

Windemere Township Road Report

Year End 2025

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Road Manager

- Overview of work for calendar year 2025
- Gravel crushing
- Calcium Chloride application
- Culvert replacement
- Ditch cleaning
- Ditch mowing
- Grading operations
- Gravel application
- ROW clearing



Windemere Township contracts under MN Statute 471.345

- The **ESTIMATED** three contracting levels are:
- \$0-\$25,000: Direct negotiations
- \$25,000-\$175,000: At least 2 quotes or sealed bids are needed
- \$175,000+: Sealed bids only

Windemere has been contracting projects as such since June of 2023 per our legal counsel

Work completed in 2025

- **10,000** cubic yards of gravel crushing was completed at the Town borrow pit
The cost breakdown to produce the gravel is as follows:
Binder **737** yards totaling **\$1474**
Load and transport **67** loads of binder to Town pit totaling **\$5620**
Crushing cost for **10,000** yards totals **\$45,000**
Final cost is **\$52,094** equals **\$5.21/yard** for good quality gravel
- **4024** yards of gravel from the Windemere pit was spread on **24** Township roads
- **37,630** gallons of Calcium chloride was applied to **18.78** miles Township Roads. This helps with dust control and gravel loss. It has been an overall savings for the Town reducing the amount of grading.
- **284.5** hours of grading on over **220** miles of road
- **7** culverts were installed
- **4765'** of ditch cleaning
- Clean out debris from beavers on multiple culverts. To resolve that decades old issue on Birchview, we installed a beaver fence. To this day it has worked very well. The goal would be to take care of some of the other problem areas.

Work completed in 2025



Beaver fencing was installed on Birchview Road culverts

Work completed in 2025

- Sturgeon Island ROW final grading near the bridge. (This was not completed by the Pine County project)
- Sturgeon Island Bridge cover staining
- ROW mowing was completed on about **44** miles of Town roads prior to Independence Day and again prior to Labor Day
- Miscellaneous trees were cleared from ROW after windstorms
- Approximately **9800'** of cracks were sealed on Sturgeon Island Road and Island Loop
- Gravel shouldering was done on various Town roads
- Potholes and asphalt patching was done on various roads
- In total there was **16** major projects completed in **2025**



Andemere Township Gavel Roads with calcium chloride in 2025

#	Section	Road Name	57 Gravel Roads	CaCl2			
1 E	15	Hill Street Rd	1.21	1.21			
2 E	13,14,23,24	Elm Tree Rd	0.53				
3 E	14	Northridge Rd	1.00				
4 E	10 - 15	Pioneer Road	2.40				
5 E	1, 2	Partridge Rd N	1.00	1			
6 E	11 -12	Partridge Rd S	0.95				
7 E	12	Lake 12 Road	0.83	0.83			
8 E	12	Balsam Road	0.27	0.27			
9 E	1, 2, 11, 12	Birchview Rd	1.35	0.85	Birchview to Lake 12 Road		
10 E	1	Telker Road	0.45	0.45			
13 W	6	Sunset Lane	0.40	0.4			
17 W	6	Settlers Court	0.10	0.1			
18 W	6	Lords Drive	0.50	0.5			
19 W	6	Settlers Pond Dr	0.20	0.2			
22 W	6	Paulus Road	0.24	0.24			
25 W	4,5	Lakeshore Drive	0.25	0.25			
29 E	8	Camp Farm Ln	0.27				
30 E	8, 9	Moss Lane	0.67	0.67			
31 E	9	Brandt Road	0.45	0.45			
32 E	9	Sunrise View Rd	0.55	0.55			

*CaCl2	Road Name	Miles	March	April	May	Total Miles	
*1 E	Hill Street Road	1.21			15-May	1.21	
2 E	Elm Tree Road	0.53		11-Apr	19-May	1.06	
3 E	Northridge Road	1.00		11-Apr	19-May	2	
4 E	Pioneer Road	2.40	21-Mar	11-Apr	19-May	7.2	
*5 E	Partridge Rd N	1.00	21-Mar	9-Apr	19-May	3	
6 E	Partridge Rd S	0.95	21-Mar	9-Apr	19-May	2.85	
*7 E	Lake 12 Road	0.83	21-Mar	9-Apr	19-May	2.49	
*8 E	Balsam Road	0.27	21-Mar	9-Apr	19-May	.81	
*9 E	Birchview Road	1.35	21-Mar	9-Apr	19-May	4.05	*Birchview to Lake 12 Rd
*10 E	Telker Road	0.45	21-Mar		19-May	.90	
*13 W	Sunset Lane	0.40		19-Apr	19-May	.80	
*17 W	Settlers Court	0.10		19-Apr	19-May	.20	
*18 W	Lords Drive	0.50		19-Apr	19-May	1	
*19 W	Settlers Pond Dr	0.20		19-Apr	19-May	.40	
*22 W	Paulus Road	0.24		19-Apr	19-May	.48	
*25 W	Lakeshore Drive	0.25			19-May	.25	
29 E	Camp Farm Ln	0.27		16-Apr	19-May	.54	
*30 E	Moss Lane	0.67		17-Apr	19-May	1.34	
*31 E	Brandt Road	0.45		17-Apr	19-May	.90	
*32 E	Sunrise View Rd	0.55		17-Apr	19-May	1.10	
33 E	Missing Link Rd	0.16		17-Apr	19-May	.32	
34 E	Lakeview Lane	0.30		17-Apr	19-May	.60	
35 F	Cliff Drive	0.23		17-Apr	19-May	.46	

Windemere Township Grading 2025							
CaCl2	Road Name	Miles	June	July	August	Total Miles	
*1 E	Hill Street Road	1.21	4-Jun		9-Aug	2.42	
2 E	Elm Tree Road	0.53	4-Jun	7-Jul	12-Aug	1.59	
3 E	Northridge Road	1.00	3-Jun	7-July/17-July	9-Aug	4	
4 E	Pioneer Road	2.40	16-June	7-Jul	9-Aug	7.2	
*5 E	Partridge Rd N	1.00	4-June/16-June	17-Jul	9-Aug	4	
6 E	Partridge Rd S	0.95		17-Jul		.95	
*7 E	Lake 12 Road	0.83	4-Jun			.83	
*8 E	Balsam Road	0.27	4-Jun			.27	
*9 E	Birchview Road	1.35	4-Jun		9Aug/12Aug	4.05	*Birchview to Lake 12 Road
*10 E	Telker Road	0.45	4-Jun		12-Aug	.90	
13 W	Sunset Lane	0.40	3-Jun		9-Aug	.80	
17 W	Settlers Court	0.10	3-Jun		9-Aug	.20	
18 W	Lords Drive	0.50	3-Jun		9-Aug	1	
19 W	Settlers Pond Dr	0.20	3-Jun		9-Aug	.40	
22 W	Paulus Road	0.24	3-Jun		9-Aug	.48	
25 W	Lakeshore Drive	0.25	3-Jun		9-Aug	.50	
29 E	Camp Farm Ln	0.27	4-Jun		9-Aug	.54	
*30 E	Moss Lane	0.67	4-Jun		9-Aug	1.34	
*31 E	Brandt Road	0.45	4-Jun		9-Aug	.90	

Projects for 2026

- Gravel spreading
- Calcium Chloride application
- Ring Road culvert replacement
- Road sign and post installation
- Lakeview Lane culvert replacement



Historical Details

The following is a list of culverts from 2021 and 2022 that we inherited. Of those, only **2 culverts** were installed over the last **3 years**, while during the same period, we have installed **36** culverts.

Culverts 2021

1. North Military / Heppner
Go south .1 mile to white stake
2. Birchview / Partridge Road North
Go west from Partridge Road North .1 mile to stake on north side of roadway. Mark entire roadway for culvert, 50' on both sides.
3. Partridge Road North / County Line Road
From Co Rd 10 go south .1 mile to white stake on west side. Mark 75' radius of white stake.
4. Birchview / Partridge Road South
From Partridge Rd S go east .1 mile to stake on west side. Mark 150' radius around stake to encompass entire roadway.
5. Birchview / Lake 12
From Birchview / Lk 12 intersection head east .1 mile to white stake on north side. Mark 100' radius around stake to encompass entire roadway.
6. Pioneer Road / Partridge Road South
Go east .8 mile to white stake on north side. Mark 75' radius around stake.
7. Moss Lane / Missing Link
At intersection on south side mark 75' radius around white stake.
8. Lakeview / North Shoreland
From N Shoreland go south 200' to white stake on east side of road. Mark 100' radius to encompass entire roadway. (Meet and greet)
9. Balsam / Lake 12 Road
From Lake 12 Rd go west 400' to white stake on south side of road. Mark 150' radius.
#210883074
10. Island Lake Road / North Shoreland, Go north 500 ft / 1000 ft. 2 culverts.
11. Lord Lane -- driveway culvert (Jeff's house)
12. Birchview Box Culvert -- 2022

Culverts 2022

1. North Military / Heppner
2. Go south .1 mile to white stake
3. Birchview / Partridge Road North
4. Go west from Partridge Road North .1 mile to stake on north side of roadway. Mark entire roadway for culvert, 50' on both sides.
5. Partridge Road North / County Line Road
6. From Co Rd 10 go south .1 mile to white stake on west side. Mark 75' radius of white stake.
7. Birchview / Partridge Road South
8. From Partridge Rd S go east .1 mile to stake on west side. Mark 150' radius around stake to encompass entire roadway.
9. Birchview / Lake 12
10. From Birchview / Lk 12 intersection head east .1 mile to white stake on north side. Mark 100' radius around stake to encompass entire roadway.
11. Pioneer Road / Partridge Road South
12. Go east .8 mile to white stake on north side. Mark 75' radius around stake.
13. Moss Lane / Missing Link
14. At intersection on south side mark 75' radius around white stake.
15. Lakeview / North Shoreland
16. From N Shoreland go south 200' to white stake on east side of road. Mark 100' radius to encompass entire roadway. (Meet and greet) Needs to be done this year 2022
17. Balsam / Lake 12 Road
18. From Lake 12 Rd go west 400' to white stake on south side of road. Mark 150' radius. #210883074
19. Island Lake Road / North Shoreland, Go north 500 ft / 1000 ft. 2 culverts. Need to also address beaver issue
20. Birchview Box Culvert -- 2023
21. Rush Blvd. Box Culvert -- 2022
22. Island Lake -Box Culvert --
23. Birchview Road -- Box Culvert -- 2022

Contracting Highlights from June 1, 2023, to December 31, 2025

- **10,000** yards of quality gravel was crushed
- **7370** yards of gravel was spread on Township roads
- **101,891** gallons of Calcium chloride was applied to over **48** miles Township Roads.
- **575.25** hours of grading completed which averages **191.75** hours per year
- **36** culverts were installed
- **14.845'** of ditch cleaning was completed
- **36,718'** of crack filling on our asphalt roads
- Warbler Lane grading corrections and paving
- Moss Lane culverts, ditch cleaning and rebuild
- Balsam Road ditch cleaning and culverts
- Sturgeon Island Bridge and cover were completed
- Sturgeon Island Road was corrected and paved

76 major projects were completed from June 1, 2023, to December 31, 2025.

Warbler Lane project



Moss Lane Project



Balsam Road Project



Sturgeon Island Bridge Project



Sturgeon Island Bridge Project



Sturgeon Island Road Project



Contractor Model

When Windermere Township transitioned from an employee model to a contractor model, we were told it would fail and that contractors would not work with us. That has proven untrue. We now have many contractors delivering high-quality, timely, and cost-effective work. As a result, our roads are better than ever, and we remain committed to continuous improvement.

Thank you to the 15 contractors that chose to work with Windemere Township in 2023!

We are making great progress in Windemere Township!

Thank you to our professional contactors and companies that have chosen to work with us.

Your hard work and cooperation is greatly appreciated!

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- Kiminski Paving
 - Gobel Excavating
 - Sandberg Construction
 - Valhalla Tree Care
 - Rocon Paving
 - Thaw It, Lyle Huhta
 - Equipment Transport Sand & Gravel Inc.
 - Gregory Waldhalm Utility & Excavating
 - Hinckley Trailer & Culvert Sales
 - Cabin Cutters
 - Jerry's Roadside Mowing LLC
 - A&H Custom Remodeling
 - Ken Elg Construction
 - Mille Lacs Lake Sealcoating
 - Tollefson Excavating LLC

There has been 27 contractors that have worked with Windemere since June of 2023

- Advanced Concrete Works
- Omar's Sand and Gravel
- Daryl Tomczak Repair
- Reinhardt Auction Service
- D. Mattson Service
- Behrman Farms
- D.W.H
- Kenowski Carpentry
- North Country Electric
- Peura Contracting
- ID Sign Solutions
- Petersen's Door Service

Vision for the future of the Town Roads

- Pave all roads located on the west side of I35.
- Pave Rush Blvd from Harmony to Dobosenski extending to Dago Lake Road.
- Pave Hillstreet to help reduce traffic congestion near the southern end of Sturgeon Lake.
- Continue to apply high-quality gravel and develop a long-term plan to pave additional roads.
- Continue to contract with professional contractors to ensure high quality work

