeded areas by the property owners will not be repaired. To accelerate and assist in grass establishment, feel free to water seeded areas and mow down weeds (not less than 3") that may begin to overtake grass growth.

Please do not remove any sediment control devices, such as the flexible black biologs along the edge of disturbed areas. These devices are required by the Minnesota Pollution Control Agency to protect our waters from sediment. Removing them only prolongs the project, potentially increases project costs, and puts our waters at risk. The devices must remain in place until the surfaces upstream of them are permanently stabilized – most often by turf. The Contractor will remove the devices at that time.

CIC Area

The underdain system is completely installed and the gravel base was mostly installed last week. The gravel base will be widened out and thickened up to its final dimensions this week. The gravel base east of Unit 552 is also targeted for completion this week. From here on out, work will primarily consist of restoration items and preparation of the gravel base for paving. It is anticipated that Xcel Energy will be installing the natural gas main this week or next.

Nutmeg, Krason, Wheaton, & Clydette Areas

The Contractor is struggling with moisture conditions on Krason Drive. Additional progress will be attempted this week, pending the weather, of course. Once the gravel base on Krason is complete, work on the final Nutmeg Road street section will begin.

Road restoration on Wheaton and Clydette is complete. Areas along the road were fine graded to prepare for seed last week and many areas were damaged by vehicles over the weekend. Once these areas dry out, they will be fine graded again to prepare for seed. Please stay off of these areas until turf is established. It cannot be required of the Contractor to continuously repair damaged caused by the public.

We have received a few inquiries about the blow-off valves. The existing service lines for nearly all seasonal cabins were extremely shallow and a means to drain them is necessary in order to protect them from freezing. Previously, these lines were blown out when the wells were winterized each year. The new service lines were installed at a depth of approximately seven feet to protect from frost. However, the portion of existing service line that was to remain in service between the point of

Project Contacts

City of Madison Lake

Ari Klugman, City Administrator
507.243.3011
ari.klugman@ci.madison-lake.mn.us

Project Engineer

Chris Larson, ISG
507.387.6651
chris.larson@is-grp.com

Construction Field Representative

Shaun Mickelson, ISG
507.327.5526
shaun.mickelson@is-grp.com

General Contractor – Nutmeg Rd. & West Duck Lake

Randy Kirschman, RL Larson Excavating
320.654.0709
rkirschman@hotmail.com

General Contractor – Duck Lake CIC

Jim Voda, Holtmeier Construction
507.389.9112
jvoda1@hickorytech.net

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connection and the cabin still needed the ability to be drained for winterization. For many properties, draining of the lines was as simple as installing a drain-back curb stop that allows the service to drain by gravity when the water is shut off in the yard by the City. These types of mechanisms cannot be used in areas of high groundwater, so blow-off assemblies were installed as discussed in previous newsletters. Blow-offs were installed for the properties listed below. These blow-offs do not prohibit the ability of cabins on Doran Drive to be converted for year-round use.

400 – 406, 506 – 568, 570, 572, and 574 Doran Drive; 61580 Nutmeg Road; Duck Lake Park; and 204 – 228 Clydette Drive

For any property being converted to year round use, the pre-existing service line will need to be replaced from the point of connection to the structure such that it has a minimum bury depth of seven feet and/or is inside of the heated structure.

I+S GROUP
115 East Hickory Street, Suite 300
Mankato, MN 56001

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