



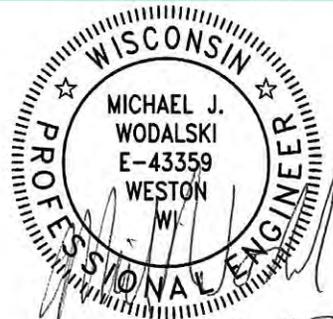
REPORT OF THE VILLAGE ENGINEER
FOR SPECIAL ASSESSMENTS ON PROPERTIES BENEFITTED BY
WATER & SANITARY SEWER IMPROVEMENTS
DRIVE APPROACH IMPROVEMENTS
WESTON AVENUE EAST PHASE RECONSTRUCTION
From Ryan St East to County Road J

**Village of Weston
Marathon County
Wisconsin**

April 2023

Prepared by:

Michael Wodalski, P.E.,
Director of Public Works



4-10-23

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DECLARATION

The Village of Weston in accordance with Resolution Number 2023-009 requires this report, declaring Intent to Exercise Special Assessment Police Powers. It is submitted to the Village as a Preliminary Assessment Report for the construction of water mains and sanitary sewer mains that will benefit properties in the assessment district as well as drive approaches. The undersigned has inspected the properties and has determined that each of the properties in the assessment district will benefit from the proposed public improvements.

The assessment district is described in the Preliminary Resolution, a copy of which is included in Appendix A. A map showing the properties included in the assessment district is included in Appendix B.

PURPOSE and STATEMENT OF BENEFITS

The project will loop the water and sanitary sewer mains on Weston Ave, reconstruct the road, build a multi-use path and includes storm ponds and culvert replacements for improved drainage for the project. The purpose of installing the water main is to create a loop of the water distribution system for improved water quality and distribution system reinforcement, improving fire flows and system reliability. The public utility extensions will provide a reliable long-term solution for water and sewer service. The sewer and water main extensions will benefit the existing properties on Weston Ave between Ryan St and Zinser St, then the section of Progress Way west intersection with Weston Ave to Progress Way east intersection with Weston Ave and then from the driveway of 9808 Weston Ave to County Road J. The utility extensions will close the existing gaps in the utility system. A future connection between the east intersection of Progress Way and Weston Ave and the driveway at 9808 Weston Ave is planned to be constructed in 2024

The proposed improvements, throughout the assessment district, consist of the construction of a new water main and appurtenances and new sanitary sewer and appurtenances. The street will be reconstructed with a mainly rural section which will typically include 34-feet of asphalt with one 12-foot lane in each direction and a 5-ft paved shoulder, ditches on both

sides of the road and a 10-foot paved multi-use path on the north side of the road from Ryan St to the west intersection of Progress Way and Weston Avenue. Driveway approaches will be replaced as needed. Special assessments are not proposed for the street reconstruction, but there will be assessments for costs of driveway apron replacements.

The water distribution system improvements will include the installation of approximately 7,265 feet of 12-inch diameter water main with all necessary fire hydrants, valves, etc., and laterals. Likewise, the sanitary sewer system improvements will include approximately 6,045 feet of 8-inch diameter gravity sewer mains, manholes, and laterals.

Special assessments will be based on the costs for the installation of the 8-inch water and sanitary sewer mains plus the cost of water and sewer laterals.

STATEMENT OF ESTIMATED COSTS FOR THE PROJECT

A summary cost estimate for the equipment, labor and material portion of the project is included in Appendix C. The construction costs for the sewer and water mains were based on the bid prices for this project. The summary estimate includes the overall cost estimate and the estimated cost of the assessable items. The total estimated project costs are summarized in Appendix D where the assessment rates are also calculated.

Costs for contingencies are allocated to various construction categories based on their percentage of construction costs, exclusive of engineering. To keep consistency with recent projects, engineering costs are not considered an assessable cost.

The assessable cost is the cost of installing an 8-inch water main, 8-inch sewer main and laterals for each improved property. Only the water main and sewer main cost is proposed as the assessable cost for undeveloped parcels as future laterals would be connected at the landowners cost, thus their only assessment is for the main installation.

STATEMENT AS TO SOURCES OF FUNDS FOR THE PROJECT

The total project costs will be generated from the following sources:

1. Special Assessments for water main, sewer main and drive approach construction.
The estimated amount to be recovered through these assessments is shown in Appendix D.
2. Tax Increment District Revenues will pay for all other costs not recaptured via Special Assessments.

ESTIMATED ASSESSMENT RATES

It is proposed the assessable costs of water main and water laterals as well as sewer main and sewer laterals be recovered using methods as outlined in the Village's special assessment ordinance. The assessable units are shown in the table in Appendix E, consistent with the Village of Weston's assessment ordinance. Sewer and water improvements will be assessed as the cost to serve an equivalent residential lot. Driveway approaches will be special assessed based on the surface material type and area. The calculations for the assessment rates are shown in Appendix D.

Sanitary Sewer and Water Construction. The water distribution system and sewer collection system will be constructed to reinforce the existing distribution system, i.e., "looping." Costs of looping are mainly picked up by the utility except in areas where property that is not served by public water and sewer is able to connect in the future. For this project there is approximately 7,964 feet of new water main being installed. To maintain consistency with recent projects a nominal 200 linear feet is being used as the value to calculate a per lot connection. Based on the 7,964 linear feet there would be a potential 81 new connections, but initially only 4 potential connections are expected based on existing lot improvements. The Village is then paying the cost for the difference of those 77 future connections.

- Sanitary Sewer Mains = \$8,231.74 per equivalent lot
- Sanitary Sewer Lateral = \$2,184.75 per equivalent lot
- Water Mains = \$7,833.06 per equivalent lot

- Water Lateral = \$4,652.75 per equivalent lot

Street Reconstruction. The Village recently updated its Special Assessment Ordinance to exclude assessing the reconstruction of existing facilities and took the stance that only new enhancements to public infrastructure will be assessed. Since the street will be restored as a rural section as it currently exists, no special assessments for the street portion of the project are proposed for this project.

Driveway Aprons. Driveway apron construction costs are calculated using the estimated cost for asphalt driveway aprons or gravel driveway aprons divided by the total area in square feet of the apron. Driveway aprons are measured between the property line and the back of the shoulder. The estimated assessment rate for 2-inch-thick asphalt driveways with 6-inches of crushed aggregate base course is \$4.22 per square foot and a gravel driveway is estimated at \$1.38 per square foot.

Driveway aprons are estimated to be installed only at current existing driveways. If a property owner wishes to make a change to existing driveways, they will need to notify the Village prior to construction to make any modifications.

Any part of a driveway behind the property line will be replaced in kind as needed.

ESTIMATED ASSESSMENTS AND RECOMMENDATIONS

The estimated assessments to each of the benefited properties are contained in the tables in Appendix F. The equivalent lot method of assessing costs for sanitary sewer and water mains and laterals is recommended. Driveway approach costs will be based on material type and size of replacement area.

The Director of Public Works recommends the consideration of the following conditions to achieve connection of existing homes to the water and sanitary sewer mains:

- 1) Assessments will be levied upon completion of the project.
- 2) Water and Sewer assessments can be deferred up to 20 years after the initial billing.
- 3) Connection will be incentivized in the first 10-year period by waiving of interest charges

to the property owner. Additionally, a sliding scale of reduced special assessment for the sanitary sewer assessment beginning with 25% in year 1 (year 1 begins at time of special assessment billing) and reducing each year by 2.5% to 0% after year 10. After year 10, the interest charges will be added to the total assessment.

- 4) Connection will be **required** when the following occurs:
 - i. Current private water or wastewater system fails;
 - ii. Sale of property;
 - iii. By end of the 20th year after the initial billing of the special assessment.
- 5) At time of connection, both water and sewer must be connected.
- 6) Property owners will also be responsible for the Sewer Utility Hook-up fee (\$500) as well as the Residential Equivalent Unit (REU) fee of \$750 at time of connection.

APPENDIX A

Preliminary Assessment Resolution

**VILLAGE OF WESTON
RESOLUTION NO. 2023-009**

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY SPECIAL
ASSESSMENTS UNDER MUNICIPAL POLICE POWER PURSUANT TO WIS. STAT.
§66.0703 AND §13.05 OF THE MUNICIPAL CODE OF THE VILLAGE OF WESTON.**

NOW THEREFORE, be it ordained by the Board of Trustees of the Village of Weston, in the State of Wisconsin, as follows:

SECTION 1: **ADOPTION** “Resolution No 2023-009 Preliminary Resolution For Weston Ave (Ryan To CR-J) Special Assessments” of the Weston Municipal Resolutions is hereby *added* as follows:

ADOPTION

Resolution No 2023-009 Preliminary Resolution For Weston Ave (Ryan To CR-J) Special Assessments(*Added*)

1. The governing body hereby declares its intention to exercise its police power under Wis. Stat. §66.0703, to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property by reason of the following public work and improvements:

Drive Approach Construction
Sewer Main and Laterals
Water Main and Laterals

2. The governing body hereby further declares its intention to follow the alternate to the procedures prescribed by Wis. Stats. 66.0703(8)(c), (8)(d) and (8)(e), as allowed in §78.114 of the Municipal Code of the Village of Weston.

3. The property to be assessed lies within the following described assessment district:

All properties with frontage and/or property access on Weston Avenue between Ryan Street and County Road J.

4. The total amount assessed against the properties in the described assessment district shall not exceed the total cost of the improvements. The properties against which the assessments are proposed are benefited by the contemplated public work and improvement.

5. The governing body determines the improvements constitute an exercise of the police power for the health, safety and general welfare of the municipality and its inhabitants.
6. The municipal engineer shall prepare a report which shall consist of:
 - a. Preliminary plans and specifications for the improvements.
 - b. An estimate of the entire cost of the proposed improvements.
 - c. Schedule of proposed assessments.
7. When the report is completed, the municipal engineer shall file a copy of the report with the Village Clerk for public inspection.
8. Upon receiving the report of the responsible officer or body, the Village Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed Assessment District, (including a small map thereof), the time and place of the public hearing on the matters contained in the preliminary resolution and the report. This notice shall be published as a Class 1 notice under Ch. 985, Stats., and a copy shall be mailed, at least 10 days before the hearing, to every interested party whose address is known or can be ascertained with reasonable diligence.
9. The hearing shall be conducted at a place and time set by the clerk in accordance with Wis. Stat. §66.0703(7)(a).
10. When the governing body finally determines to proceed with the work or improvements, it shall approve the plans and specifications therefore and adopt a resolution directing such work or improvement be carried out in accordance with the report as finally approved.
11. The governing body shall adopt the final resolution to levy the special assessments either (1) before the work is carried out, or (2) after the work has been completed and actual project costs have been determined. The final resolution shall list the cost of the special assessment levied against each property benefited by the improvement. The Village Clerk shall publish the final resolution as a Class 1 notice under Ch. 985, Wis. Stat., in the assessment district and a copy of such resolution shall be mailed to every interested person whose post office address is known or can be ascertained with reasonable diligence.
12. When the final resolution is published, all awards, compensation and assessments arising therefrom are deemed legally authorized and made, subject to the right of appeal under Wis. Stat. §66.0703(12).
13. The assessment against any parcel may be paid in cash or in annual installments, the number of which shall be determined at the public hearing of the proposed assessments.

PASSED AND ADOPTED BY THE VILLAGE OF WESTON BOARD OF TRUSTEES
 MARCH 20, 2023.

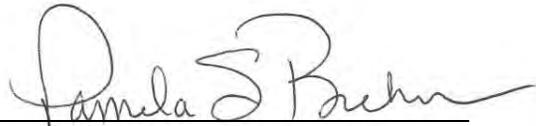
	AYE	NAY	ABSENT	ABSTAIN
Mark Maloney	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Barbara Ermeling	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Nathan Fiene	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Hooshang Zeyghami	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Steve Cronin	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jamie Weiland	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Jasper Hartinger	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Mark Maloney, Village President,
 Village of Weston

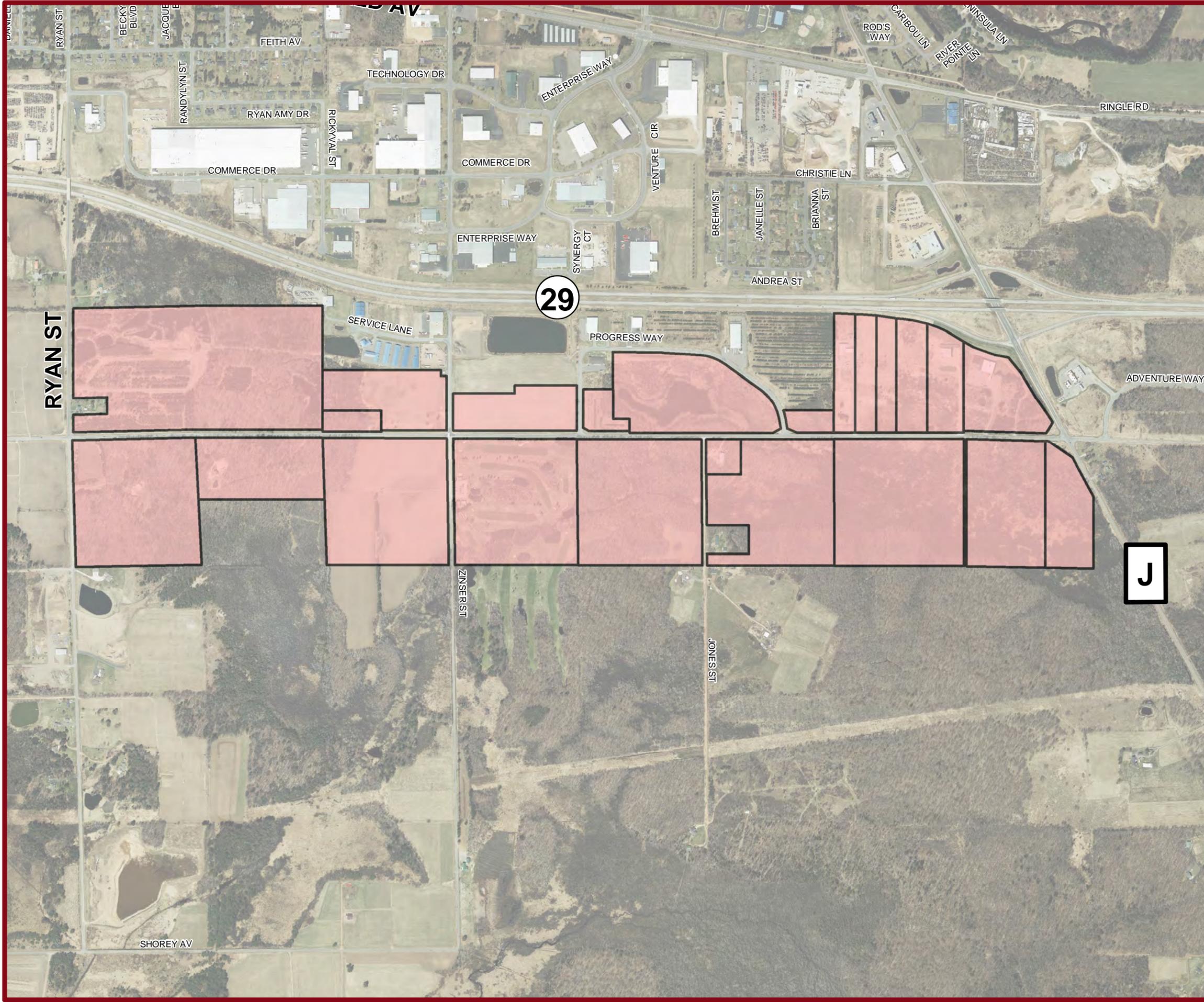


Pamela Brehm, Village Clerk, Village
 of Weston



APPENDIX B

Assessment Area Map



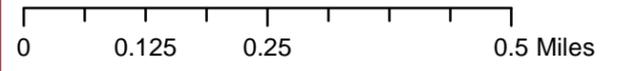
Village of Weston

Marathon County, WI



Map Date: **4/11/2023**
Adoption Date (Village): **N/A**

Map by the Village of Weston Public Works, Utilities, & Technology Services Department



Weston Ave Special Assessment Map

Legend

 Special Assesment Parcels

J

APPENDIX C

Detailed Cost Estimate

Appendix C:

**Village of Weston
Estimated Costs for Street Reconstruction
Weston Ave (Ryan St to CR-J)**

Preliminary

04/06/23

Item Number	Item Description	Units	Total Project Cost			Minimum Size (assessable)	
			Estimated Quantity	Unit Price	Total Cost	Assessable Quantity	Assessable Cost
100	Sanitary Sewer						
101	Connect to Existing Sanitary	EA.	3.00	\$2,650.00	\$7,950.00	1.00	\$2,650.00
102	PVC Sanitary Sewer, 8 Inch	L.F.	6045.00	\$75.00	\$453,375.00	6,045.00	\$453,375.00
103	Sanitary Manhole, 48 Inch	EA.	17.00	\$7,750.00	\$131,750.00	17.00	\$131,750.00
104	Sanitary Manhole Frame and Cover	EA.	17.00	\$700.00	\$11,900.00	17.00	\$11,900.00
105	Sanitary Sewer Cleanout	EA.	2.00	\$2,750.00	\$5,500.00	2.00	\$5,500.00
107	Sanitary Forcemain 2-Inch	LF	547.00	\$42.00	\$22,974.00	547.00	\$22,974.00
108	Sanitary Forcemain Cap 2-Inch	EA.	1.00	\$3.50	\$3.50	1.00	\$3.50
109	PVC Sanitary Lateral, 4-in	LF	48.00	\$88.00	\$4,224.00	33.00	\$2,904.00
110	PVC Sanitary Lateral, 6-in	L.F.	78.00	\$80.00	\$6,240.00	66.00	\$5,280.00
	Sanitary Sewer Subtotal				\$643,916.50		\$636,336.50
200	Water						
201	Hydrant, 8' Bury	EA.	14.00	\$8,500.00	\$119,000.00	0.00	\$0.00
202	Ductile Iron Watermain, 6 inch	LF	140.00	\$24.00	\$3,360.00	0.00	\$0.00
203	Ductile Iron Watermain, 8 inch	L.F.	699.00	\$82.00	\$57,318.00	7,265.00	\$595,730.00
204	Ductile Iron Watermain, 12 inch	L.F.	7265.00	\$95.50	\$693,807.50	0.00	\$0.00
205	Relocate Existing Hydrant	EA.	4.00	\$4,500.00	\$18,000.00	0.00	\$0.00
206	Valve And Box, 8 inch	EA.	10.00	\$2,455.00	\$24,550.00	0.00	\$0.00
207	Valve And Box, 12 inch	EA.	15.00	\$4,443.00	\$66,645.00	0.00	\$0.00
208	12" Gate Valve and Box Relocated	EA.	1.00	\$2,750.00	\$2,750.00	0.00	\$0.00
209	Ductile Iron Tee 8 inch x 6 inch	EA.	5.00	\$432.00	\$2,160.00	0.00	\$0.00
210	Ductile Iron Tee 12 x 6	EA.	3.00	\$710.00	\$2,130.00	0.00	\$0.00
211	Ductile Iron Tee, 12 inch X 8 inch	EA.	3.00	\$785.00	\$2,355.00	0.00	\$0.00
212	Ductile Iron Tee, 12 Inch X 12 inch	EA.	1.00	\$972.00	\$972.00	0.00	\$0.00
213	Ductile Iron Cross, 12 x 8"	EA.	5.00	\$950.00	\$4,750.00	0.00	\$0.00
214	Ductile Iron Bend 22.5 (12")	EA.	10.00	\$569.00	\$5,690.00	0.00	\$0.00
215	Ductile Iron Bend 11.25 (12")	EA.	15.00	\$552.00	\$8,280.00	0.00	\$0.00
216	Ductile Iron Bend 45 (8")	EA.	1.00	\$301.00	\$301.00	0.00	\$0.00
217	Ductile Iron Bend 45 (12")	EA.	1.00	\$609.00	\$609.00	0.00	\$0.00
218	Ductile Iron Bend 90 (12")	EA.	1.00	\$677.00	\$677.00	0.00	\$0.00
219	8"x6" Reducer	EA.	6.00	\$239.00	\$1,434.00	0.00	\$0.00
220	12"x8" Reducer	EA.	2.00	\$404.00	\$808.00	0.00	\$0.00
221	12"x6" Reducer	EA.	1.00	\$381.00	\$381.00	0.00	\$0.00
222	Connect to Existing Water Main	EA.	6.00	\$2,000.00	\$12,000.00	1.00	\$2,000.00
223	Water service Set	EA.	3.00	\$3,500.00	\$10,500.00	3.00	\$10,500.00
224	Copper Water Service, 1.5 inch	L.F.	168.00	\$70.00	\$11,760.00	99.00	\$6,930.00
225	Insulation - 2 inch	SY	89.00	\$20.00	\$1,780.00	0.00	\$0.00
	Water Subtotal				\$1,052,017.50		\$615,160.00

**Village of Weston
Estimated Costs for Street Reconstruction
Weston Ave (Ryan St to CR-J)**

Preliminary

04/06/23

Item Number	Item Description	Units	Total Project Cost			Minimum Size (assessable)	
			Estimated Quantity	Unit Price	Total Cost	Assessable Quantity	Assessable Cost
300	Storm Sewer						
304	Reinforced Concrete Pipe, Class III, Storm Sewer, 18 inch	L.F.	72.00	\$90.00	\$6,480.00	0.00	\$0.00
305	Reinforced Concrete Pipe, Class III, Storm Sewer, 24 inch	L.F.	68.00	\$110.00	\$7,480.00	0.00	\$0.00
306	Reinforced Concrete Pipe, Class IV, Storm Sewer, 12 inch	L.F.	186.00	\$82.00	\$15,252.00	0.00	\$0.00
307	Reinforced Concrete Pipe, Class IV, Storm Sewer, 15 inch	L.F.	30.00	\$115.00	\$3,450.00	0.00	\$0.00
308	Reinforced Concrete Pipe, Class IV, Storm Sewer, 18 inch	L.F.	274.00	\$94.00	\$25,756.00	0.00	\$0.00
309	Reinforced Concrete Pipe, Class IV, Storm Sewer, 24 inch	L.F.	320.00	\$117.00	\$37,440.00	0.00	\$0.00
310	Reinforced Concrete Pipe, Class V, Storm Sewer, 15 inch	L.F.	112.00	\$90.00	\$10,080.00	0.00	\$0.00
311	Reinforced Concrete Pipe, Class V, Storm Sewer, 18 inch	L.F.	252.00	\$100.00	\$25,200.00	0.00	\$0.00
312	Apron Endwalls Culvert Pipe Reinforced Concrete 12-Inch	EA.	6.00	\$1,850.00	\$11,100.00	0.00	\$0.00
313	Apron Endwalls Culvert Pipe Reinforced Concrete 15-Inch	EA.	20.00	\$2,300.00	\$46,000.00	0.00	\$0.00
314	Apron Endwalls Culvert Pipe Reinforced Concrete 18-Inch	EA.	14.00	\$2,450.00	\$34,300.00	0.00	\$0.00
315	Apron Endwalls Culvert Pipe Reinforced Concrete 24-Inch	EA.	14.00	\$3,500.00	\$49,000.00	0.00	\$0.00
316	Storm Sewer Pipe Reinforced Concrete Class IV 15-Inch	L.F.	403.00	\$99.00	\$39,897.00	0.00	\$0.00
317	Concrete Surface Drains	CY	7.20	\$800.00	\$5,760.00	0.00	\$0.00
318	Asphaltic Flumes	SY	16.00	\$41.00	\$656.00	0.00	\$0.00
319	Inlet Median 1 Grate	EA.	17.00	\$3,500.00	\$59,500.00	0.00	\$0.00
320	Inlet Covers Type MS	EA.	17.00	\$550.00	\$9,350.00	0.00	\$0.00
321	Construction Staking Storm Sewer	EA.	33.00	\$100.00	\$3,300.00	0.00	\$0.00
322	Construction Staking Pipe Culverts	EA.	21.00	\$95.00	\$1,995.00	0.00	\$0.00
327	Remove Small Pipe Culvert	EA.	18.00	\$1,200.00	\$21,600.00	0.00	\$0.00
331	RipRap Medium	CY	13.00	\$175.00	\$2,275.00	0.00	\$0.00
	Storm Sewer Total				\$415,871.00		\$0.00
400	Street Reconstruction						
401	Marking Line Paint 4-Inch	LF	42778.00	\$0.20	\$8,555.60	0.00	\$0.00
402	Marking Line Paint 8-Inch	LF	909.00	\$0.45	\$409.05	0.00	\$0.00
403	Marking Arrow Paint	EA.	8.00	\$225.00	\$1,800.00	0.00	\$0.00
404	Marking Word Paint	EA.	2.00	\$230.00	\$460.00	0.00	\$0.00
405	Marking Stop Line Paint 18-Inch	L.F.	131.00	\$12.00	\$1,572.00	0.00	\$0.00
406	Marking Diagonal Paint 12-Inch	L.F.	802.00	\$7.00	\$5,614.00	0.00	\$0.00
407	Marking Crosswalk Paint Transverse Line 6-Inch	LF	114.00	\$8.00	\$912.00	0.00	\$0.00
408	Moving Signs Type II	EA.	23.00	\$115.00	\$2,645.00	0.00	\$0.00
409	Sign Posts: 4X6 X 14-ft	EA.	3.00	\$100.00	\$300.00	0.00	\$0.00
410	Sign Posts: 4X6 X 16-ft	EA.	1.00	\$100.00	\$100.00	0.00	\$0.00
411	Signs Type II Reflective F	SF	35.00	\$30.00	\$1,050.00	0.00	\$0.00
412	Removing Signs Type II	EA.	4.00	\$50.00	\$200.00	0.00	\$0.00
413	Moving Small Sign Supports	EA.	21.00	\$75.00	\$1,575.00	0.00	\$0.00
419	Base Aggregate, 3/4 Inch	TON	3490.00	\$20.00	\$69,800.00	0.00	\$0.00
420	Base Aggregate, 1 1/4 Inch	TON	56572.53	\$14.50	\$820,301.73	0.00	\$0.00
423	Prepare Foundation for Asphaltic Paving (project)	EA.	1.00	\$25,000.00	\$25,000.00	0.00	\$0.00
424	Finsihing Roadway	EA.	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00
426	Breaker Run	TN	34,740	\$20.00	\$694,800.00	0.00	\$0.00
427	Pulverize and Relay	SY	4,800	\$4.50	\$21,600.00	0.00	\$0.00
428	HMA Cold Weather Paving	TON	6,676	\$0.50	\$3,338.00	0.00	\$0.00
429	HMA Pavement 4 MT 58-28 S (Surface)	Ton	5130	\$81.64	\$418,813.20	0.00	\$0.00
430	HMA Pavement 2 MT 58-28 S (Binder)	Ton	10540	\$76.56	\$806,942.40	0.00	\$0.00
431	Tack Coat	GAL	3170.00	\$3.90	\$12,363.00	0.00	\$0.00
432	Geotextile Type HR	SY	47.00	\$5.00	\$235.00	0.00	\$0.00
433	Geotextile Type R	SY	70.00	\$5.00	\$350.00	0.00	\$0.00
434	Geogrid Type SR	SY	52000.00	\$0.85	\$44,200.00	0.00	\$0.00
435	Construction Staking Subgrade	L.F.	10202.00	\$0.01	\$102.02	0.00	\$0.00
436	Construction Staking Base	L.F.	10202.00	\$0.57	\$5,815.14	0.00	\$0.00
	Street Reconstruction Subtotal				\$2,953,853.14		\$0.00
500	Curb and Gutter						
501	Concrete Curb and Gutter, 6-In Sloped 36-In Type D	L.F.	880.00	\$21.00	\$18,480.00	0.00	\$0.00
502	Construction Staking Curb and Gutter	L.F.	954.00	\$0.57	\$543.78	0.00	\$0.00
503	Removing Concrete Gutter	LF	468.00	\$3.00	\$1,404.00	0.00	\$0.00
	Curb and Gutter Subtotal				\$20,427.78		\$0.00

**Village of Weston
Estimated Costs for Street Reconstruction
Weston Ave (Ryan St to CR-J)**

Preliminary

04/06/23

Item Number	Item Description	Units	Total Project Cost			Minimum Size (assessable)	
			Estimated Quantity	Unit Price	Total Cost	Assessable Quantity	Assessable Cost
600	Sidewalk and Driveways						
601	Concrete Sidewalk, 6 inch	S.F.	522.00	\$10.00	\$5,220.00	0.00	\$0.00
602	Asphaltic Surface - Trail	TON	1000.00	\$103.71	\$103,710.00	0.00	\$0.00
603	Curb Ramp Detectable Warning Field (Yellow)	S.F.	119.00	\$85.00	\$10,115.00	0.00	\$0.00
604	Construction Staking Curb Ramps	EA.	4.00	\$100.00	\$400.00	0.00	\$0.00
610	Concrete Driveway Approach, 6 inch	SY	17.00	\$90.00	\$1,530.00	17.00	\$1,530.00
612	Crushed Aggregate Base Course	TON	447.47	\$14.50	\$6,488.27	447.47	\$6,488.27
613	Asphalt Pavement, Driveway, 2 inch	TON	164.00	\$133.05	\$21,820.20	43.66	\$5,808.96
	Sidewalk and Driveways Subtotal				\$149,283.47		\$13,827.23
700	Landscaping and Mobilization						
701	Mobilization	EA.	1.00	\$375,000.00	\$375,000.00	0.00	\$0.00
702	Field Office, Type B	EA.	1.00	\$12,500.00	\$12,500.00	0.00	\$0.00
703	Water	MGAL	605.00	\$30.00	\$18,150.00	0.00	\$0.00
704	Traffic Control	EA.	1.00	\$8,123.00	\$8,123.00	0.00	\$0.00
705	Clearing	STA	76.00	\$755.85	\$57,444.60	0.00	\$0.00
706	Grubbing	STA	76.00	\$503.60	\$38,273.60	0.00	\$0.00
707	Common Excavation	CY	70168.00	\$10.00	\$701,680.00	0.00	\$0.00
709	Excavation Marsh	CY	7767.00	\$15.00	\$116,505.00	0.00	\$0.00
710	Backfill Granular Grade 1	CY	7767.00	\$12.75	\$99,029.25	0.00	\$0.00
711	Construction Staking Supplemental Control (project)	EA.	1.00	\$800.00	\$800.00	0.00	\$0.00
712	Construction Staking Slope Stakes	L.F.	10202.00	\$0.68	\$6,937.36	0.00	\$0.00
713	Sawing Asphalt	L.F.	576.00	\$1.49	\$858.24	0.00	\$0.00
714	Sawing Concrete	L.F.	15.00	\$15.00	\$225.00	0.00	\$0.00
715	Landmark Reference Monuments Special	EA.	4.00	\$100.00	\$400.00	0.00	\$0.00
716	Verify Landmark Reference Monuments	EA.	16.00	\$100.00	\$1,600.00	0.00	\$0.00
720	Silt Fence	LF	20,248	\$1.25	\$25,310.00	0.00	\$0.00
721	Silt Fence Maintenance	L.F.	20,248	\$0.01	\$202.48	0.00	\$0.00
722	Mobilization Erosion Control	EA.	6	\$250.00	\$1,500.00	0.00	\$0.00
723	Mobilizations Emergency Erosion Control	EA.	6	\$250.00	\$1,500.00	0.00	\$0.00
724	Turbidity Barriers	SY	14	\$100.00	\$1,400.00	0.00	\$0.00
725	Inlet Protection, Type A	EA.	18	\$150.00	\$2,700.00	0.00	\$0.00
728	Temporary Ditch Checks	LF	240	\$10.00	\$2,400.00	0.00	\$0.00
729	Culvert Pipe Checks	EA.	114	\$30.00	\$3,420.00	0.00	\$0.00
730	Salvaged Topsoil	SY	138,905	\$1.85	\$256,974.25	0.00	\$0.00
731	Fertilizer Type B	CWT	88	\$92.00	\$8,096.00	0.00	\$0.00
732	Erosion Mat Class I Type B	SY	69,452	\$1.20	\$83,342.40	0.00	\$0.00
733	Seed Water	MGAL	3,120	\$1.00	\$3,120.00	0.00	\$0.00
734	Seeding Temporary	LB	2,504	\$5.00	\$12,520.00	0.00	\$0.00
735	Seeding Mixture No. 30	LB	2504.00	\$8.00	\$20,032.00	0.00	\$0.00
	Landscaping and Mobilization Subtotal				\$1,860,043.18		\$0.00
Project Total Labor and Materials					\$7,095,412.57	\$1,265,323.73	

APPENDIX D

Cost Summary and Estimated Assessment Rate

Appendix D: Cost Summary and Assessment Rates

1. Cost Summary of Estimated Assessable Costs

Preliminary

Weston Ave (Ryan St to CR-J)

04/10/23

	Total Project Costs	Assessable Costs ¹
Subtotal Sewer Improvements	\$ 633,452.50	\$ 628,152.50
Subtotal Sewer Lateral Improvements	\$ 10,464.00	\$ 8,184.00
Subtotal Water Improvements	\$ 1,029,757.50	\$ 597,730.00
Subtotal Water Lateral Improvements	\$ 22,260.00	\$ 17,430.00
Subtotal Street Reconstruction	\$ 2,953,853.14	\$ -
Subtotal Curb and Gutter	\$ 20,427.78	\$ -
Subtotal Storm Sewer	\$ 415,871.00	\$ -
Subtotal Sidewalks	\$ 119,445.00	\$ -
Subtotal Gravel Driveway Approaches	\$ 3,674.62	\$ 3,674.62
Subtotal Asphalt Driveways	\$ 24,633.84	\$ 8,622.61
Total Labor and Materials	\$ 5,233,839.39	\$ 1,263,793.73
Contingencies @ 5%	\$ 354,694.13	\$ 85,647.00
Landscaping Restoration & Mobilization (common)	\$ 1,860,043.18	\$ -
Engineering/Construction Inspection (10% of Const. Est.)	\$ 412,839.78	\$ -
Engineering Design (Actual Contract Value)	\$ 411,129.95	\$ -
Administration/Management (0%)	\$ -	\$ -
Total All Improvements	\$ 8,272,546.00	\$ 1,349,441.00
Cost Allocations by Category (see note 2)		
Total Sewer Improvements	\$ 1,001,228.00	\$ 670,722.00
Total Sewer Lateral Improvements	\$ 16,539.00	\$ 8,739.00
Total Water Improvements	\$ 1,627,623.00	\$ 638,238.00
Total Water Lateral Improvements	\$ 35,184.00	\$ 18,611.00
Total Street Reconstruction	\$ 4,668,826.00	\$ -
Total Curb & Gutter	\$ 32,288.00	\$ -
Total Storm Sewer	\$ 657,321.00	\$ -
Total Driveway Culverts	\$ -	\$ -
Total Sidewalks	\$ 188,793.00	\$ -
Total Concrete Driveway Approaches	\$ 5,808.00	\$ 3,924.00
Asphalt Driveways	\$ 38,936.00	\$ 9,207.00
Total Project Costs	\$ 8,272,546.00	\$ 1,349,441.00

- Notes:**
1. Assessable construction costs are as itemized in the detailed cost estimate, Appendix C.
 2. Engineering design, construction management, contingencies and landscaping are allocated to each category of construction based on the proportion of cost for each major category.

Appendix D: Cost Summary and Assessment Rates

2. Estimated Assessment Rates

Preliminary

04/10/23

Weston Ave (Ryan St to CR-J)

A. Per Lot Assessment

	Total Assessable Costs	Assessable Units	Units	Calculated Assessment Rate
Sanitary Sewer Improvements	\$ 670,722.00	81	EA	\$ 8,231.74
Sanitary Lateral Improvements	\$ 8,739.00	4	EA	\$ 2,184.75
Water System Improvements	\$ 638,238.00	81	EA	\$ 7,833.06
Water Lateral Improvements	\$ 18,611.00	4	EA	\$ 4,652.75
Asphalt Drive Approaches	\$ 9,207.00	2,183	SF	\$ 4.22
Gravel Drive Approaches	\$ 3,924.00	2,851	SF	\$ 1.38
	\$ 1,349,441.00			
			Water / Lot	\$ 12,485.81
			Sewer / Lot	\$ 10,416.49
			Total/Lot	\$ 22,902.30

APPENDIX E

Table of Parcel Frontages

Appendix E:

Table of Parcel Frontages -Weston Ave (Ryan St to County Road J) Reconstruction Project

4/10/23

Name	Address	Parcel	Pin	Utility Connections (EA)				Approach Asphalt (sq ft)	Approach Gravel (sq ft)	Adjustment Note
				Sewer Main	Sewer Lateral	Water Main	Water Lateral			
Weston Ave (Ryan St to CR-J)										
NEITZKE, MARJORIE A (TRUSTEE) MAN INCOME TRUST	8105 RYAN ST	622728080010000000	19228082710999	0	0	0	0	-	-	
MARK NEITZKE	7403 WESTON AVE	622628080060020000	19228082620994	1	1	1	1	-	766	
VILLAGE OF WESTON	7403 RYAN ST	622228080160020000	19228082240990	0	0	0	0	-	-	
JOEL HEBDA AND KIMBERLEY SPURGEON	7802 WESTON AVE	622328080120000000	19228082330996	1	1	1	1	282	-	
EAU CLAIRE RIVER LLC		0	622628080050000000	0	0	0	0	-	-	
VILLAGE OF WESTON	7808 ZINSER ST	622328080120030000	19228082330993	0	0	0	0	-	-	
VILLAGE OF WESTON		0	19228082340984	0	0	0	0	-	-	
CRANE MEADOWS LLC	8103 WESTON AVE	622628080020000000	19228082610998	0	0	0	0	-	-	
MICHAEL AND JANE MEULI		0	622628080010000000	0	0	0	0	-	-	
VILLAGE OF WESTON	8505 PROGRESS WAY	6208220000010100	19228082340029	0	0	0	0	-	-	
VILLAGE OF WESTON		0	62082200000L0100	0	0	0	0	-	-	
VILLAGE OF WESTON		0	62082200000L0200	0	0	0	0	-	-	
WIERZBA INSULATION LLC	9315 WESTON AVE	622528080060020000	19228082520994	1	1	1	1	-	625	
BOBBY AND WALTER WIERZBA		0	622528080060030000	0	0	0	0	-	-	
BOBBY AND WALTER WIERZBA		0	622528080050000000	0	0	0	0	-	-	
RC ENTERPRISES LLC	9306 WESTON AVE	622428080120010000	19228082430992	0	0	0	0	-	334	
RC ENTERPRISES LLC	9308 WESTON AVE	622428080120020000	19228082430991	0	0	0	0	-	334	
WESTON AVENUE LLC		0	622428080120030000	0	0	0	0	-	-	
WESTON AVENUE LLC		0	622428080120090000	0	0	0	0	-	-	
RR FAMILY LLC	9808 WESTON AVE	622428080120080000	19228082430978	0	0	0	0	-	793	
COUNTRY FRESH PRODUCTS LLC	9902 WESTON AVE	622428080150020000	19228082440990	0	0	0	0	1,596	-	
TIGERTON LUMBER CO		0	622528080030000000	0	0	0	0	-	-	
AARON AND RANDI FELCH	9915 WESTON AVE	622528080020000000	19228082510995	1	1	1	1	305	-	
VERNA AND BRAD HABECK		0	622528080020010000	0	0	0	0	-	-	
Future Connections				77	0	77	0	-	-	
Net Assessable Quantities				81	4	81	4	2,183	2,851	
Total Adjusted Assessable Quantities				81	4	81	4	2,183	2,851	

APPENDIX F

Estimated Assessments

Appendix F: Weston Ave (Ryan St to CR-J) Reconstruction

04/10/23

Preliminary Estimated Assessments

Assessment Rates		
Sanitary Main Improvements =	\$ 8,231.74	Per Connection
Water Main Improvements =	\$ 7,833.06	Per Connection
Sanitary Lateral Improvements =	\$ 2,184.75	Per Connection
Water Lateral Improvements =	\$ 4,652.75	Per Connection
Asphalt Driveway Approach =	\$ 4.22	Per SF
Gravel Driveway Approach =	\$ 1.38	Per SF

Name	Address	Parcel	Pin	Sanitary Sewer		Sanitary Lateral		Watermain		Water Lateral		Asphalt Drive Approach		Gravel Drive Approach		Total Assessment
				Lots	Assessment	Connect	Assessment	Lots	Assessment	Connect	Assessment	Sq ft.	Assessment	Sq ft.	Assessment	
Weston Ave (Ryan St to CR-J)																
NEITZKE, MARJORIE A (TRUSTEE) MAN INCOME TRUST	8105 RYAN ST	622728080010000000	19228082710999	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
MARK NEITZKE	7403 WESTON AVE	622628080060020000	19228082620994	1	\$ 8,231.74	1	\$ 2,184.75	1	\$ 7,833.06	1	\$ 4,652.75	-	\$ -	766	\$ 1,057.08	\$ 23,959.38
VILLAGE OF WESTON	7403 RYAN ST	622228080160020000	19228082240990	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
JOEL HEBDA AND KIMBERLEY SPURGEON	7802 WESTON AVE	622328080120000000	19228082330996	1	\$ 8,231.74	1	\$ 2,184.75	1	\$ 7,833.06	1	\$ 4,652.75	282	\$ 1,190.04	-	\$ -	\$ 24,092.34
EAU CLAIRE RIVER LLC	0	622628080050000000	19228082620999	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
VILLAGE OF WESTON	7808 ZINSER ST	622328080120030000	19228082330993	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
VILLAGE OF WESTON	0	0	19228082340984	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
CRANE MEADOWS LLC	8103 WESTON AVE	622628080020000000	19228082610998	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
MICHAEL AND JANE MEULI	0	622628080010000000	19228082610999	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
VILLAGE OF WESTON	8505 PROGRESS WAY	6208220000010100	19228082340029	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
VILLAGE OF WESTON	0	62082200000L0100	19228082340020	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
VILLAGE OF WESTON	0	6208220000L0200	19228082430054	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
WIERZBA INSULATION LLC	9315 WESTON AVE	622528080060020000	19228082520994	1	\$ 8,231.74	1	\$ 2,184.75	1	\$ 7,833.06	1	\$ 4,652.75	-	\$ -	625	\$ 862.50	\$ 23,764.80
BOBBY AND WALTER WIERZBA	0	622528080060030000	19228082520993	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
BOBBY AND WALTER WIERZBA	0	622528080050000000	19228082520999	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
RC ENTERPRISES LLC	9306 WESTON AVE	622428080120010000	19228082430992	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	334	\$ 460.23	\$ 460.23
RC ENTERPRISES LLC	9308 WESTON AVE	622428080120020000	19228082430991	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	334	\$ -	\$ -
WESTON AVENUE LLC	0	622428080120030000	19228082430989	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
WESTON AVENUE LLC	0	622428080120090000	19228082430977	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
RR FAMILY LLC	9808 WESTON AVE	622428080120080000	19228082430978	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	793	\$ 1,094.34	\$ 1,094.34
COUNTRY FRESH PRODUCTS LLC	9902 WESTON AVE	622428080150020000	19228082440990	-	\$ -	-	\$ -	-	\$ -	-	\$ -	1,596	\$ 6,735.12	-	\$ -	\$ 6,735.12
TIGERTON LUMBER CO	0	622528080030000000	19228082510992	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
AARON AND RANDI FELCH	9915 WESTON AVE	622528080020000000	19228082510995	1	\$ 8,231.74	1	\$ 2,184.75	1	\$ 7,833.06	1	\$ 4,652.75	305	\$ 1,287.10	-	\$ -	\$ 24,189.40
VERNA AND BRAD HABECK	0	622528080020010000	19228082510994	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
Future Connections				77	\$ 633,843.81	-	\$ -	77	\$ 603,145.88	-	\$ -	-	\$ -	-	\$ -	\$ 1,236,989.69
TOTAL				81	\$ 666,770.77	4.00	\$ 8,739.00	81	\$ 634,478.13	4	\$ 18,611.00	2,183	\$ 9,212.26	2,851	\$ 3,474.15	\$ 1,341,285.31