



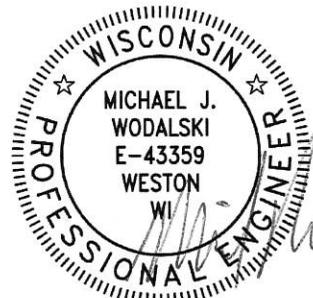
**REPORT OF THE DIRECTOR OF PUBLIC WORKS
FOR SPECIAL ASSESSMENTS ON PROPERTIES BENEFITTED BY
WATER & SANITARY SEWER IMPROVEMENTS
DRIVE APPROACH IMPROVEMENTS
WESTON AVENUE WEST PHASE RECONSTRUCTION
From Von Kanel St East to Ryan St. and the Cross-Country Utility Route**

**Village of Weston
Marathon County
Wisconsin**

April 2024

Prepared by:

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



4-15-24

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DECLARATION

The Village of Weston in accordance with Resolution Number 2024-004 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 Von Kanel St and Ruan St, then the properties on the north side of Weston Ave from the Progress Way east intersection with Weston Ave to 9808 Weston Ave. The utility extensions will close the existing gaps in the utility system.

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 Von Kanel St to Ryan St. 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 9,270 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 9,000 feet of mix of 8-inch diameter and 12-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 except for the properties currently zoned residential that are less than 1.5 acres in size along Weston Ave.

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, utilizing 200 linear feet as the average lot frontage. 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 9,270 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. Utilizing 8,700 feet which is the new useable frontage of mains, there would be a potential 87 new connections, but initially only 26 potential connections are expected based on existing lot improvements or sizes. The Village is then paying the cost for the difference of those 60 future connections.

- Sanitary Sewer Mains = \$8,774.13 per equivalent lot
- Sanitary Sewer Lateral = \$2,072.19 per equivalent lot

- Water Mains = \$8,055.97 per equivalent lot
- Water Lateral = \$4,615.31 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 \$4.19 per square foot and a gravel driveway is estimated at \$1.37 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 and not be assessed.

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, WISCONSIN
RESOLUTION NO. 2024-004**

A 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.

BE IT RESOLVED by the Board of Trustees for the Village of Weston

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

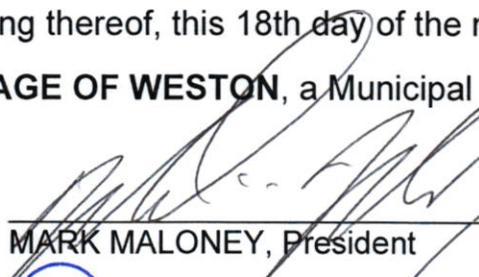
2. The governing body hereby further declares its intention to follow the alternate to the procedures prescribed by Wis. Stats. 66.0703(8)(c), (8)(d) and (8)(e), as allowed in §78.114 of the Municipal Code of the Village of Weston.
3. The property to be assessed lies within the following described assessment district:

All properties with frontage and/or property access on Weston Avenue between Von Kanel Street and Ryan St as well as the properties on the north side of Weston Ave starting at 9306 Weston Ave through and including 9808 Weston Ave.
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 Director of Public Works 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 Director of Public Works 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 BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 18th day of the month of March 2024.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

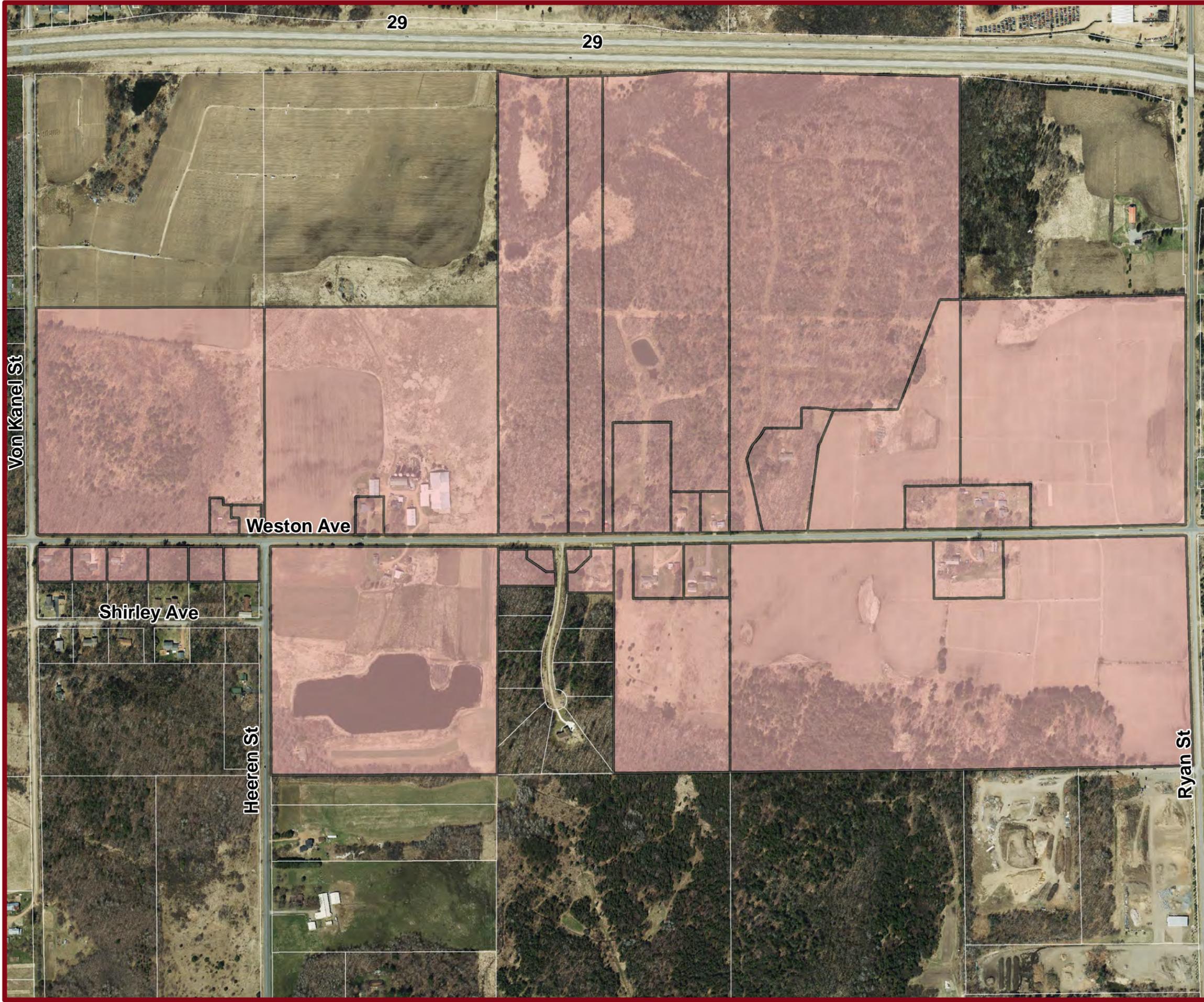
By: 
MARK MALONEY, President

ATTEST:
By: 
PAMELA BREHM, Clerk



APPENDIX B

Assessment Area Map



Village of Weston

Marathon County, Wisconsin



Special Assessment: Weston Ave Ryan St to Von Kanel St



Map Date: 3/5/2024

Adoption Date (Village): N/A

Created By: Village of Weston



Legend

 Special Assessment Parcel



Andrea St

29

Weston Ave

Village of Weston

Marathon County, Wisconsin



Special Assessment 9306 to 9808 Weston Ave



Map Date: 3/6/2024

Adoption Date (Village): N/A

Created By: Village of Weston



Legend

 Special Assessment Parcel

APPENDIX C

Detailed Cost Estimate

Appendix C:

**Village of Weston
Estimated Costs for Street Reconstruction
Weston Ave (CR-X to Ryan St and Cross Country Utilities)**

Preliminary

04/15/24

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.	5003.00	\$65.00	\$325,195.00	8,348.00	\$542,620.00
103	PVC Sanitary Sewer, 12 Inch	LF	3938.00	\$90.00	\$354,420.00	0.00	\$0.00
103	Sanitary Manhole, 48 Inch	EA.	28.00	\$6,000.00	\$168,000.00	26.00	\$156,000.00
104	Sanitary Manhole Frame and Cover	EA.	28.00	\$700.00	\$19,600.00	26.00	\$18,200.00
108	Sanitary Cap 8-Inch	EA.	6.00	\$50.00	\$300.00	0.00	\$0.00
109	PVC Sanitary Lateral, 4-in	LF	933.00	\$70.00	\$65,310.00	650.00	\$45,500.00
	Sanitary Sewer Subtotal				\$940,775.00		\$770,250.00
200	Water						
201	Hydrant, 8' Bury	EA.	24.00	\$8,500.00	\$204,000.00	0.00	\$0.00
203	Ductile Iron Watermain, 8 inch	L.F.	572.00	\$77.00	\$44,044.00	8,553.00	\$658,581.00
204	Ductile Iron Watermain, 12 inch	L.F.	9268.00	\$109.00	\$1,010,212.00	0.00	\$0.00
205	Relocate Existing Hydrant	EA.	6.00	\$4,500.00	\$27,000.00	0.00	\$0.00
205	Watermain Cap	EA.	6.00	\$1,000.00	\$6,000.00	0.00	\$0.00
205	Valve And Box, 6 inch	EA.	22.00	\$3,500.00	\$77,000.00	0.00	\$0.00
206	Valve And Box, 8 inch	EA.	7.00	\$3,500.00	\$24,500.00	0.00	\$0.00
207	Valve And Box, 12 inch	EA.	21.00	\$5,500.00	\$115,500.00	0.00	\$0.00
208	12" Gate Valve and Box Relocated	EA.	1.00	\$3,000.00	\$3,000.00	0.00	\$0.00
209	Ductile Iron Tee 8 inch x 6 inch	EA.	5.00	\$1,250.00	\$6,250.00	0.00	\$0.00
210	Ductile Iron Tee 12 x 6	EA.	17.00	\$1,250.00	\$21,250.00	0.00	\$0.00
211	Ductile Iron Tee, 12 inch X 8 inch	EA.	2.00	\$1,250.00	\$2,500.00	0.00	\$0.00
212	Ductile Iron Tee, 12 inch X 12 inch	EA.	1.00	\$1,550.00	\$1,550.00	0.00	\$0.00
213	Ductile Iron Cross, 12 x 8"	EA.	3.00	\$2,000.00	\$6,000.00	0.00	\$0.00
214	Ductile Iron Bend 22.5 (12")	EA.	1.00	\$1,100.00	\$1,100.00	0.00	\$0.00
215	Ductile Iron Bend 11.25 (12")	EA.	1.00	\$1,000.00	\$1,000.00	0.00	\$0.00
216	Ductile Iron Bend 45 (6")	EA.	1.00	\$1,000.00	\$1,000.00	0.00	\$0.00
217	Ductile Iron Bend 45 (12")	EA.	6.00	\$1,100.00	\$6,600.00	0.00	\$0.00
218	Ductile Iron Bend 90 (6")	EA.	9.00	\$1,000.00	\$9,000.00	0.00	\$0.00
219	8"x6" Reducer	EA.	2.00	\$500.00	\$1,000.00	0.00	\$0.00
222	Connect to Existing Water Main	EA.	4.00	\$2,000.00	\$8,000.00	1.00	\$2,000.00
223	Water service Set	EA.	26.00	\$2,250.00	\$58,500.00	26.00	\$58,500.00
224	Copper Water Service, 1.5 inch	L.F.	2087.00	\$70.00	\$146,090.00	780.00	\$54,600.00
225	Insulation - 2 inch	SY	115.00	\$30.00	\$3,450.00	0.00	\$0.00
	Water Subtotal				\$1,784,546.00		\$773,681.00

Village of Weston
Estimated Costs for Street Reconstruction
Weston Ave (CR-X to Ryan St and Cross Country Utilities)

Preliminary

04/15/24

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, 12 inch	L.F.	419.00	\$75.00	\$31,425.00	0.00	\$0.00
305	Reinforced Concrete Pipe, Class III, Storm Sewer, 15 inch	L.F.	59.00	\$85.00	\$5,015.00	0.00	\$0.00
308	Reinforced Concrete Pipe, Class IV, Storm Sewer, 36 inch	L.F.	147.00	\$150.00	\$22,050.00	0.00	\$0.00
309	Reinforced Concrete Pipe, Class IV, Storm Sewer, 24 inch	L.F.	29.00	\$117.00	\$3,393.00	0.00	\$0.00
310	Reinforced Concrete Pipe, Class V, Storm Sewer, 12 inch	L.F.	94.00	\$85.00	\$7,990.00		
311	Reinforced Concrete Pipe, Class V, Storm Sewer, 15 inch	L.F.	200.00	\$90.00	\$18,000.00	0.00	\$0.00
312	Reinforced Concrete Pipe, Class V, Storm Sewer, 18 inch	L.F.	165.00	\$100.00	\$16,500.00	0.00	\$0.00
313	Reinforced Concrete Pipe, Class V, Storm Sewer, 21 inch	L.F.	68.00	\$110.00	\$7,480.00		
314	Reinforced Concrete Pipe, Class V, Storm Sewer, 24 inch	L.F.	137.00	\$120.00	\$16,440.00		
315	Reinforced Concrete Pipe, Class V, Storm Sewer, 30 inch	L.F.	333.00	\$150.00	\$49,950.00		
316	Apron Endwalls Culvert Pipe Reinforced Concrete 12-Inch	EA.	46.00	\$1,850.00	\$85,100.00	0.00	\$0.00
317	Apron Endwalls Culvert Pipe Reinforced Concrete 15-Inch	EA.	16.00	\$2,300.00	\$36,800.00	0.00	\$0.00
318	Apron Endwalls Culvert Pipe Reinforced Concrete 18-Inch	EA.	10.00	\$2,450.00	\$24,500.00	0.00	\$0.00
319	Apron Endwalls Culvert Pipe Reinforced Concrete 21-Inch	EA.	2.00	\$3,000.00	\$6,000.00		
320	Apron Endwalls Culvert Pipe Reinforced Concrete 24-Inch	EA.	6.00	\$3,500.00	\$21,000.00	0.00	\$0.00
321	Apron Endwalls Culvert Pipe Reinforced Concrete 30-Inch	EA.	8.00	\$4,000.00	\$32,000.00		
322	Apron Endwalls Culvert Pipe Reinforced Concrete 36-Inch	EA.	4.00	\$4,500.00	\$18,000.00		
323	Storm Sewer Pipe Class III 12-Inch	L.F.	483.00	\$90.00	\$43,470.00		
324	Storm Sewer Pipe Class III 15-Inch	L.F.	45.00	\$90.00	\$4,050.00		
325	Storm Sewer Pipe Composite 10-Inch	L.F.	151.00	\$40.00	\$6,040.00		
326	Storm Sewer Pipe Composite 12-Inch	L.F.	1650.00	\$45.00	\$74,250.00		
328	Concrete Surface Drains	CY	1.40	\$800.00	\$1,120.00	0.00	\$0.00
329	Asphaltic Flumes	SY	21.00	\$41.00	\$861.00	0.00	\$0.00
330	Inlet Median 1 Grate	EA.	14.00	\$3,500.00	\$49,000.00	0.00	\$0.00
331	Inlet Covers Type MS	EA.	14.00	\$685.00	\$9,590.00	0.00	\$0.00
332	Construction Staking Storm Sewer	EA.	37.00	\$100.00	\$3,700.00	0.00	\$0.00
333	Construction Staking Pipe Culverts	EA.	44.00	\$100.00	\$4,400.00	0.00	\$0.00
334	Nyloplast Dome Grate 12-Inch	EA.	8.00	\$1,000.00	\$8,000.00	0.00	\$0.00
335	Inlets 2x3-FT	EA.	15.00	\$5,000.00	\$75,000.00	0.00	\$0.00
336	Storm Sewer Manhole Covers, Type 4-J	EA.	1.00	\$2,800.00	\$2,800.00	0.00	\$0.00
337	Inlet Covers, Type H	EA.	16.00	\$550.00	\$8,800.00	0.00	\$0.00
338	Removing Inlets	EA.	4.00	\$500.00	\$2,000.00		
339	Removing Storm Sewer (12-Inch)	LF	170.00	\$10.00	\$1,700.00		
340	Remove Small Pipe Culvert	EA.	40.00	\$1,200.00	\$48,000.00	0.00	\$0.00
343	Pond Construction and Restoration	EA.	1.00	\$20,000.00	\$20,000.00	0.00	\$0.00
344	RipRap Medium	CY	71.00	\$175.00	\$12,425.00	0.00	\$0.00
	Storm Sewer Total				\$776,849.00		\$0.00
400	Street Reconstruction						
401	Marking Line Paint 4-Inch	LF	35958.00	\$0.20	\$7,191.60	0.00	\$0.00
402	Marking Line Paint 8-Inch	LF	732.00	\$0.50	\$366.00	0.00	\$0.00
403	Marking Arrow Paint	EA.	12.00	\$250.00	\$3,000.00	0.00	\$0.00
405	Marking Stop Line Paint 18-Inch	L.F.	149.00	\$13.00	\$1,937.00	0.00	\$0.00
406	Marking Diagonal Paint 12-Inch	L.F.	1053.00	\$8.00	\$8,424.00	0.00	\$0.00
407	Marking Crosswalk Paint Transverse Line 6-Inch	LF	239.00	\$8.00	\$1,912.00	0.00	\$0.00
408	Moving Signs Type II	EA.	26.00	\$115.00	\$2,990.00	0.00	\$0.00
409	Sign Posts: 4X6 X 14-ft	EA.	2.00	\$100.00	\$200.00	0.00	\$0.00
410	Sign Posts: 4X6 X 16-ft	EA.	4.00	\$100.00	\$400.00	0.00	\$0.00
411	Signs Type II Reflective F	SF	49.00	\$30.00	\$1,470.00	0.00	\$0.00
412	Removing Signs Type II	EA.	1.00	\$50.00	\$50.00	0.00	\$0.00
413	Moving Small Sign Supports	EA.	26.00	\$75.00	\$1,950.00	0.00	\$0.00
414	Conduit Rigid Nonmetallic Schedule 40 2-Inch	L.F.	435.00	\$11.25	\$4,893.75	0.00	\$0.00
415	Install Conduit into Existing Item	EA.	2.00	\$275.00	\$550.00	0.00	\$0.00
416	Conduit Loop Detector	L.F.	370.00	\$6.75	\$2,497.50	0.00	\$0.00
417	Pull Boxes Non-Conductive 24 X 36 - Inch	EA.	1.00	\$1,800.00	\$1,800.00	0.00	\$0.00
418	Adjusting Pull Boxes	EA.	1.00	\$300.00	\$300.00	0.00	\$0.00
419	Removing Pull Boxes	EA.	1.00	\$250.00	\$250.00	0.00	\$0.00
420	Concrete Bases Type 5	EA.	1.00	\$1,300.00	\$1,300.00	0.00	\$0.00
421	Cable Type UF 2-10 AWG Grounded	L.F.	1361.00	\$2.50	\$3,402.50	0.00	\$0.00
422	Electrical Wire Lighting 12 AWG	L.F.	240.00	\$1.25	\$300.00	0.00	\$0.00
423	Loop Detector Lead in Cable	L.F.	367.00	\$2.25	\$825.75	0.00	\$0.00
424	Loop Detector Wire	IF	1212.00	\$1.50	\$1,818.00	0.00	\$0.00
425	Transformer Bases Breakaway 11 1/2-In Bolt Circle	EA.	1.00	\$550.00	\$550.00	0.00	\$0.00

Village of Weston
Estimated Costs for Street Reconstruction
Weston Ave (CR-X to Ryan St and Cross Country Utilities)

Preliminary

04/15/24

Item Number	Item Description	Units	Total Project Cost			Minimum Size (assessable)	
			Estimated Quantity	Unit Price	Total Cost	Assessable Quantity	Assessable Cost
426	Poles Type 5 - Aluminum	EA.	1.00	\$2,000.00	\$2,000.00	0.00	\$0.00
427	Luminaire Arms Single Member 4-Inch Clamp 6-Ft	EA.	2.00	\$350.00	\$700.00	0.00	\$0.00
428	Luminaires Utility LED C	EA.	2.00	\$375.00	\$750.00	0.00	\$0.00
429	Remove Traffic Signal Cable and Wire	LS	1.00	\$500.00	\$500.00		
433	Removing Concrete Pavement	SY	277.00	\$30.00	\$8,310.00	0.00	\$0.00
434	Removing Sidewalk / Driveway Approach	SY	63.00	\$20.00	\$1,260.00	0.00	\$0.00
435	Base Aggregate, 3/4 Inch	TON	3142.00	\$20.00	\$62,840.00	0.00	\$0.00
436	Base Aggregate, 1 1/4 Inch	TON	45470.00	\$14.50	\$659,315.00	0.00	\$0.00
439	Prepare Foundation for Asphaltic Paving (project)	EA.	1.00	\$50,000.00	\$50,000.00	0.00	\$0.00
440	Finsihing Roadway	EA.	1.00	\$10,000.00	\$10,000.00	0.00	\$0.00
442	Breaker Run	TN	32,468	\$20.00	\$649,360.00	0.00	\$0.00
444	HMA Cold Weather Paving	TON	5,376	\$0.50	\$2,688.00	0.00	\$0.00
445	HMA Pavement 4 MT 58-28 S (Surface)	Ton	4810	\$90.00	\$432,900.00	0.00	\$0.00
446	HMA Pavement 2 MT 58-28 S (Binder)	Ton	8610	\$85.00	\$731,850.00	0.00	\$0.00
447	Concrete Pavement 9-Inch	SY	253	\$80.00	\$20,240.00		
448	Tack Coat	GAL	3210.00	\$4.00	\$12,840.00	0.00	\$0.00
449	Geotextile Type HR	SY	238.00	\$5.00	\$1,190.00	0.00	\$0.00
450	Geotextile Type R	SY	16.00	\$5.00	\$80.00	0.00	\$0.00
451	Geogrid Type SR	SY	55000.00	\$0.85	\$46,750.00	0.00	\$0.00
452	Construction Staking Subgrade	L.F.	9572.00	\$0.10	\$957.20	0.00	\$0.00
453	Construction Staking Base	L.F.	9572.00	\$0.60	\$5,743.20	0.00	\$0.00
	Street Reconstruction Subtotal				\$2,748,651.50		\$0.00
500	Curb and Gutter						
501	Concrete Curb and Gutter, 18-In Type A	L.F.	75.00	\$23.00	\$1,725.00	0.00	\$0.00
502	Concrete Curb and Gutter, 18-In Type D	L.F.	206.00	\$23.00	\$4,738.00		
503	Concrete Curb and Gutter, 30-In Type A	L.F.	123.00	\$24.00	\$2,952.00		
504	Concrete Curb and Gutter, 30-In Type D	L.F.	3125.00	\$24.00	\$75,000.00		
505	Concrete Curb and Gutter, 6- inch Sloped 36-Inch Type D	L.F.	289.00	\$25.00	\$7,225.00	0.00	\$0.00
506	Construction Staking Curb and Gutter	L.F.	3753.00	\$0.60	\$2,251.80	0.00	\$0.00
507	Removing Concrete Gutter	LF	47.00	\$5.00	\$235.00	0.00	\$0.00
	Curb and Gutter Subtotal				\$94,126.80		\$0.00

Village of Weston
Estimated Costs for Street Reconstruction
Weston Ave (CR-X to Ryan St and Cross Country Utilities)

Preliminary

04/15/24

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, 5 inch	S.F.	1027.00	\$10.00	\$10,270.00	0.00	\$0.00
602	Concrete Sidewalk, 6 Inch	S.F.	1473.00	\$10.00	\$14,730.00	0.00	\$0.00
603	Asphaltic Surface - Trail	TON	1743.00	\$103.71	\$180,766.53	0.00	\$0.00
604	Curb Ramp Detectable Warning Field (Yellow)	S.F.	118.00	\$85.00	\$10,030.00	0.00	\$0.00
605	Construction Staking Curb Ramps	EA.	4.00	\$100.00	\$400.00	0.00	\$0.00
611	Concrete Driveway Approach, 6 inch	SY	154.00	\$90.00	\$13,860.00	0.00	\$0.00
613	Crushed Aggregate Base Course	TON	465.60	\$14.50	\$6,751.20	465.60	\$6,751.20
614	Asphalt Pavement, Driveway, 2 inch	TON	108.00	\$133.05	\$14,369.40	67.14	\$8,932.98
	Sidewalk and Driveways Subtotal				\$251,177.13		\$15,684.18
700	Landscaping and Mobilization						
701	Mobilization	EA.	1.00	\$400,000.00	\$400,000.00	0.00	\$0.00
702	Field Office, Type B	EA.	1.00	\$15,000.00	\$15,000.00	0.00	\$0.00
703	Water	MGAL	520.00	\$30.00	\$15,600.00	0.00	\$0.00
704	Traffic Control	EA.	1.00	\$20,000.00	\$20,000.00	0.00	\$0.00
705	Clearing	STA	75.00	\$755.85	\$56,688.75	0.00	\$0.00
706	Grubbing	STA	75.00	\$503.60	\$37,770.00	0.00	\$0.00
707	Common Excavation	CY	57723.00	\$11.00	\$634,953.00	0.00	\$0.00
708	Excavation Rock (Undistributed)	CY	1000.00	\$50.00	\$50,000.00	0.00	\$0.00
711	Construction Staking Supplemental Control (project)	EA.	1.00	\$1,000.00	\$1,000.00	0.00	\$0.00
712	Construction Staking Slope Stakes	L.F.	9525.00	\$0.70	\$6,667.50	0.00	\$0.00
713	Sawing Asphalt	L.F.	445.00	\$1.50	\$667.50	0.00	\$0.00
714	Sawing Concrete	L.F.	154.00	\$15.00	\$2,310.00	0.00	\$0.00
715	Landmark Reference Monuments Special	EA.	3.00	\$100.00	\$300.00	0.00	\$0.00
716	Verify Landmark Reference Monuments	EA.	12.00	\$100.00	\$1,200.00	0.00	\$0.00
720	Silt Fence	LF	21,369	\$1.25	\$26,711.25	0.00	\$0.00
721	Silt Fence Maintenance	L.F.	21,369	\$0.01	\$213.69	0.00	\$0.00
722	Mobilization Erosion Control	EA.	6	\$500.00	\$3,000.00	0.00	\$0.00
723	Mobilizations Emergency Erosion Control	EA.	6	\$500.00	\$3,000.00	0.00	\$0.00
725	Inlet Protection, Type A	EA.	24	\$150.00	\$3,600.00	0.00	\$0.00
726	Inlet Protection, Type C	EA.	18	\$120.00	\$2,160.00	0.00	\$0.00
728	Temporary Ditch Checks	LF	401	\$12.00	\$4,812.00	0.00	\$0.00
729	Culvert Pipe Checks	EA.	56	\$30.00	\$1,680.00	0.00	\$0.00
730	Salvaged Topsoil	SY	46,019	\$1.85	\$85,135.15	0.00	\$0.00
731	Mulching	SY	7,675	\$0.70	\$5,372.50	0.00	\$0.00
732	Fertilizer Type B	CWT	35	\$92.00	\$3,220.00	0.00	\$0.00
733	Erosion Mat Class I Type B	SY	45,626	\$1.20	\$54,751.20	0.00	\$0.00
734	Seed Water	MGAL	1,197	\$1.00	\$1,197.00	0.00	\$0.00
735	Seeding Temporary	LB	968	\$5.00	\$4,840.00	0.00	\$0.00
736	Seeding Mixture No. 30	LB	968.00	\$8.00	\$7,744.00	0.00	\$0.00
	Landscaping and Mobilization Subtotal				\$1,449,593.54		\$0.00
Project Total Labor and Materials					\$8,045,718.97	\$1,559,615.18	

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 (Von Kanel to Ryan) and Cross Country Utilities

04/15/24

	Total Project Costs	Assessable Costs ¹
Subtotal Sewer Improvements	\$ 875,465.00	\$ 719,470.00
Subtotal Sewer Lateral Improvements	\$ 65,310.00	\$ 50,780.00
Subtotal Water Improvements	\$ 1,579,956.00	\$ 660,581.00
Subtotal Water Lateral Improvements	\$ 204,590.00	\$ 113,100.00
Subtotal Street Reconstruction	\$ 2,748,651.50	\$ -
Subtotal Curb and Gutter	\$ 94,126.80	\$ -
Subtotal Storm Sewer	\$ 776,849.00	\$ -
Subtotal Path/Sidewalks	\$ 230,056.53	\$ -
Subtotal Gravel Driveway Approaches	\$ 2,424.40	\$ 2,424.40
Subtotal Asphalt Driveways	\$ 18,696.20	\$ 13,259.78
Total Labor and Materials	\$ 6,596,125.43	\$ 1,559,615.18
Contingencies @ 5%	\$ 402,285.95	\$ 95,118.00
Landscaping Restoration & Mobilization (common)	\$ 1,449,593.54	\$ -
Engineering/Construction Inspection (6% of Const. Est.)	\$ 482,743.14	\$ -
Engineering Design (Actual Contract Value)	\$ 411,129.95	\$ -
Administration/Management (0%)	\$ -	\$ -
Total All Improvements	\$ 9,341,878.00	\$ 1,654,733.00
Cost Allocations by Category (see note 2)		
Total Sewer Improvements	\$ 1,239,893.00	\$ 763,349.00
Total Sewer Lateral Improvements	\$ 92,496.00	\$ 53,877.00
Total Water Improvements	\$ 2,237,640.00	\$ 700,869.00
Total Water Lateral Improvements	\$ 289,754.00	\$ 119,998.00
Total Street Reconstruction	\$ 3,892,826.00	\$ -
Total Curb & Gutter	\$ 133,309.00	\$ -
Total Storm Sewer	\$ 1,100,226.00	\$ -
Total Sidewalks	\$ 325,822.00	\$ -
Total Gravel Driveway Approaches	\$ 3,434.00	\$ 2,572.00
Total Asphalt Driveway Approaches	\$ 26,479.00	\$ 14,068.00
Total Project Costs	\$ 9,341,879.00	\$ 1,654,733.00

- 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

04/15/24

Weston Ave (Von Kanel to Ryan and Cross Country Utilities)

A. Per Lot Assessment

	Total Assessable Costs	Assessable Units	Units	Calculated Assessment Rate
Sanitary Sewer Improvements	\$ 763,349.00	87	EA	\$ 8,774.13
Sanitary Lateral Improvements	\$ 53,877.00	26	EA	\$ 2,072.19
Water System Improvements	\$ 700,869.00	87	EA	\$ 8,055.97
Water Lateral Improvements	\$ 119,998.00	26	EA	\$ 4,615.31
Asphalt Drive Approaches	\$ 14,068.00	3,357	SF	\$ 4.19
Gravel Drive Approaches	\$ 2,572.00	1,881	SF	\$ 1.37
	\$ 1,654,733.00			
			Water / Lot	\$ 12,671.27
			Sewer / Lot	\$ 10,846.32
			<u>Total/Lot</u>	<u>\$ 23,517.59</u>

APPENDIX E

Table of Parcel Frontages

APPENDIX F

Estimated Assessments

Appendix F: Weston Ave (Von Kanel to Ryan St) and Cross Country Utilities Reconstruction

04/15/24

Preliminary Estimated Assessments

Assessment Rates		
Sanitary Main Improvements =	\$ 8,774.13	Per Connection
Water Main Improvements =	\$ 8,055.97	Per Connection
Sanitary Lateral Improvements =	\$ 2,072.19	Per Connection
Water Lateral Improvements =	\$ 4,615.31	Per Connection
Asphalt Driveway Approach =	\$ 4.19	Per SF
Gravel Driveway Approach =	\$ 1.37	Per SF
Concrete Driveway Approach =		

Name	Address	Parcel	Pin	Sanitary Sewer		Sanitary Lateral		Watermain		Water Lateral		Asphalt Drive Approach		Gravel Drive Approach		Total Assessment
				Connect	Assessment	Connect	Assessment	Connect	Assessment	Connect	Assessment	Sq ft.	Assessment	Sq ft.	Assessment	
Weston Ave (Von Kanel to Ryan) and Cross Country Utilities																
GARY BUCHBERGER, DAVID L BUCHBERGER (UPON DEATH)	0	622128080150010000	19228082140997	-	\$ -	-	\$ -	-	\$ -	-	\$ -	153	\$ 641.07	-	\$ -	\$ 641.07
LAURA AND JEREMY SAZAMA	5302 WESTON AVE	622128080150030000	19228082140995	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	168	\$ 703.92	-	\$ -	\$ 24,221.51
AURORA TEDESCO	5210 WESTON AVE	622128080150050000	19228082140991	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	92	\$ 385.48	-	\$ -	\$ 23,903.07
GARY BUCHBERGER, DAVID L BUCHBERGER (UPON DEATH)	5502 WESTON AVE	622128080160000000	19228082140993	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	421	\$ 1,763.99	-	\$ -	\$ 25,281.58
GARY BUCHBERGER, DAVID L BUCHBERGER (UPON DEATH)	5410 WESTON AVE	622128080160010000	19228082140992	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	150	\$ 628.50	-	\$ -	\$ 24,146.09
CHRISTOPHER BARNETT	5802 WESTON AVE	622228080100030000	19228082230986	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	105	\$ 439.95	-	\$ -	\$ 23,957.54
CHRISTOPHER BARNETT	5810 WESTON AVE	622228080100020000	19228082230987	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	97	\$ 406.43	-	\$ -	\$ 23,924.02
GERALD AND MARY BARNETT	0	622228080100010000	19228082230985	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
GERALD AND MARY BARNETT	5906 WESTON AVE	622228080110010000	19228082230996	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	103	\$ 431.57	-	\$ -	\$ 23,949.16
RICHARD AND BETH ANN SANDRINI	6104 WESTON AVE	622228080110020000	19228082230995	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	125	\$ 523.75	-	\$ -	\$ 24,041.34
BRENDA GAIL HENRICH	6204 WESTON AVE	622228080110030000	19228082230994	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	130	\$ 544.70	-	\$ -	\$ 24,062.29
EAST WAUSAU LLC	0	622228080110030000	19228082230994	1	\$ 8,774.13	-	\$ -	1	\$ 8,055.97	-	\$ -	195	\$ 817.05	-	\$ -	\$ 17,647.14
DANIEL AND KORTNEY WEILEP	6304 WESTON AVE	622228080120040000	19228082230983	-	\$ -	-	\$ -	-	\$ -	-	\$ -	105	\$ 439.95	-	\$ -	\$ 439.95
GARY BUCHBERGER AND BONITA BUCHBERGER	0	622228080120020000	19228082230988	-	\$ -	-	\$ -	-	\$ -	-	\$ -	135	\$ 565.65	-	\$ -	\$ 565.65
WUNSCH IRREVOCABLE TRUST	6510 WESTON AVE	622228080120010000	19228082230992	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	144	\$ 603.36	-	\$ -	\$ 24,120.95
GARY AND BONITA BUCHBERGER	0	622228080150000000	19228082240996	-	\$ -	-	\$ -	-	\$ -	-	\$ -	152	\$ 636.88	-	\$ -	\$ 636.88
GARY AND BONITA BUCHBERGER	0	622728080020010000	19228082710992	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	275	\$ 376.75	\$ 376.75
JOHN VANG AND MAI KAO LEE	6507 WESTON AVE	622728080020020000	19228082710991	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	367	\$ 502.79	\$ 24,020.38
LENNY AND DAWN CHEYKA	6203 WESTON AVE	622728080060020000	19228082720996	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	206	\$ 863.14	-	\$ -	\$ 24,380.73
ADAM AND AVRIL WITUCKI	6001 WESTON AVE	622728080060040000	19228082720992	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	258	\$ 353.46	\$ 23,871.05
JARED THORNE	0	622728080060030000	19228082720993	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	130	\$ 178.10	\$ 178.10
TBM ENTERPRISES LLC	5807 WESTON AVE	6204620000120000	19228082720012	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	250	\$ 342.50	\$ 23,860.09
TBM ENTERPRISES LLC	7704 LINDENWOOD CT	6204620000010000	19228082720001	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
MICHAEL AND DONNA MCMAHON	8105 HEEREN ST	622828080010000000	19228082810999	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	601	\$ 823.37	\$ 24,340.96
CVEYKUS FAMILY IRREVOCABLE TRUST	5305 WESTON AVE	6204880010010000	19228082810001	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
DENNIS AND JEANETTE KNAPP	5205 WESTON AVE	6204880010020000	19228082810002	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
ROBERT AND HELEN KUKLINSKI	5103 WESTON AVE	6204880010030000	19228082810003	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
CVEYKUS FAMILY IRREVOCABLE TRUST	5011 WESTON AVE	6204880020010000	19228082810007	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	267	\$ 1,118.73	-	\$ -	\$ 24,636.32
CARROL AND LISA JO PITTSLEY	4905 WESTON AVE	6204880020020000	19228082810008	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	309	\$ 1,294.71	-	\$ -	\$ 24,812.30
STEVEN AND STACEY SCHEPP	4803 WESTON AVE	6204880020030000	19228082810009	-	\$ -	-	\$ -	-	\$ -	-	\$ -	300	\$ 1,257.00	-	\$ -	\$ 1,257.00
VILLAGE OF WESTON	0	6208220000090000	19228082430053	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -
RC ENTERPRISES LLC	9306 WESTON AVE	622428080120010000	19228082430992	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
RC ENTERPRISES LLC	9308 WESTON AVE	622428080120020000	19228082430991	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
WESTON AVENUE LLC	0	622428080120030000	19228082430989	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
WESTON AVENUE LLC	0	622428080120090000	19228082430977	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
RR FAMILY LLC	9808 WESTON AVE	622428080120080000	19228082430978	1	\$ 8,774.13	1	\$ 2,072.19	1	\$ 8,055.97	1	\$ 4,615.31	-	\$ -	-	\$ -	\$ 23,517.59
Future Connections				60	\$ 526,447.59	-	\$ -	60	\$ 483,357.93	-	\$ -	-	\$ -	-	\$ -	\$ 1,009,805.52
TOTAL				87	\$ 763,349.00	26.00	\$ 53,877.00	87	\$ 700,869.00	26	\$ 119,998.00	3,357	\$ 14,065.83	1,881	\$ 2,576.97	\$ 1,654,735.80