



**REPORT OF THE DIRECTOR OF PUBLIC WORKS
FOR SPECIAL ASSESSMENTS ON PROPERTIES BENEFITTED BY
DRIVE APPROACH IMPROVEMENTS
FULLER STREET RECONSTRUCTION
From Schofield Ave to Ross Ave**

**Village of Weston
Marathon County
Wisconsin**

May 2025

Prepared by:

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

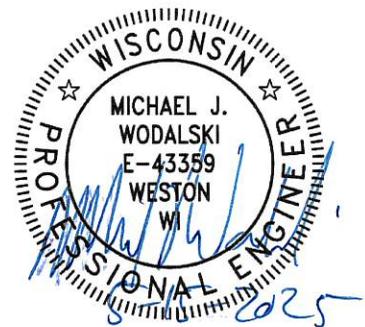


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DECLARATION

The Village of Weston in accordance with Resolution Number 2025-004 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 driveway approaches that will benefit properties in the assessment district. 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 replace water valves and a section of watermain between the Mountain Bay Trail and Moyer Ave, reconstruction of the road with the addition of sidewalks on both sides of the road from Ross Ave to Rogan Ln and a multi-use path on the east side of the road from Rogan Ln to Schofield Ave, installation of mountable curb and gutter, replacement of driveway approaches, and installation of additional storm water inlets along the corridor as well as a regional stormwater basin located at Kellyland Park. The purpose of replacing the water valves is to ensure the existing valves do not cause leaks within the new asphalt pavement. The roadway improvements will correct the deteriorating roadway and provide a long-term pavement solution. Installation of pedestrian accommodations will improve the safety for non-motorists moving through the corridor as this roadway connects existing networks on either end of the project along with the Mountain Bay Trail and the Eau Claire River Trail networks along with Kellyland Park. Additional storm sewer will be added along with a regional infiltration basin located at Kellyland Park. This feature will allow for better water quality treatment prior to runoff entering the Eau Claire River and will also be able to handle storm water runoff during times of frozen ground conditions which has historically caused localized flooding along the corridor and to properties to the east.

The benefit of replacing the watermain between the Mountain Bay Trail and Moyer Ave is to improve the fire flow rating of that section of roadway to bring the water system into compliance with available capacity. The street will be reconstructed within the existing right of way which includes an urban roadway section which will typically include 28-feet of asphalt, new curb and gutter and sidewalk on both sides of the road between Ross Ave and Rogan Ln. From Rogan Ln to Moyer Ave, the roadway will have sidewalk on the west side and a multiuse path on the east side. Then from Moyer Ave south to Schofield Ave there will be a ditch section on the west side of the road with new concrete shoulder on the west side and then mountable curb and a multi-use path on the east side. Driveway approaches will be replaced along the corridor as a result of slight grade changes to the roadway to ensure positive drainage along the curb line. Special assessments are not proposed for the street reconstruction, but there will be assessments for costs of driveway apron replacements.

Special assessments will be based on the costs for the removal and installation of the existing driveway aprons.

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 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 adjusted cost for each driveway approach utilizing a useful life calculation of 20 years. If a driveway approach has been constructed within the past 20 years it will be prorated based on the years it has been in service.

STATEMENT AS TO SOURCES OF FUNDS FOR THE PROJECT

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

1. Special Assessments for drive approach construction. The estimated amount to be recovered through these assessments is shown in Appendix D.
2. Street Costs (pavement, sidewalks, multi-use paths, etc.) will be paid for by general obligation borrowing proceeds completed in 2024.
3. Water, Sanitary Sewer and Storm Water costs will be paid for by general obligation borrowing proceeds completed in 2024

ESTIMATED ASSESSMENT RATES

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.

Asphalt Driveway Aprons. Driveway apron construction costs are calculated using the estimated cost for asphalt driveway aprons divided by the total area in square feet of the apron. Asphalt driveway aprons are measured between the multi-use path and curb where a path exists. In areas where the path is not fronting the property, the apron cost is estimated based on the area between the back of curb/shoulder and the property line. The estimated assessment rate for asphalt driveway aprons is \$5.17 per square foot.

Concrete Driveway Aprons. Driveway apron construction costs are calculated using the estimated cost for concrete driveway aprons divided by the total area in square feet of the apron. Concrete driveway aprons are measured between the sidewalk and curb. The estimated assessment rate for concrete driveway aprons is \$11.80 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. Additionally, any driveway approach that has been installed within the past 20 years will be prorated based on the 2025 construction year.

ESTIMATED ASSESSMENTS AND RECOMMENDATIONS

The estimated assessments to each of the benefited properties are contained in the tables in Appendix F. 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 for driveway approach adjustments.

1. If a property installed a driveway apron within the past 20 years, the cost of the replacement will be pro-rated using 2025 as the base year (year 0).
2. Thus, if a new driveway approach was installed in 2024 that property would have an assessment that is 1/20th of their assessment. This would continue until 2005 where a driveway approach would then have reached it's 20-year life.
3. Property owners will need to provide evidence of payment for the driveway approach construction, or be able to note where a driveway was recently installed via a new site plan.

APPENDIX A

Preliminary Assessment Resolution

**VILLAGE OF WESTON, WISCONSIN
RESOLUTION NO. 2025-004**

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

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:

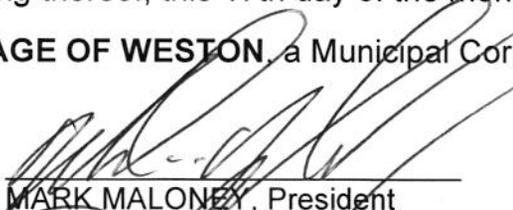
All properties with frontage and/or property access on Fuller St between Ross Ave and Schofield Ave.
4. The total amount assessed against the properties in the described assessment district shall not exceed the total cost of the improvements. The properties against which the assessments are proposed 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 17th day of the month of March 2025.

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



**Special Assessment District
Fuller Street**

Map Date: 3/14/2025
Adoption Date (Village): N/A
Created By: Village of Weston




Legend

Special Assessment District

APPENDIX C

Detailed Cost Estimate

Appendix C:

Village of Weston
Estimated Costs for Street Reconstruction
Fuller St (Schofield Ave to Ross Ave)
28 foot pavement, 3.5-5" thick, Curb and Gutter, Sidewalk / Multi-Use Path
Water, Sanitary and Storm Sewer Upgrades
Preliminary

05/15/25

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	Reconstructing Manhole	EA.	1.00	\$3,075.00	\$3,075.00		
112	Adjust Sanitary Manhole Covers	EA.	15.00	\$1,825.00	\$27,375.00		
114	Sanitary Sewer Lateral Adjustment	EA.	2.00	\$1,845.00	\$3,690.00		\$0.00
	Sanitary Sewer Subtotal				\$34,140.00		\$0.00
200	Water						
202	Remove existing Hydrant	EA.	10.00	\$645.00	\$6,450.00		
203	Hydrant Lead, DIP 6-Inch	LF	300.00	\$87.18	\$26,154.00		
204	Remove Existing Watermain	LF	3150.00	\$6.07	\$19,120.50		
206	Hydrant, 8' Bury	EA.	12.00	\$7,300.00	\$87,600.00		
207	Ductile Iron Watermain, 6 inch	L.F.	290.00	\$119.55	\$34,669.50		
208	Ductile Iron Watermain, 8 inch	L.F.	1880.00	\$66.84	\$125,659.20		
209	Ductile Iron Watermain, 10 inch	L.F.	50.00	\$105.63	\$5,281.50		
210	Valve And Box, 12 inch	EA.	1.00	\$7,219.08	\$7,219.08		
211	Valve And Box, 6 inch	EA.	27.00	\$2,165.00	\$58,455.00		
212	Valve And Box, 8 inch	EA.	8.00	\$2,952.00	\$23,616.00		
213	Valve And Box, 10 inch	EA	1.00	\$4,363.00	\$4,363.00		
214	Ductile Iron Tee, 8 inch x 8 inch	EA.	1.00	\$1,245.00	\$1,245.00		
215	Ductile Iron Tee 8 inch x 6 inch	EA.	8.00	\$940.00	\$7,520.00		
216	Ductile Iron Tee 6 Inch x 6 Inch	EA	8.00	\$865.00	\$6,920.00		
217	Ductile Iron Sleeve, 12 inch	EA.	1.00	\$1,335.00	\$1,335.00		
218	Ductile Iron Sleeve, 10 Inch	EA.	1.00	\$1,165.00	\$1,165.00		
219	Ductile Iron Sleeve, 8-Inch	EA.	3.00	\$725.00	\$2,175.00		
220	Ductile Iron Sleeve, 6-Inch	EA.	20.00	\$603.00	\$12,060.00		
221	Ductile Iron 45 Degree Bend, 6-Inch	EACH	2.00	\$705.00	\$1,410.00		
222	Ductile Iron 22.5 Degree Bend, 6-Inch	EACH	4.00	\$695.00	\$2,780.00		
223	Ductile Iron Plug, 6-Inch	EACH	1.00	\$520.00	\$520.00		
224	Ductile Iron Reducer 10-Inch x 8-Inch	EACH	1.00	\$1,045.00	\$1,045.00		
225	Ductile Iron Reducer, 8-Inch x 6-Inch	EA.	1.00	\$935.00	\$935.00		
227	Insulation Board Polystyrene, 4-Inch	SF	710.00	\$3.60	\$2,556.00		
228	Rigid Insulation Board, 4-Inch	SF	3300.00	\$3.59	\$11,847.00		
229	Water Main Offset	EA	1.00	\$6,000.00	\$6,000.00		
231	Water Service Set, 1-Inch (Corp. Stop, Curb Stop, Box)	EA.	19.00	\$1,035.00	\$19,665.00		
232	Water Service Lateral (Trnched), (Copper), 1-Inch	L.F.	680.00	\$48.23	\$32,796.40		
233	Water Lateral Service Adjustment	EA	2.00	\$1,640.00	\$3,280.00		
234	Temporary Water Service	LS	1.00	\$17,625.00	\$17,625.00		
	Water Subtotal				\$531,467.18		\$0.00

Village of Weston
Estimated Costs for Street Reconstruction
Fuller St (Schofield Ave to Ross Ave)
28 foot pavement, 3.5-5" thick, Curb and Gutter, Sidewalk / Multi-Use Path
Water, Sanitary and Storm Sewer Upgrades
Preliminary

05/15/25

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	Removing Storm Manholes	EA	2.00	\$1,285.00	\$2,570.00		
302	Removing Catch Basins	EA	13.00	\$405.00	\$5,265.00		
303	Removing Inlets	EA	3.00	\$360.00	\$1,080.00		
304	Removing Storm Sewer (15 inches) - Rogan	LF	20.00	\$30.75	\$615.00		
305	Remove Existing Storm Pipe (15 inches)	LF	115.00	\$20.50	\$2,357.50		
306	Remove Existing Storm Pipe (12 inches)	LF	1320.00	\$8.20	\$10,824.00		
307	Removing Small Pipe Culverts	EA	21.00	\$410.00	\$8,610.00		
308	Removing Miscellaneous Structures	EA	8.00	\$675.00	\$5,400.00		
309	Connect to Existing Storm Sewer	EA	3.00	\$2,560.00	\$7,680.00		
310	Storm Sewer Pipe CLASS III-A, 12-inch	L.F.	2100.00	\$40.40	\$84,840.00		
311	Storm Sewer Pipe CLASS III-A, 12-inch (Rogan)	LF	184.00	\$66.15	\$12,171.60		
312	Storm Sewer Pipe CLASS III-A, 18-Inch	L.F.	1570.00	\$41.75	\$65,547.50		
313	Storm Sewer Pipe CLASS III-A, 18-Inch (Rogan)	L.F.	200.00	\$37.34	\$7,468.00		
314	Storm Sewer Pipe Class III-A 24-Inch	L.F.	670.00	\$54.60	\$36,582.00		
315	Storm Sewer Pipe Class III-A 24-Inch (Rogan)	L.F.	118.00	\$56.66	\$6,685.88		
316	Storm Sewer Pipe CLASS III-A, 30-Inch	L.F.	1870.00	\$69.45	\$129,871.50		
317	Storm Sewer Pipe CLASS III-A, 36-Inch (Rogan)	L.F.	1414.00	\$64.87	\$91,726.18		
318	Nyloplast Drainage Structure	EA	7.00	\$2,150.00	\$15,050.00		
319	Catch Basins 3-FT Diameter	EA	39.00	\$1,840.00	\$71,760.00		
320	Catch Basins 3-FT Diameter (Rogan)	EA	3.00	\$2,195.55	\$6,586.65		
321	Catch Basins 4-FT Diameter	EA	8.00	\$3,260.00	\$26,080.00		
322	Catch Basins 4-FT Diameter (Rogan)	EA	4.00	\$2,900.00	\$11,600.00		
323	Catch Basins 5-FT Diameter	EA	2.00	\$4,460.00	\$8,920.00		
324	Catch Basins 5-FT Diameter (Rogan)	EA	1.00	\$4,780.00	\$4,780.00		
325	Catch Basins 6-FT Diameter	EA	1.00	\$7,555.00	\$7,555.00		
326	Storm Sewer Manholes, 4-FT Diameter	EA	2.00	\$2,340.00	\$4,680.00		
327	Storm Sewer Manholes, 4-FT Diameter (Rogan)	EA	1.00	\$3,273.00	\$3,273.00		
328	Storm Sewer Manholes, 5-FT Diameter	EA	10.00	\$5,090.00	\$50,900.00		
329	Storm Sewer Manholes, 5-FT Diameter (Rogan)	EA	8.00	\$5,174.00	\$41,392.00		
330	Storm Sewer Manholes, 6-FT Diameter	EA	3.00	\$8,825.00	\$26,475.00		
331	Storm Sewer Manholes, 6-FT Diameter	EA	2.00	\$8,841.00	\$17,682.00		
332	Asphaltic Surface - Pipe Patches	Ton	55.00	\$229.00	\$12,595.00		
333	Asphaltic Surface - Pipe Patches (Driveways)	Ton	47.00	\$229.00	\$10,763.00		
334	Riprap Heavy	CY	110.00	\$76.88	\$8,456.80		
335	Storm Water Treatment Device	EA	1.00	\$115,206.00	\$115,206.00		
336	Apron Endwall, Polyethylene, 12-Inch	EA	1.00	\$471.50	\$471.50		
337	Apron Endwall, Reinforced Concrete, 36-Inch (w/Trash Guard)	EA	1.00	\$5,640.00	\$5,640.00		
338	Inlet Covers (Rogan)	EA	18.00	\$973.00	\$17,514.00		
339	Inlet Covers	EA	18.00	\$955.00	\$17,190.00		
340	Inlet, 2'X3' (24" Sump)	EA	2.00	\$2,005.00	\$4,010.00		
341	Storm Inlet Frame and Cover, Type B	EA	29.00	\$1,210.00	\$35,090.00		
342	Storm Inlet Frame and Cover, Type H	EA	5.00	\$1,095.00	\$5,475.00		
343	Adjust Inlet Covers	EA	1.00	\$1,640.00	\$1,640.00		
	Storm Sewer Total				\$1,010,079.11		\$0.00

Village of Weston
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28 foot pavement, 3.5-5" thick, Curb and Gutter, Sidewalk / Multi-Use Path
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Preliminary

05/15/25

Item Number	Item Description	Units	Total Project Cost			Minimum Size (assessable)	
			Estimated Quantity	Unit Price	Total Cost	Assessable Quantity	Assessable Cost
400	Street Reconstruction						
401	Sawing Asphalt	LF	1600.00	\$2.31	\$3,696.00		
402	Sawing Concrete	LF	330.00	\$3.60	\$1,188.00		
403	Removing Small Sign Supports	EA	4.00	\$385.00	\$1,540.00		
404	Moving Signs Type II	EA	16.00	\$230.00	\$3,680.00		
405	Removing Signs Type II	EA	4.00	\$230.00	\$920.00		
406	Posts Wood 4x6-Inch x 14-FT	EA.	4.00	\$270.00	\$1,080.00		
407	Posts Tubular Steel 2x2-Inch x 14-FT	EA.	33.00	\$310.00	\$10,230.00		
408	Post Tubular 2x2-Inch x 8.5-FT	EA.	1.00	\$271.00	\$271.00		
409	Removing Concrete Pavement	SY	1050.00	\$12.30	\$12,915.00		
411	Protective Thermoplastic Coating	SF	350.00	\$38.95	\$13,632.50		
412	Pavement Marking, Paint 6-in	L.F.	10.00	\$10.25	\$102.50		
413	Marking Stop Line Paint 18-Inch	L.F.	60.00	\$19.99	\$1,199.40		
414	Marking Crosswalk Paint Ladder Pattern 24-Inch	L.F.	1250.00	\$23.58	\$29,475.00		
417	Marking Arrow Paint	EA.	2.00	\$292.00	\$584.00		
418	Marking Island Nose Paint	EA	1.00	\$281.88	\$281.88		
419	Drilled Tie Bars	EA.	80.00	\$8.10	\$648.00		
420	Concrete Pavement 7-Inch	SY	1100.00	\$61.61	\$67,771.00		
421	Base Aggregate Dense 3/4-Inch - Rogan	CY	10.00	\$76.88	\$768.80		
422	Base Aggregate Dense 3/4-Inch	CY	50	\$29.70	\$1,485.00		
423	Crushed Aggregate Base Course, (Reclaimed) - Rogan	CY	180	\$20.50	\$3,690.00		
424	Crushed Aggregate Base Course, (Reclaimed)	CY	10,000	\$9.25	\$92,500.00		
425	HMA Pavement 3 MT 58-28 S	Ton	2880	\$72.40	\$208,512.00		
426	HMA Pavement 5 MT 58-28 S	Ton	725	\$79.69	\$57,775.25		
427	HMA Pavement 5 MT 58-34 S	Ton	1055	\$86.25	\$90,993.75		
428	Tack Coat	GAL	1650.00	\$3.65	\$6,022.50		
434	SIGNS TYPE II REFLECTIVE H	SF	25.00	\$26.00	\$650.00		
435	SIGNS TYPE II REFLECTIVE F	SF	135.00	\$35.00	\$4,725.00		
441	CONCRETE BASES TYPE 2	EACH	2.00	\$2,000.00	\$4,000.00		
452	TRANSFORMER BASES BREAKAWAY 11 1/2-INCH BOLT CIRCLE	EACH	2.00	\$945.00	\$1,890.00		
453	POLES TYPE 2	EACH	2.00	\$3,715.00	\$7,430.00		
465	TROMBONE ARMS 25-FT	EACH	2.00	\$3,250.00	\$6,500.00		
484	SOLAR POWERED RRFB SYSTEM	EACH	2.00	\$11,140.00	\$22,280.00		
487	PEDESTRIAN PUSH BUTTONS	EACH	2.00	\$1,290.00	\$2,580.00		
495	Underdrain with stone trench, (Undistributed)	L.F.	20.00	\$25.65	\$513.00		
	Street Reconstruction Subtotal				\$661,529.58		\$0.00
500	Curb and Gutter						
501	Removing Curb and Gutter	LF	680.00	\$2.05	\$1,394.00		
503	Concrete Curb and Gutter, 24-Inch	L.F.	7,880	\$14.20	\$111,896.00		
504	Concrete Curb & Gutter 30-Inch Type D	L.F.	540	\$27.27	\$14,725.80		
505	Concrete Curb and Gutter, 6 Inch Sloped 30-Inch Type G	L.F.	150	\$41.41	\$6,211.50		
507	Concrete Ribbon Curb 24-Inch	LF	2850.00	\$12.65	\$36,052.50		
	Curb and Gutter Subtotal				\$170,279.80		\$0.00

Village of Weston
Estimated Costs for Street Reconstruction
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28 foot pavement, 3.5-5" thick, Curb and Gutter, Sidewalk / Multi-Use Path
Water, Sanitary and Storm Sewer Upgrades
Preliminary

05/15/25

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	Removing Concrete Sidewalk	SY	40.00	\$5.15	\$206.00		
602	Concrete Sidewalk, 4 inch	S.F.	21500.00	\$5.65	\$121,475.00		
604	Asphaltic Surface (Multi-Use Path)	Ton	510.00	\$96.96	\$49,449.60		
605	Curb Ramp Detectable Warning Field	SF	480.00	\$28.28	\$13,574.40		
606	Curb Ramp Detectable Warning Field - Radial	SF	200.00	\$41.41	\$8,282.00		
607	Asphalt Driveway Approach	Ton	300.00	\$173.00	\$51,900.00	300.00	\$51,900.00
608	Concrete Driveway 6-Inch	SY	850.00	\$56.35	\$47,897.50	850.00	\$47,897.50
	Sidewalk and Driveways Subtotal				\$292,784.50		\$99,797.50
700	Clearing, Mobilization, Removals, Restoration, Traffic Control						
701	Excavation Common	CY	15250.00	\$10.25	\$156,312.50		
702	Excavation Common - Rogan	CY	60900.00	\$6.75	\$411,075.00		
703	Mobilization	EA.	1.00	\$83,865.00	\$83,865.00		
704	Mobilization Erosion Control	EA.	2.00	\$1,025.00	\$2,050.00		
705	Mobilizations Emergency Erosion Control	EA	2.00	\$1,535.00	\$3,070.00		
706	Clearing	SY	470.00	\$11.05	\$5,193.50		
707	Grubbing	SY	470.00	\$11.05	\$5,193.50		
708	Clearing - Pond	SY	5.00	\$102.50	\$512.50		
709	Grubbing - Pond	SY	5.00	\$102.50	\$512.50		
710	Construction Staking (Project)	LS	1.00	\$24,350.00	\$24,350.00		
712	Inlet Protection Type A	EA	52.00	\$195.00	\$10,140.00		
713	Inlet Protection Type B	EA.	60.00	\$45.00	\$2,700.00		
714	Inlet Protection Type B (Rogan)	EA	18.00	\$46.13	\$830.34		
715	Inlet Protection Type C	EA.	10.00	\$40.00	\$400.00		
716	Temporary Ditch Checks	LF	300.00	\$15.40	\$4,620.00		
717	Tracking Pad (Undistributed)	EA.	3.00	\$1,250.00	\$3,750.00		
718	Culvert Pipe Checks (Rogan)	EA	2.00	\$256.25	\$512.50		
719	Traffic Control	EA.	1.00	\$27,000.00	\$27,000.00		
720	Fertilizer Type B	CWT	8.00	\$76.88	\$615.04		
721	Fertilizer Type B (Rogan)	CWT	17.00	\$76.88	\$1,306.96		
722	Seed Water	MGAL	1100.00	\$5.13	\$5,643.00		
723	Seed Water (Rogan)	MGAL	610.00	\$5.13	\$3,129.30		
724	Seeding Mixture	LB	580.00	\$9.25	\$5,365.00		
725	Seeding Mixture (Rogan)	LF	1220.00	\$8.20	\$10,004.00		
726	Erosion Mat Urban Class I Type A	SY	10700.00	\$2.72	\$29,104.00		
727	Mulching	SY	13000.00	\$1.28	\$16,640.00		
728	Mulching (Rogan)	SY	16300.00	\$1.68	\$27,384.00		
729	Topsoil (Rogan)	SY	27000.00	\$0.78	\$21,060.00		
730	Restoration - Topsoil	SY	13000.00	\$7.90	\$102,700.00		
	Landscaping and Mobilization Subtotal				\$965,038.64		\$0.00
Project Total Labor and Materials					\$3,665,318.81		\$99,797.50

APPENDIX D

Cost Summary and Estimated Assessment Rate

Appendix D: Cost Summary and Assessment Rates

1. Cost Summary of Estimated Assessable Costs

Preliminary

Fuller St Reconstruction

05/15/25

	Total Project Costs	Assessable Costs ¹
Subtotal Sewer Improvements	\$ 30,450.00	\$ -
Subtotal Sewer Lateral Improvements	\$ 3,690.00	\$ -
Subtotal Water Improvements	\$ 461,322.78	\$ -
Subtotal Water Lateral Improvements	\$ 70,144.40	\$ -
Subtotal Street Reconstruction Fuller St	\$ 661,529.58	\$ -
Subtotal Curb & Gutter	\$ 170,279.80	\$ -
Subtotal Storm Sewer	\$ 1,010,079.11	\$ -
Subtotal Sidewalks / Multi-Use Path	\$ 192,987.00	\$ -
Subtotal Concrete Driveway Approaches	\$ 47,897.50	\$ 47,897.50
Subtotal Asphalt Driveways	\$ 51,900.00	\$ 51,900.00
Total Labor and Materials	\$ 2,700,280.17	\$ 99,797.50
Contingencies @ 5%	\$ 135,010.00	\$ 4,990.00
Landscaping Restoration & Mobilization (common)	\$ 965,038.64	\$ -
Engineering/Construction Inspection (Construction Services Proposal Cost)	\$ 195,000.00	\$ -
Engineering Design (Actual Contract Amounts)	\$ 193,695.00	\$ -
Administration/Management	\$ 50,000.00	\$ -
Total All Improvements	\$ 4,239,023.81	\$ 104,787.50
Cost Allocations by Category (see notes 2 - 3)		
Total Sewer Improvements	\$ 47,801.81	\$ -
Total Sewer Lateral Improvements	\$ 5,792.73	\$ -
Total Water Improvements	\$ 724,205.68	\$ -
Total Water Lateral Improvements	\$ 110,115.90	\$ -
Total Street Reconstruction Crestwood Acres	\$ 1,038,499.51	\$ -
Total Curb & Gutter	\$ 267,313.05	\$ -
Total Storm Sewer	\$ 1,585,668.57	\$ -
Total Sidewalks	\$ 302,959.85	\$ -
Total Concrete Driveway Approaches	\$ 75,191.69	\$ 50,292.00
Total Asphalt Driveway Approaches	\$ 81,475.00	\$ 54,495.00
Total Project Costs	\$ 4,239,023.79	\$ 104,787.00

- 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

04/15/25

Fuller St

A. Assessment Calculation

	Total Assessable Costs	Assessable Units	Units	Calculated Assessment Rate
Asphalt Drive Approaches	\$ 54,495.00	10,531	SF	\$ 5.17
Concrete Drive Approaches	\$ 50,292.00	4,262	SF	\$ 11.80
	\$ 104,787.00			

APPENDIX E

Table of Parcel Frontages

Appendix E:

Frontage Table - Fuller St Reconstruction Project Area

5/15/25

Name	Address	Mailing Address	Parcel	Pin	Measured Approach (Asphalt) (SF)	Measured Approach (Concrete) (sq ft)	Adjustment Note
Fuller St							
LAPORTE TESSMER LLC	6202 SCHOFIELD AVE	228872 Lahr Ave, Wausau, WI 54403	62-152808-012-002-00-00	192-2808-153-0972	1,436		
WISCONSIN DEPARTMENT OF NATURAL RESOURCES		101 S Webster St Madison, WI 53707	62-152808-000-000-00-00	192-2808-150-0999			
ADVANCED DISPOSAL SERVICES SOLID WASTE MIDWEST LLC		720 E BUTTERFIELD RD 4TH FLOOR LOMBARD, IL 60148-54	62-152808-011-006-00-00	192-2808-153-0976			
LB RECYCLING INC	5508 FULLER ST	SUPERIOR SERVICES PO BOX 1450 CHICAGO, IL 60690	62-152808-010-006-00-00	192-2808-153-0992	2,061		
RADLOFF PROPERTIES LLC	5406 FULLER ST	RADLOFF PROPERTIES LLC PO BOX 202 WESTON, WI 5447	62-152808-010-012-00-00	192-2808-153-0986			
DRESCHER INVESTMENTS LLC	5320 FULLER ST	DRESCHER INVESTMENTS LLC DBA STYRENE PROD INC 84	62-152808-010-010-00-00	192-2808-153-0988	770		
DRESCHER INVESTMENTS LLC	5310 FULLER ST	DRESCHER INVESTMENTS LLC 5320 FULLER ST, WESTON V	62-152808-010-000-00-00	192-2808-153-0998	495		
HABECK RENTALS WESTON LLC	5306 FULLER ST	HABECK RENTALS WESTON LLC 166355 RIVER RD RINGLE	62-152808-010-003-00-00	192-2808-153-0995	1,193		
ZACHARY LEVIS	5302 FULLER ST	ZACHARY LEVIS 5302 FULLER ST WESTON, WI 54476	62-152808-010-017-00-00	192-2808-153-0960	423		
XOU AND DER LEE YANG	5707 MOYER AVE	XOU AND DER LEE YANG 2421 DONS DR PLOVER, WI 544	62-152808-010-005-00-00	192-2808-153-0993			
AKKHANY KHAMRATTHANOME AND KINNO BONGLAMPHONE	5210 FULLER ST	5210 FULLER ST	62-0403-005-013-00-00	192-2808-161-0053		160	
COLIN HANSON	5206 FULLER ST	5206 FULLER	62-0403-005-011-00-00	192-2808-161-0051		160	
KEVIN AND RACHEL WELLMAN	5202 FULLER ST	632 CLARK ST MEDFORD, WI 54451	62-0403-005-010-00-00	192-2808-161-0050		140	
MATTHEW AND JESSICA HANKS	5106 FULLER ST	5106 FULLER ST	62-0403-005-009-00-00	192-2808-161-0049		133	
DEBRA THOMAS	5102 FULLER ST	5102 FULLER ST	62-0403-005-008-00-00	192-2808-161-0048		151	
CLARENCE AND CYNTHIA DANIELS	5020 FULLER ST	5020 FULLER ST	62-0403-005-007-00-00	192-2808-161-0047		163	
CHARLIE LOR	4906 FULLER ST	4906 FULLER ST	62-0400-004-010-00-00	192-2808-161-0040		159	
DENNIS AND BEVERLY SCHAEPE	4902 FULLER ST	4902 FULLER ST	62-0400-004-009-00-00	192-2808-161-0039		137	
DANIEL AND MICHELLE ZAJICHEK	4812 FULLER ST	4812 FULLER ST	62-0400-004-008-00-00	192-2808-161-0038		192	
ANGELA AND TODD KEELEY	4808 FULLER ST	4808 FULLER ST	62-0400-004-007-00-00	192-2808-161-0037		132	
LOGAN WOLLER	4804 FULLER ST	4804 FULLER ST	62-0400-004-006-00-00	192-2808-161-0036		142	
KARL MANCHESKI	4712 FULLER ST	4712 FULLER ST	62-0397-001-014-00-00	192-2808-161-0019		152	
WALTER AND MARGO ENGBRETSON	4708 FULLER ST	4708 FULLER ST	62-0397-001-013-00-00	192-2808-161-0018		134	
MANDY AND KIM LEMKE	4704 FULLER ST	4704 FULLER ST	62-0397-001-012-00-00	192-2808-161-0017		145	
ESTHER A WENDORF REVOCABLE TRUST	4618 FULLER ST	4618 FULLER ST	62-0397-001-011-00-00	192-2808-161-0016		144	
WALLACE AND NANCY OLSON	4614 FULLER ST	4614 FULLER ST	62-0397-001-010-00-00	192-2808-161-0015		128	
GOETSCH FAMILY IRREVOCABLE TRUST	4606 FULLER ST	4606 FULLER ST	62-0397-001-009-00-00	192-2808-161-0014		134	
TIMOTHY AND MEGAN OELKE	4602 FULLER ST	4602 FULLER ST	62-0397-001-008-00-00	192-2808-161-0013		231	
JOHN AND HOLLY JORGENSEN	5700 HIGH RIDGE CIR	5700 HIGH RIDGE CIR	62-0343-000-031-00-00	192-2808-161-0147			
NICHOLAS ANDERSON	5701 HIGH RIDGE CIR	5701 HIGH RIDGE CIR	62-0343-000-032-00-00	192-2808-161-0148			
CASSIE JO SECORD	4615 FULLER ST	4615 FULLER ST	62-162808-001-011-00-00	192-2808-161-0957		172	
BENJAMIN S FRITZ LIVING TRUST	4703 FULLER ST	1308 LILI LANE SCHOFIELD, WI 54476	62-162808-001-010-00-00	192-2808-161-0958		143	
DAVID AND CAROL SCHAETZL	4707 FULLER ST	4707 FULLER ST	62-162808-001-009-00-00	192-2808-161-0959		150	
JACOB MEURETTE	4805 FULLER ST	4805 FULLER ST	62-162808-001-006-00-00	192-2808-161-0960		166	
MICHAEL SCHMIDT AND GLENN OLSTAD	4807 FULLER ST	4807 FULLER ST	62-162808-001-007-00-00	192-2808-161-0962		141	
JULIANNA ZUNKER	4811 FULLER ST	4811 FULLER ST	62-162808-001-008-00-00	192-2808-161-0961			
FONG AND MANEELA VANG	4903 FULLER ST	4903 FULLER ST	62-0415-007-001-00-00	192-2808-152-0017			
XUE AND MAI LEE	4907 FULLER ST	4907 FULLER ST	62-0415-007-002-00-00	192-2808-152-0018		143	
CHONG THAO AND PANG HER	4911 FULLER ST	4911 FULLER ST	62-0415-007-003-00-00	192-2808-152-0019		143	
MICHAEL AND CAITLIN FRANKE	5003 FULLER ST	5003 FULLER ST	62-0412-006-001-00-00	192-2808-152-0001		156	
CLYDE MUELLER	5007 FULLER ST	5007 FULLER ST	62-0412-006-002-00-00	192-2808-152-0002		175	
YER VANG AND NAOLAO VUE	5103 FULLER ST	5103 FULLER ST	62-0412-006-003-00-00	192-2808-152-0003		137	
JEFFREY THEILIG	5703 ROGAN LN	5703 ROGAN LN	62-152808-007-007-00-00	192-2808-152-0990	138		
CHRISTOPHER AND TRACY JILIK	5207 FULLER ST	5207 FULLER ST	62-152808-007-008-00-00	192-2808-152-0989	156		
LAPORTE RENTALS LLC	5303 FULLER ST	228872 Lahr Ave, Wausau, WI 54403	62-152808-007-002-00-00	192-2808-152-0995	262		
BRIAN PENDELTON	5305 FULLER ST	5305 FULLER ST	62-152808-010-022-00-00	192-2808-153-0941	163		
LIKEKAPHER PROPERTIES LLC	5307 FULLER ST	8509 VOLKMAN ST ROTHSCHILD, WI 54474	62-152808-010-023-00-00	192-2808-153-0940	213		
NB LLC	5311 FULLER ST	5311 FULLER ST	62-152808-010-009-00-00	192-2808-153-0989	170		
LLOYD BROTHERS TRUCKING CO INC	5509 FULLER ST	SUPERIOR SERVICES PO BOX 1450 CHICAGO, IL 60690	62-152808-010-007-00-00	192-2808-153-0991	1,393		
BALSAM RIDGE LLC	5707 FULLER ST	N7240 810TH ST ELK MOUND, WI 54739	62-152808-012-001-00-00	192-2808-153-0973	1,555		
LORI LAPORTE	5815 FULLER ST	228774 LAHR AVE WAUSAU, WI 54403	62-152808-012-003-00-00	192-2808-153-0971	104		
Net Assessable Approach Area - Fuller St					10,531	4,262	
Total Adjusted Assessable Area							

APPENDIX F

Estimated Assessments

Appendix F: Fuller St Reconstruction

05/15/25

Preliminary Estimated Assessments

Assessment Rates		
Asphalt Driveway Approach =	\$	5.17 Per SF
Concrete Driveway Approach =	\$	11.80 Per SF

Name	Address	Parcel	Pin	Asphalt Drive Approach		Concrete Drive Approach		Total Assessment
				Connect	Assessment	Sq ft.	Assessment	
Fuller St								
LAPORTE TESSMER LLC	6202 SCHOFIELD AVE	62-152808-012-002-00-00	192-2808-153-0972	1,436	\$ 7,421.85	0	\$ -	\$ 7,421.85
WISCONSIN DEPARTMENT OF NATURAL RESOURCES	0	62-152808-000-000-00-00	192-2808-150-0999	-	\$ -	0	\$ -	\$ -
ADVANCED DISPOSAL SERVICES SOLID WASTE MIDWEST LLC	0	62-152808-011-006-00-00	192-2808-153-0976	-	\$ -	0	\$ -	\$ -
LB RECYCLING INC	5508 FULLER ST	62-152808-010-006-00-00	192-2808-153-0992	2,061	\$ 10,657.54	0	\$ -	\$ 10,657.54
RADLOFF PROPERTIES LLC	5406 FULLER ST	62-152808-010-012-00-00	192-2808-153-0986	-	\$ -	0	\$ -	\$ -
DRESCHER INVESTMENTS LLC	5320 FULLER ST	62-152808-010-010-00-00	192-2808-153-0988	770	\$ 3,978.37	0	\$ -	\$ 3,978.37
DRESCHER INVESTMENTS LLC	5310 FULLER ST	62-152808-010-000-00-00	192-2808-153-0998	495	\$ 2,556.82	0	\$ -	\$ 2,556.82
HABECK RENTALS WESTON LLC	5306 FULLER ST	62-152808-010-003-00-00	192-2808-153-0995	1,193	\$ 6,168.33	0	\$ -	\$ 6,168.33
ZACHARY LEVIS	5302 FULLER ST	62-152808-010-017-00-00	192-2808-153-0960	423	\$ 2,187.22	0	\$ -	\$ 2,187.22
XOU AND DER LEE YANG	5707 MOYER AVE	62-152808-010-005-00-00	192-2808-153-0993	-	\$ -	0	\$ -	\$ -
AKKHANY KHAMRATTHANOME AND KINNO BONGLAMPHONE	5210 FULLER ST	62-0403-005-013-00-00	192-2808-161-0053	-	\$ -	160	\$ 1,888.00	\$ 1,888.00
COLIN HANSON	5206 FULLER ST	62-0403-005-011-00-00	192-2808-161-0051	-	\$ -	160	\$ 1,884.58	\$ 1,884.58
KEVIN AND RACHEL WELLMAN	5202 FULLER ST	62-0403-005-010-00-00	192-2808-161-0050	-	\$ -	140	\$ 1,652.35	\$ 1,652.35
MATTHEW AND JESSICA HANKS	5106 FULLER ST	62-0403-005-009-00-00	192-2808-161-0049	-	\$ -	133	\$ 1,565.27	\$ 1,565.27
DEBRA THOMAS	5102 FULLER ST	62-0403-005-008-00-00	192-2808-161-0048	-	\$ -	151	\$ 1,778.73	\$ 1,778.73
CLARENCE AND CYNTHIA DANIELS	5020 FULLER ST	62-0403-005-007-00-00	192-2808-161-0047	-	\$ -	163	\$ 1,923.40	\$ 1,923.40
CHARLIE LOR	4906 FULLER ST	62-0400-004-010-00-00	192-2808-161-0040	-	\$ -	159	\$ 1,876.20	\$ 1,876.20
DENNIS AND BEVERLY SCHAEPE	4902 FULLER ST	62-0400-004-009-00-00	192-2808-161-0039	-	\$ -	137	\$ 1,616.60	\$ 1,616.60
DANIEL AND MICHELLE ZAJICHEK	4812 FULLER ST	62-0400-004-008-00-00	192-2808-161-0038	-	\$ -	192	\$ 2,265.60	\$ 2,265.60
ANGELA AND TODD KEELEY	4808 FULLER ST	62-0400-004-007-00-00	192-2808-161-0037	-	\$ -	132	\$ 1,557.60	\$ 1,557.60
LOGAN WOLLER	4804 FULLER ST	62-0400-004-006-00-00	192-2808-161-0036	-	\$ -	142	\$ 1,675.60	\$ 1,675.60
KARL MANCHESKI	4712 FULLER ST	62-0397-001-014-00-00	192-2808-161-0019	-	\$ -	152	\$ 1,793.60	\$ 1,793.60
WALTER AND MARGO ENGBRETSON	4708 FULLER ST	62-0397-001-013-00-00	192-2808-161-0018	-	\$ -	134	\$ 1,581.20	\$ 1,581.20
MANDY AND KIM LEMKE	4704 FULLER ST	62-0397-001-012-00-00	192-2808-161-0017	-	\$ -	145	\$ 1,711.00	\$ 1,711.00
ESTHER A WENDORF REVOCABLE TRUST	4618 FULLER ST	62-0397-001-011-00-00	192-2808-161-0016	-	\$ -	144	\$ 1,699.20	\$ 1,699.20
WALLACE AND NANCY OLSON	4614 FULLER ST	62-0397-001-010-00-00	192-2808-161-0015	-	\$ -	128	\$ 1,510.40	\$ 1,510.40
GOETSCH FAMILY IRREVOCABLE TRUST	4606 FULLER ST	62-0397-001-009-00-00	192-2808-161-0014	-	\$ -	134	\$ 1,581.20	\$ 1,581.20
TIMOTHY AND MEGAN OELKE	4602 FULLER ST	62-0397-001-008-00-00	192-2808-161-0013	-	\$ -	231	\$ 2,725.80	\$ 2,725.80

