



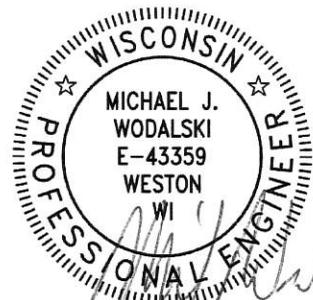
**REPORT OF THE DIRECTOR OF PUBLIC WORKS
FOR SPECIAL ASSESSMENTS ON PROPERTIES BENEFITTED BY
WATER & SANITARY SEWER IMPROVEMENTS
DRIVE APPROACH IMPROVEMENTS
E JELINEK AVE AND VON KANEL STREET
E Jelinek Ave From CR-X to Mesker St and
Von Kanel St From Barbican Ave to Schofield Ave**

**Village of Weston
Marathon County
Wisconsin**

April 2024

Prepared by:

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



4-15-24

TABLE OF CONTENTS

DECLARATION	3
PURPOSE and STATEMENT OF BENEFITS	3
STATEMENT OF ESTIMATED COSTS FOR THE PROJECT	4
STATEMENT AS TO SOURCES OF FUNDS FOR THE PROJECT	5
ESTIMATED ASSESSMENT RATES	5
ESTIMATED ASSESSMENTS AND RECOMMENDATIONS	6

APPENDICES

- A. Preliminary Assessment Resolution**
- B. Assessment Area Map**
- C. Detailed Cost Estimate**
- D. Cost Summary and Estimated Assessment Rate**
- E. Table of Parcel Frontages**
- F. Estimated Assessments**

DECLARATION

The Village of Weston in accordance with Resolution Number 2024-005 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 E Jelinek Ave between Kirk St and Tower Ridge Pl, reconstruct the road, build a multi-use path and includes storm sewer 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 E Jelinek Ave between Kirk St and Tower Ridge Pl.

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 24-feet of asphalt with one 10-foot lane in each direction and a 4-ft paved shoulder on the side opposite the multi-use path, ditches on both sides of the road and a 8-foot paved multi-use path on the south side of the road from CR-X to Von Kanel and then on the west side of Von Kanel for the full length. 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 3,480 feet of 8-inch diameter water main with all necessary fire hydrants, valves, etc., and laterals. Likewise, the sanitary sewer system improvements will include approximately 1,570 feet of mix 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 for the areas currently not served by public utilities.

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 a portion of the looping costs of utilities and roadway within TID 1.
3. Water and Sanitary Sewer Revenues and GO Bonds are expected for the remaining utility costs.
4. Stormwater Utility Bonds will pay for stormwater related expenses
5. General Obligation Bonds will be utilized for remaining street related costs.

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 440 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 880 feet which is the new useable frontage of mains, there would be a potential 4 new connections, but initially only 1 potential connection is expected based on

existing lot improvements or sizes. The Village is then paying the cost for the difference of those 3 future connections.

- Sanitary Sewer Mains = \$9,489.50 per equivalent lot
- Sanitary Sewer Lateral = \$2,888.00 per equivalent lot
- Water Mains = \$6,930.25 per equivalent lot
- Water Lateral = \$3,108.00 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 \$3.50 per square foot and a gravel driveway is estimated at \$1.36 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. 2024-005**

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:

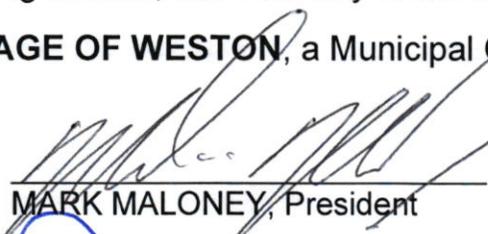
All properties with frontage and/or property access on E Jelinek Avenue between County Road X and Mesker Street as well as all properties with frontage and/or property access on Von Kanel St between Barbican Ave and Schofield Ave.
4. The total amount assessed against the properties in the described assessment 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.

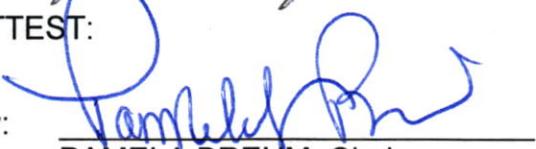
9. The hearing shall be conducted at a place and time set by the clerk in accordance with Wis. Stat. §66.0703(7)(a).
10. When the governing body finally determines to proceed with the work or improvements, it shall approve the plans and specifications therefore and adopt a resolution directing such work 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

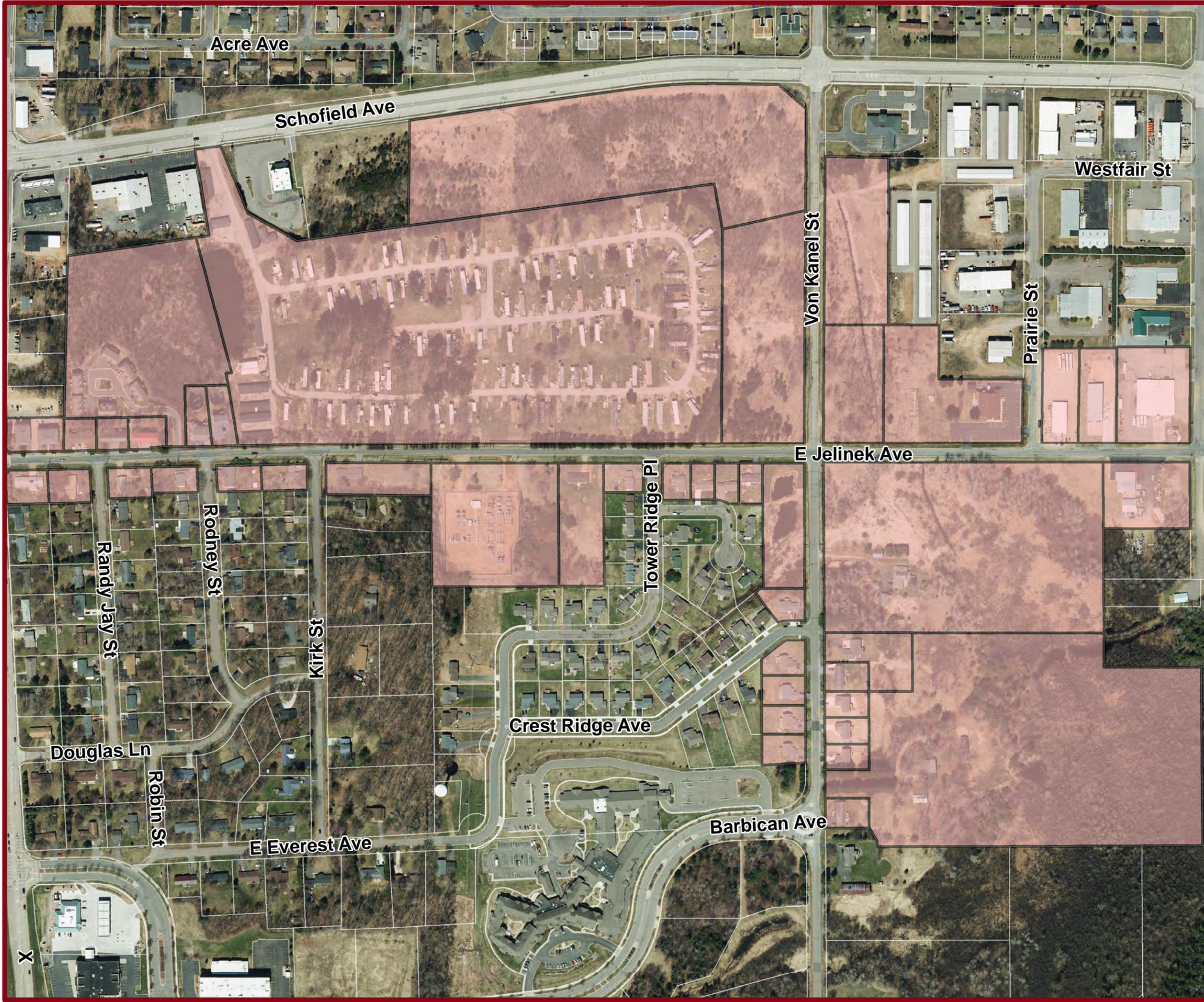
ATTEST:

By: 
PAMELA BREHM, Clerk



APPENDIX B

Assessment Area Map



Village of Weston

Marathon County, Wisconsin



Special Assessment East Jelinek Ave & Von Kanel St



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
E Jelinek (CR-X to Mesker) and Von Kanel (Barbican Ave to Schofield Ave)
26 foot pavement, 3" thick, 2' concrete shoulder, 8' MUP,
Water, Sanitary and Storm Sewer Upgrades
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	Removing Sanitary Manholes	EA.	6.00	\$225.00	\$1,350.00		
102	PVC Sanitary Sewer, 8 inch	L.F.	1570.00	\$65.00	\$102,050.00	440.00	\$28,600.00
103	Remove Existing Sanitary Sewer	L.F.	1100.00	\$4.00	\$4,400.00		
104	Adjusting Manhole	EA.	6.00	\$500.00	\$3,000.00		
105	Sanitary Manhole, 4-FT	V.F.	62.00	\$300.00	\$18,600.00	16.00	\$4,800.00
106	Outside Sanitary Manhole Drop	EA.	1.00	\$4,500.00	\$4,500.00		
107	Sanitary Manhole Frame and Cover, R-1550-A	EA.	6.00	\$1,000.00	\$6,000.00	2.00	\$2,000.00
108	Connect to Existing - Sanitary	EA.	10.00	\$500.00	\$5,000.00		
109	Sanitary Cleanout	EA.	1.00	\$750.00	\$750.00	1.00	\$750.00
110	Television Inspection	L.F.	1570.00	\$2.50	\$3,925.00		
111	Wyes, 8x6	EA.	9.00	\$275.00	\$2,475.00	1.00	\$275.00
112	Sanitary Sewer Lateral, 6 inch	L.F.	250.00	\$75.00	\$18,750.00	33.00	\$2,475.00
	Sanitary Sewer Subtotal				\$170,800.00		\$38,900.00
200	Water						
201	Connect to Existing Water - 6 Inch	EA.	6.00	\$2,000.00	\$12,000.00		
202	Connect to existing Water - 8 Inch	EA.	6.00	\$3,000.00	\$18,000.00		
203	Connect to Existing Water - 14 Inch	EA.	1.00	\$5,000.00	\$5,000.00		
204	Remove Hydrant	EA.	3.00	\$500.00	\$1,500.00		
205	Abandon Existing AC Watermain	L.F.	1170.00	\$8.00	\$9,360.00		
206	Hydrant, 8' Bury	EA.	7.00	\$9,000.00	\$63,000.00		
207	Ductile Iron Watermain, 6 inch	L.F.	110.00	\$50.00	\$5,500.00		
208	Ductile Iron Watermain, 8 inch	L.F.	3480.00	\$60.00	\$208,800.00	440.00	\$26,400.00
211	Valve And Box, 6 inch	EA.	7.00	\$3,500.00	\$24,500.00		
212	Valve And Box, 8 inch	EA.	12.00	\$3,500.00	\$42,000.00		
214	Ductile Iron Tee, 6 inch x 6 inch	EA.	1.00	\$400.00	\$400.00		
215	Ductile Iron Tee 8 inch x 6 inch	EA.	6.00	\$400.00	\$2,400.00		
216	Ductile Iron Tee, 8 inch x 8 inch	EA.	7.00	\$400.00	\$2,800.00		
219	Ductile Iron Reducer 8 Inch x 4 Inch	EA.	2.00	\$400.00	\$800.00		
220	Ductile Iron Reducer 8 Inch x 6 Inch	EA.	1.00	\$450.00	\$450.00		
221	Ductile Iron Reducer 14 Inch x 8 Inch	EA.	1.00	\$550.00	\$550.00		
224	Ductile Iron 45 Bend, 6 Inch	EA.	1.00	\$400.00	\$400.00		
226	Ductile Iron 11.25 Bend, 8 Inch	EA.	4.00	\$400.00	\$1,600.00		
227	Ductile Iron 22.5 Bend, 8 Inch	EA.	1.00	\$400.00	\$400.00		
228	Ductile Iron 45 Bend, 8 Inch	EA.	11.00	\$400.00	\$4,400.00		
230	Insulation Board Polystyrene, 4-Inch	SF	660.00	\$5.00	\$3,300.00		
232	Water Service Set, 1 inch	EA.	13.00	\$650.00	\$8,450.00	1.00	\$650.00
233	Copper Water Service, 1 inch	L.F.	260.00	\$70.00	\$18,200.00	33.00	\$2,310.00
234	Base Aggregate Dense, 1-1/4" (Stillwater)	CY	200.00	\$12.50	\$2,500.00		
235	Excavation Common - Stillwater	CY	500.00	\$9.00	\$4,500.00		
	Water Subtotal				\$440,810.00		\$29,360.00

Village of Weston
Estimated Costs for Street Reconstruction
E Jelinek (CR-X to Mesker) and Von Kanel (Barbican Ave to Schofield Ave)
26 foot pavement, 3" thick, 2' concrete shoulder, 8' MUP,
Water, Sanitary and Storm Sewer Upgrades
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						
301	Remove Pipe Culverts	EA.	22.00	\$55.00	\$1,210.00		
302	Removing Existing Structures	EA.	22.00	\$120.00	\$2,640.00		
303	Removing Storm Sewer (XX")	LF	1700.00	\$2.00	\$3,400.00		
304	Storm Sewer Pipe N12 HDPE 12-inch	L.F.	2640.00	\$35.00	\$92,400.00		
305	Storm Sewer Pipe N12 HDPE 15-Inch	L.F.	70.00	\$35.00	\$2,450.00		
307	Storm Sewer Pipe N12 HDPE 24-Inch	L.F.	570.00	\$50.00	\$28,500.00		
308	Storm Sewer Pipe N12 HDPE 30-Inch	L.F.	640.00	\$65.00	\$41,600.00		
309	Adjusting Manhole	EA.	9.00	\$500.00	\$4,500.00		
310	Storm Sewer Manholes, 4-FT Diameter	VF	30.00	\$600.00	\$18,000.00		
311	Storm Sewer Manholes, 6-FT Diameter	VF	21.00	\$750.00	\$15,750.00		
312	15-Inch Nyloplast Drainage Structure	EA.	61.00	\$1,400.00	\$85,400.00		
316	36-Inch Nyloplast Drainage Structure	EA.	4.00	\$5,500.00	\$22,000.00		
321	Adjusting Inlet	EA.	5.00	\$400.00	\$2,000.00		
322	Inlet Covers Type C	EA.	8.00	\$800.00	\$6,400.00		
323	Apron Endwalls for HDPE (12")	EA.	4.00	\$250.00	\$1,000.00		
324	Riprap Medium	CY	12.00	\$100.00	\$1,200.00		
325	Connect to Existing - Storm	EA.	4.00	\$1,500.00	\$6,000.00		
	Storm Sewer Total				\$334,450.00		\$0.00
400	Street Reconstruction						
405	Removing Signs	EA.	23.00	\$200.00	\$4,600.00		
406	Installing Signs (Including Posts)	EA.	25.00	\$250.00	\$6,250.00		
407	Pavement Marking, Center Line (Yellow 4-in)	L.F.	11640.00	\$1.00	\$11,640.00		
408	Pavement Marking, Lane Line (White 4-in)	L.F.	7280.00	\$1.00	\$7,280.00		
409	Marking Stop Line Paint 18-Inch	L.F.	60.00	\$18.00	\$1,080.00		
410	Marking Crosswalk Paint Ladder Pattern 24-Inch	L.F.	370.00	\$25.00	\$9,250.00		
411	Marking Word Paint	EA.	5.00	\$235.00	\$1,175.00		
412	Marking Arrow Paint	EA.	2.00	\$235.00	\$470.00		
414	Concrete Pavement 9-Inch	SF	1840.00	\$9.00	\$16,560.00		
417	Crushed Aggregate Base Course, 1 1/4 - Street	CY	9,600	\$12.50	\$120,000.00		
418	HMA Pavement 4 LT 58-34 S (SURFACE)	Ton	2982	\$90.00	\$268,380.00		
419	HMA Pavement 3 LT 58-24 S (BINDER)	Ton	2580	\$90.00	\$232,200.00		
420	Tack Coat	GAL	1340.00	\$3.50	\$4,690.00		
421	Excavation Below Subgrade (Undistributed)	CY	500.00	\$15.00	\$7,500.00		
422	Underdrain with stone trench, 4-inch	L.F.	4210.00	\$12.50	\$52,625.00		
	Street Reconstruction Subtotal				\$743,700.00		\$0.00
500	Curb and Gutter / Concrete Shoulder						
501	Concrete Curb and Gutter, 24 inch Mountable	L.F.	830	\$22.00	\$18,260.00		
502	Curb & Gutter 24" Ribbon Curb	L.F.	11,900	\$22.00	\$261,800.00		
503	Concrete Curb and Gutter, 18 inch Type D	L.F.	40	\$25.00	\$1,000.00		
504	Concrete Curb and Gutter, 24 inch Type D	L.F.	120	\$25.00	\$3,000.00		
505	Concrete Curb and Gutter, 30 inch Type D	L.F.	110.00	\$25.00	\$2,750.00		
	Curb and Gutter/Concrete Shoulder Subtotal				\$286,810.00		\$0.00

Village of Weston
Estimated Costs for Street Reconstruction
E Jelinek (CR-X to Mesker) and Von Kanel (Barbican Ave to Schofield Ave)
26 foot pavement, 3" thick, 2' concrete shoulder, 8' MUP,
Water, Sanitary and Storm Sewer Upgrades
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, 4 inch	S.F.	1130.00	\$9.50	\$10,735.00		
605	Curb Ramp Detectable Warning Field	SF	220.00	\$45.00	\$9,900.00		
610	Crushed Aggregate Base Course - DW Approach	C.Y.	64.74	\$35.00	\$2,265.90	64.74	\$2,265.90
611	Asphaltic Surface Driveways & Field Entrances	SY	1740.00	\$30.00	\$52,200.00	1,360.56	\$40,816.67
	Sidewalk and Driveways Subtotal				\$75,100.90		\$43,082.57
700	Clearing, Mobilization, Removals, Restoration, Traffic Control						
702	Removing Pavement, Driveways	SY	1790.00	\$1.25	\$2,237.50		
703	Removing Concrete Pavement	SY	350.00	\$4.00	\$1,400.00		
704	Removing Curb and Gutter	LF	410.00	\$1.50	\$615.00		
705	Removing Concrete Sidewalk	SY	40.00	\$2.00	\$80.00		
706	Mobilization	EA.	1.00	\$100,000.00	\$100,000.00		
707	Excavation Common	CY	12800.00	\$9.00	\$115,200.00		
709	Silt Fence	LF	4900.00	\$1.50	\$7,350.00		
711	Erosion and Sediementation Control	LS	1.00	\$20,000.00	\$20,000.00		
712	Sequencing and Temporary Facilities	LS	1.00	\$5,000.00	\$5,000.00		
713	Inlet Protection Type A	EA.	90.00	\$30.00	\$2,700.00		
714	Tracking Pads	EA.	4.00	\$300.00	\$1,200.00		
715	Temporary Ditch Checks	EA.	39.00	\$25.00	\$975.00		
716	Temporary Pipe Checks	EA.	10.00	\$25.00	\$250.00		
719	Traffic Control	EA.	1.00	\$10,000.00	\$10,000.00		
720	Quality Control	LS	1.00	\$10,000.00	\$10,000.00		
722	Restoration	LS	1.00	\$150,000.00	\$150,000.00		
723	Erosion Mat Class 1 Type A	SY	6700.00	\$4.00	\$26,800.00		
	Landscaping and Mobilization Subtotal				\$453,807.50		\$0.00
Project Total Labor and Materials					\$2,505,478.40		\$111,342.57

APPENDIX D

Cost Summary and Estimated Assessment Rate

Appendix D: Cost Summary and Assessment Rates

1. Cost Summary of Estimated Assessable Costs

Preliminary

E Jelinek and Von Kanel Reconstruction

04/15/24

	Total Project Costs	Assessable Costs ¹
Subtotal Sewer Improvements	\$ 149,575.00	\$ 36,150.00
Subtotal Sewer Lateral Improvements	\$ 21,225.00	\$ 2,750.00
Subtotal Water Improvements	\$ 414,160.00	\$ 26,400.00
Subtotal Water Lateral Improvements	\$ 26,650.00	\$ 2,960.00
Subtotal Street Reconstruction E Jelinek and Von Kanel	\$ 743,700.00	\$ -
Subtotal Curb & Gutter / Shoulders	\$ 286,810.00	\$ -
Subtotal Storm Sewer	\$ 334,450.00	\$ -
Subtotal Sidewalks	\$ 20,635.00	\$ -
Subtotal Gravel Driveway Approaches	\$ 2,265.90	\$ 2,265.90
Subtotal Asphalt Driveways	\$ 52,200.00	\$ 40,816.67
Total Labor and Materials	\$ 2,051,670.90	\$ 111,342.57
Contingencies @ 5%	\$ 102,580.00	\$ 5,570.00
Landscaping Restoration & Mobilization (common)	\$ 453,807.50	\$ -
Engineering/Construction Inspection (Constructoin Services Proposal Cost)	\$ 195,000.00	\$ -
Engineering Design (Actual Contract Amounts)	\$ 147,500.00	\$ -
Administration/Management	\$ -	\$ -
Total All Improvements	\$ 2,950,558.40	\$ 116,912.57
Cost Allocations by Category (see notes 2 - 3)		
Total Sewer Improvements	\$ 215,107.49	\$ 37,958.00
Total Sewer Lateral Improvements	\$ 30,524.19	\$ 2,888.00
Total Water Improvements	\$ 595,613.69	\$ 27,721.00
Total Water Lateral Improvements	\$ 38,326.02	\$ 3,108.00
Total Street Reconstruction Crestwood Acres	\$ 1,069,533.27	\$ -
Total Curb & Gutter	\$ 412,468.52	\$ -
Total Storm Sewer	\$ 480,980.77	\$ -
Total Sidewalks	\$ 29,675.70	\$ -
Total Concrete Driveway Approaches	\$ 3,258.65	\$ 2,379.00
Total Asphalt Driveways	\$ 75,070.10	\$ 42,859.00
Total Project Costs	\$ 2,950,558.40	\$ 116,913.00

- Notes:**
1. Assessable construction costs are as itemized in the detailed cost estimate, Appendix C.
 2. Construction Contingencies are 5% of each cost category
 3. 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

E Jelinek and Von Kanel

A. Assessment Calculation

	Total Assessable Costs	Assessable Units	Units	Calculated Assessment Rate
Sanitary Sewer Improvements	\$ 37,958.00	4	EA	\$ 9,489.50
Sanitary Lateral Improvements	\$ 2,888.00	1	EA	\$ 2,888.00
Water System Improvements	\$ 27,721.00	4	EA	\$ 6,930.25
Water Lateral Improvements	\$ 3,108.00	1	EA	\$ 3,108.00
Asphalt Drive Approaches	\$ 42,859.00	12,245	SF	\$ 3.50
Gravel Drive Approaches	\$ 2,379.00	1,748	SF	\$ 1.36
	\$ 116,913.00			

APPENDIX E

Table of Parcel Frontages

Appendix E:

Frontage Table - E Jelinek and Von Kanel Reconstruction Project Area

4/15/24

Name	Address	Parcel	Pin	Utility Connections (EA)				Approach Asphalt (sq ft)	Approach Gravel (sq ft)
				Sewer Main	Sewer Lateral	Water Main	Water Lateral		
E Jelinek and Von Kanel									
RICHARD J & SUSAN L HOLSTER REVOCABLE TRUST	4002 E JELINEK AVE	6203830000060000	19228081630007					240	
MATTHEW DASSOW	4102 E JELINEK AVE	621628080110100000	19228081630956					430	
DNA PROPERTY RENTALS LLC	4108 E JELINEK AVE	621628080110110000	19228081630955					460	
ADAM CONN	4202 E JELINEK AVE	621628080110120000	19228081630954					468	
OWS LLC	5206 E JELINEK AVE	621628080110080000	19228081630962					510	
JAMES J & MARY SCHOLES	4302 E JELINEK AVE	621628080110150000	19228081630951					390	
JOHN KUKULKA TRUSTEE JPK INCOME TRUST	4308 E JELINEK AVE	621628080110160000	19228081630950					415	
MICHAEL AND DEBRA WASILCZUK LIVING TRUST	4101 E JELINEK AVE	6201990010010000	19228082120001					300	
JILL S JOCHIMSEN	6102 RANDY JAY ST	6201990010180000	19228082120018					-	
KENNETH D GUILLAUME	6101 RANDY JAY ST	6201990040010000	19228082120034					290	
MICHAEL L AND COLETTE A BUCHKOWSKI	6102 RODNEY ST	6202050100010000	19228082120043					-	
JEFFREY A BARTNIK	6103 RODNEY ST	6202050110010000	19228082120054					-	
LORI L BUSHAR	6102 KIRK ST	6202050110160000	19228082120069					-	
FISKE J ROUSHAR	4403 E JELINEK AVE	622128080060000000	19228082120995					265	
WIS PUBLIC SERVICE CORP	4501 E JELINEK AVE	622128080050010000	19228082120998					-	900
CHRISTOPHER VILS	4705 E JELINEK AVE	622128080050050000	19228082120977	1	1	1	1	184	
RONALD S GEIGER	6102 TOWER RIDGE PL	62063500000610000	19228082120174					-	
ERIK L AND KAYLA M ACKERMAN	4802 RIDGE POINT CIR	6206350000010000	19228082120114					-	
KAYLA ZAGRZEBSKI AND SHANE AUSTIN	4804 RIDGE POINT CIR	6206350000010000	19228082120114					-	
KELLY ENGEN	4806 RIDGE POINT CIR	6206350000030000	19228082120116					-	
STEPHANIE NAGEL	4807 E JELINEK AVE	6206350000040000	19228082120117					225	
VILLAGE OF WESTON - STORM POND		620635000000L0100	19228082120113					225	
DANIEL AND KAREN BRZEZINSKI	6101 VON KANEL ST	622128080020010000	19228082110995					-	251
BRIAN BEGGS	5207 E JELINEK AVE	622128080020020000	19228082110994					1,928	
AIRGAS-NORTH CENTRAL INC	6010 MESKER ST	6208230020060100	19228081640138					623	
VILLAGE OF WESTON - LIFT STATION		6208230020060100	19228081640138					445	
STAINLESS INVESTMENTS LLC	5108 E JELINEK AVE	6208230020010200	19228081640134					682	
RANDY AND LINDA CHRISTIANSEN	6006 PRAIRIE ST	6208230020010100	19228081640133					703	
KASTEN INVESTMENTS LLC	5006 E JELINEK AVE	6208230010010000	19228081640094					285	
WISCONSIN DEPARTMENT OF NATURAL RESOURCES	6005 VON KANEL ST	621628080150020000	19228081640985					-	258
FB & COMPANY LLP R BENDER FAMILY PROPERTIES LLC	6004 VON KANEL ST	621628080120030000	19228081630963					-	125
STACY AND KEVIN CLINE	6309 VON KANEL ST	622128080020060000	19228082110979					-	
ANGELA SCHWENK	6303 VON KANEL ST		19228082110947					307	
ANDREW WILKE	6215 VON KANEL ST	622128080020160000	19228082110950					321	
JOSEPH AND PATRICIA HANKE	6211 VON KANEL ST	622128080020170000	19228082110949					328	
JORDAN AND EMMALEE KRUEGER	6209 VON KANEL ST	622128080020180000	19228082110948					326	
MINDY AND ROBERT VERHASSELT	6207 VON KANEL ST	622128080020050000	19228082110980					425	
RICHARD AND CHRIS WILKOSZ	6205 VON KANEL ST		19228082110946					296	
MARSHALL AND ANNA KAISER	6212 VON KANEL ST	62063500000350000	19228082120148					235	
MICHAEL VAN OFFEREN	6210 VON KANEL ST	62063500000340000	19228082120147					230	
RYAN STRASSER	6208 VON KANEL ST	62063500000330000	19228082120146					169	
ADAM AND TONIA SPRAGUE	6206 VON KANEL ST	62063500000320000	19228082120145					187	
TYLER OLSON	4812 CREST RIDGE AVE	62063500000310000	19228082120144					-	
AMERCO REAL ESTATE COMPANY		621628080150040000	19228081640972					-	214
FB & COMPANY LLP R BENDER FAMILY PROPERTIES LLC		621628080120050000	19228081630941					-	
COVANTAGE CREDIT UNION	4903 SCHOFIELD AVE	621628080150030000	19228081640984					353	
Future Utility Connections				3	0	3	0		
Net Assessable Approach Area - E Jel and VK				4	1	4	1	12,245	1,748
Total Adjusted Assessable Area				4	1	4	1	12,245	1,748

APPENDIX F

Estimated Assessments

Appendix F: E Jelinek and Von Kanel Reconstruction

04/15/24

Preliminary Estimated Assessments

Assessment Rates			
Sanitary Main Improvements =	\$	9,489.50	Per Connection
Water Main Improvements =	\$	6,930.25	Per Connection
Sanitary Lateral Improvements =	\$	2,888.00	Per Connection
Water Lateral Improvements =	\$	3,108.00	Per Connection
Asphalt Driveway Approach =	\$	3.50	Per SF
Gravel Driveway Approach =	\$	1.36	Per SF

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	
E Jelinek and Von Kanel																
RICHARD J & SUSAN L HOLSTER REVOCABLE TRUST	4002 E JELINEK AVE	620383000060000	19228081630007	-	\$ -	-	\$ -	-	\$ -	-	\$ -	240	\$ 840.00	0	\$ -	\$ 840.00
MATTHEW DASSOW	4102 E JELINEK AVE	621628080110100000	19228081630956	-	\$ -	-	\$ -	-	\$ -	-	\$ -	430	\$ 1,505.00	0	\$ -	\$ 1,505.00
DNA PROPERTY RENTALS LLC	4108 E JELINEK AVE	621628080110110000	19228081630955	-	\$ -	-	\$ -	-	\$ -	-	\$ -	460	\$ 1,610.00	0	\$ -	\$ 1,610.00
ADAM CONN	4202 E JELINEK AVE	621628080110120000	19228081630954	-	\$ -	-	\$ -	-	\$ -	-	\$ -	468	\$ 1,638.00	0	\$ -	\$ 1,638.00
OWS LLC	5206 E JELINEK AVE	621628080110080000	19228081630962	-	\$ -	-	\$ -	-	\$ -	-	\$ -	510	\$ 1,785.00	0	\$ -	\$ 1,785.00
JAMES J & MARY SCHOLES	4302 E JELINEK AVE	621628080110150000	19228081630951	-	\$ -	-	\$ -	-	\$ -	-	\$ -	390	\$ 1,365.00	0	\$ -	\$ 1,365.00
JOHN KUKULKA TRUSTEE JPK INCOME TRUST	4308 E JELINEK AVE	621628080110160000	19228081630950	-	\$ -	-	\$ -	-	\$ -	-	\$ -	415	\$ 1,452.50	0	\$ -	\$ 1,452.50
MICHAEL AND DEBRA WASILCZUK LIVING TRUST	4101 E JELINEK AVE	6201990010010000	19228082120001	-	\$ -	-	\$ -	-	\$ -	-	\$ -	300	\$ 1,050.00	0	\$ -	\$ 1,050.00
JILL S JOCHIMSEN	6102 RANDY JAY ST	6201990010180000	19228082120018	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
KENNETH D GUILLAUME	6101 RANDY JAY ST	6201990040010000	19228082120034	-	\$ -	-	\$ -	-	\$ -	-	\$ -	290	\$ 1,015.00	0	\$ -	\$ 1,015.00
MICHAEL L AND COLETTE A BUCHKOWSKI	6102 RODNEY ST	6202050100010000	19228082120043	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
JEFFREY A BARTNIK	6103 RODNEY ST	6202050110010000	19228082120054	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
LORI L BUSHAR	6102 KIRK ST	6202050110160000	19228082120069	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
FISKE J ROUSHAR	4403 E JELINEK AVE	622128080060000000	19228082120995	-	\$ -	-	\$ -	-	\$ -	-	\$ -	265	\$ 927.50	0	\$ -	\$ 927.50
WIS PUBLIC SERVICE CORP	4501 E JELINEK AVE	622128080050010000	19228082120998	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	900	\$ 1,224.00	\$ 1,224.00
CHRISTOPHER VILS	4705 E JELINEK AVE	622128080050050000	19228082120977	1	\$ 9,489.50	1	\$ 2,888.00	1	\$ 6,930.25	1	\$ 3,108.00	184	\$ 644.00	0	\$ -	\$ 19,951.75
RONALD S GEIGER	6102 TOWER RIDGE PL	6206350000610000	19228082120174	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
ERIK L AND KAYLA M ACKERMAN	4802 RIDGE POINT CIR	6206350000010000	19228082120114	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
KAYLA ZAGRZEBSKI AND SHANE AUSTIN	4804 RIDGE POINT CIR	6206350000010000	19228082120114	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
KELLY ENGEN	4806 RIDGE POINT CIR	6206350000030000	19228082120116	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
STEPHANIE NAGEL	4807 E JELINEK AVE	6206350000040000	19228082120117	-	\$ -	-	\$ -	-	\$ -	-	\$ -	225	\$ 787.50	0	\$ -	\$ 787.50
VILLAGE OF WESTON - STORM POND	0	62063500000L0100	19228082120113	-	\$ -	-	\$ -	-	\$ -	-	\$ -	225	\$ 787.50	0	\$ -	\$ 787.50
DANIEL AND KAREN BRZEZINSKI	6101 VON KANEL ST	622128080020010000	19228082110995	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	251	\$ 341.36	\$ 341.36
BRIAN BEGGS	5207 E JELINEK AVE	622128080020020000	19228082110994	-	\$ -	-	\$ -	-	\$ -	-	\$ -	1928	\$ 6,748.00	0	\$ -	\$ 6,748.00
AIRGAS-NORTH CENTRAL INC	6010 MESKER ST	6208230020060100	19228081640138	-	\$ -	-	\$ -	-	\$ -	-	\$ -	623	\$ 2,180.50	0	\$ -	\$ 2,180.50
VILLAGE OF WESTON - LIFT STATION	0	6208230020060100	19228081640138	-	\$ -	-	\$ -	-	\$ -	-	\$ -	445	\$ 1,557.50	0	\$ -	\$ 1,557.50
STAINLESS INVESTMENTS LLC	5108 E JELINEK AVE	6208230020010200	19228081640134	-	\$ -	-	\$ -	-	\$ -	-	\$ -	682	\$ 2,387.00	0	\$ -	\$ 2,387.00
RANDY AND LINDA CHRISTIANSEN	6006 PRAIRIE ST	6208230020010100	19228081640133	-	\$ -	-	\$ -	-	\$ -	-	\$ -	703	\$ 2,460.50	0	\$ -	\$ 2,460.50
KASTEN INVESTMENTS LLC	5006 E JELINEK AVE	6208230010010000	19228081640094	-	\$ -	-	\$ -	-	\$ -	-	\$ -	285	\$ 997.50	0	\$ -	\$ 997.50
WISCONSIN DEPARTMENT OF NATURAL RESOURCES	6005 VON KANEL ST	621628080150020000	19228081640985	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	258	\$ 350.88	\$ 350.88
FB & COMPANY LLP R BENDER FAMILY PROPERTIES LLC	6004 VON KANEL ST	621628080120030000	19228081630963	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	125	\$ 170.00	\$ 170.00
STACY AND KEVIN CLINE	6309 VON KANEL ST	622128080020060000	19228082110979	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
ANGELA SCHWENK	6303 VON KANEL ST	0	19228082110947	-	\$ -	-	\$ -	-	\$ -	-	\$ -	307	\$ 1,074.50	0	\$ -	\$ 1,074.50
ANDREW WILKE	6215 VON KANEL ST	622128080020160000	19228082110950	-	\$ -	-	\$ -	-	\$ -	-	\$ -	321	\$ 1,123.50	0	\$ -	\$ 1,123.50
JOSEPH AND PATRICIA HANKE	6211 VON KANEL ST	622128080020170000	19228082110949	-	\$ -	-	\$ -	-	\$ -	-	\$ -	328	\$ 1,148.00	0	\$ -	\$ 1,148.00
JORDAN AND EMMALEE KRUEGER	6209 VON KANEL ST	622128080020180000	19228082110948	-	\$ -	-	\$ -	-	\$ -	-	\$ -	326	\$ 1,141.00	0	\$ -	\$ 1,141.00
MINDY AND ROBERT VERHASSELT	6207 VON KANEL ST	622128080020050000	19228082110980	-	\$ -	-	\$ -	-	\$ -	-	\$ -	425	\$ 1,487.50	0	\$ -	\$ 1,487.50
RICHARD AND CHRIS WILKOSZ	6205 VON KANEL ST	0	19228082110946	-	\$ -	-	\$ -	-	\$ -	-	\$ -	296	\$ 1,036.00	0	\$ -	\$ 1,036.00
MARSHALL AND ANNA KAISER	6212 VON KANEL ST	6206350000350000	19228082120148	-	\$ -	-	\$ -	-	\$ -	-	\$ -	235	\$ 822.50	0	\$ -	\$ 822.50
MICHAEL VAN OFFEREN	6210 VON KANEL ST	6206350000340000	19228082120147	-	\$ -	-	\$ -	-	\$ -	-	\$ -	230	\$ 805.00	0	\$ -	\$ 805.00
RYAN STRASSER	6208 VON KANEL ST	6206350000330000	19228082120146	-	\$ -	-	\$ -	-	\$ -	-	\$ -	169	\$ 591.50	0	\$ -	\$ 591.50
ADAM AND TONIA SPRAGUE	6206 VON KANEL ST	6206350000320000	19228082120145	-	\$ -	-	\$ -	-	\$ -	-	\$ -	187	\$ 654.50	0	\$ -	\$ 654.50
TYLER OLSON	4812 CREST RIDGE AVE	6206350000310000	19228082120144	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
AMERCO REAL ESTATE COMPANY	0	621628080150040000	19228081640972	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	214	\$ 291.04	\$ 291.04
FB & COMPANY LLP R BENDER FAMILY PROPERTIES LLC	0	621628080120050000	19228081630941	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0	\$ -	0	\$ -	\$ -
COVANTAGE CREDIT UNION	4903 SCHOFIELD AVE	621628080150030000	19228081640984	-	\$ -	-	\$ -	-	\$ -	-	\$ -	353	\$ 1,235.50	0	\$ -	\$ 1,235.50
Future Utility Connections	0	0	0	3	\$ 28,468.50	-	\$ -	3	\$ 20,790.75	-	\$ -	0	\$ -	0	\$ -	\$ 49,259.25
TOTAL				4	\$ 37,958.00	1	\$ 2,888.00	4.00	\$ 27,721.00	1.00	\$ 3,108.00	12,245	\$ 42,857.50	1,748.00	\$ 2,377.28	\$ 116,909.78