

**FINAL REPORT ON PROPOSED SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS
AGAINST PROPERTIES LOCATED IN THE TOWN OF BUCHANAN, WISCONSIN**

RESIDENTIAL

- **Creekview Lane (Eisenhower Drive to Railroad Street)**
- **Railroad Street (Creekview Lane to Van Roy Road)**

This report is submitted in accordance with the requirements of § Stats., and the preliminary resolution of the municipal governing body of the Town of Buchanan, Wisconsin, dated June 15, 2021, determining to levy special assessments on benefited properties for public improvements described in Schedules B of this report to be made in the assessment district described in Schedule C of this report.

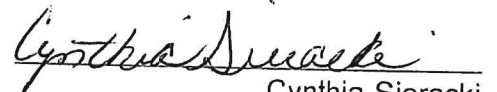
This report consists of the following schedules attached hereto:

- Schedule A – Preliminary plans and specifications;
- Schedule B – Estimate of entire cost of proposed roadway, storm sewer and driveway aprons;
- Schedule C – Schedule of proposed assessments against each benefited parcel.

Respectfully Submitted,
Maggie Mahoney, Town Administrator

A copy of this report was filed with the Clerk of the Town of Buchanan on October 6, 2021.

ACKNOWLEDGED:


Cynthia Sieracki
Town Clerk

SCHEDULE A
Preliminary Plans and Specifications

RESIDENTIAL

- **Creekview Lane (Eisenhower Drive to Railroad Street)**
- **Railroad Street (Creekview Lane to Van Roy Road)**

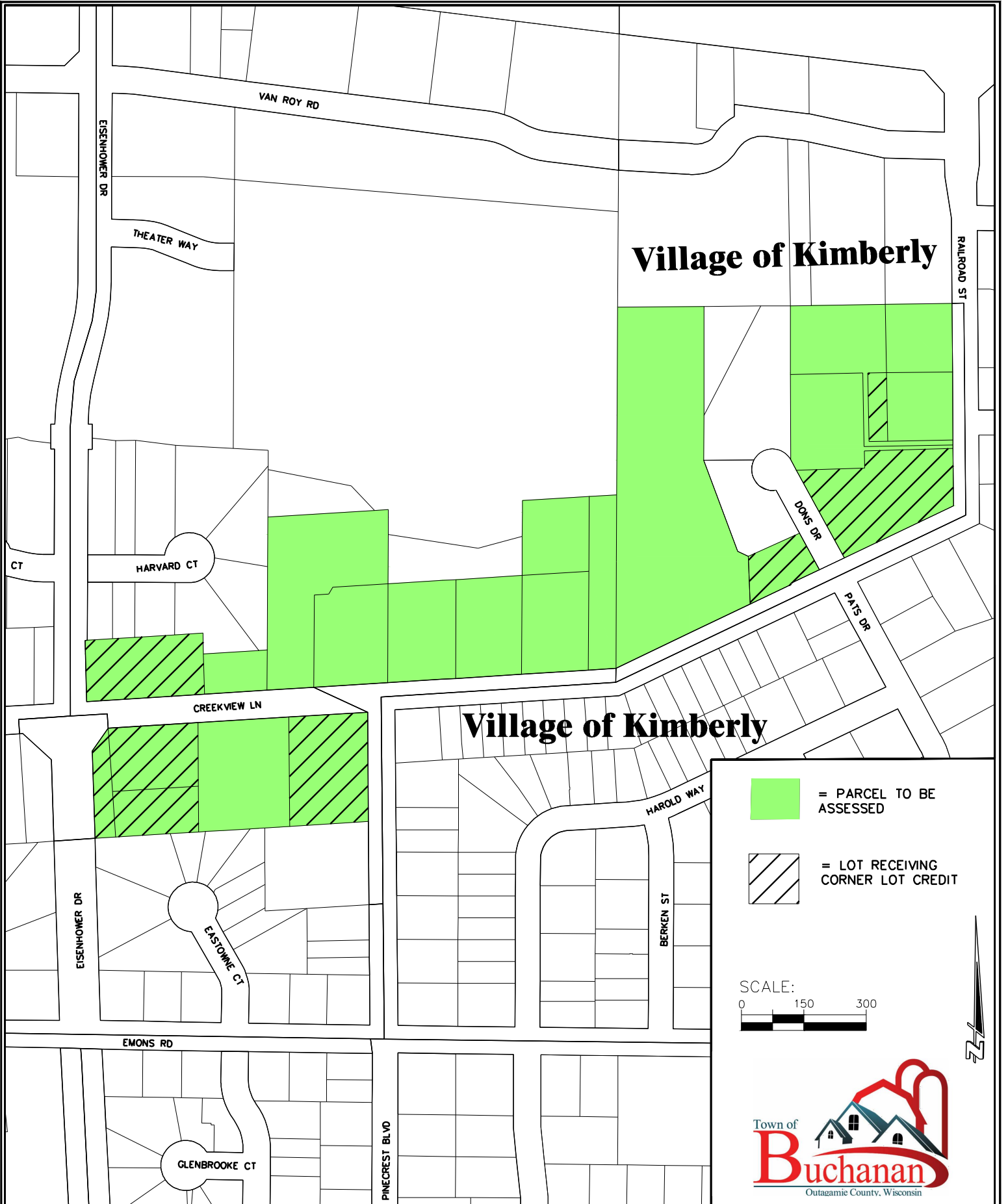
Installation of public improvements (roadway, storm sewer, curb & gutter, driveways and landscape restoration, etc.) was bid as part of Village of Kimberly and Town of Buchanan joint Project contract work. Plans and specifications for this project are available for review at the Town Offices, N178 County Road N, Buchanan, Wisconsin during normal office hours.

Questions regarding the project plans may be directed to Maggie Mahoney, Town Administrator at (920) 734-8599.

2021 Roadway Assessment Maps

See attached.

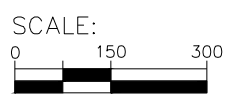
I:\Clients-C\Bay\B4916 Buchanan Town of\091 2020 General Engineering\2023 Creekview Ln Reconstruction\Assessments\Revised Assessments\Maps-2021.dwg 09/30/21 7:32:32 AM



Village of Kimberly

Village of Kimberly

- = PARCEL TO BE ASSESSED
- = LOT RECEIVING CORNER LOT CREDIT



DRAWN BY BCS
DATE SEPT. 2021
REFERENCE FILE
DRAWING FILE

PROJECT TITLE TOWN OF BUCHANAN OUTAGAMIE COUNTY, WISCONSIN CREEKVIEW LANE PROJECT

Cedar
corporation

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

1695 Bellevue Street
Green Bay, Wisconsin 54311

920-491-9081
800-472-7372
FAX 920-491-9020
www.cedarcorp.com

CHECKED BY TMM
JOB NO. 4916-091
FIGURE 1

SCHEDULE B
Estimate of Entire Cost of Proposed Roadway
RESIDENTIAL

- **Creekview Lane (Eisenhower Drive to Railroad Street)**
- **Railroad Street (Creekview Lane to Van Roy Road)**

The estimated total construction cost of the Road Construction thereof in accordance with the plans and specifications in the proposal is \$1,357,265.30 of which \$397,229.85 is assessable to residential lots for Roadway Construction. Costs to be assessed include the Storm Sewer, Curb & Gutter and Driveway.

The estimated total construction cost is based on the following costs in the Contract Bid Schedule. The typical pavement section for these areas consists of 8" of aggregate base course with 6" and 8" of concrete pavement.

The cost is determined as follows:

For Lots Zoned Residential - AS BID/ESTIMATED COSTS – FINAL COST NOT AVAILABLE

Road Construction-Assessable less Driveways	\$397,229.85
WISDOT Grant	<u>(\$233,968.38)</u>
Subtotal	\$163,261.47
Engineering/Administration/Legal	\$79,445.97
WISDOT Grant	<u>(\$58,551.68)</u>
Subtotal	\$20,894.29
Contingency	<u>\$19,861.49</u>
Total Assessable Cost	\$204,017.25
Total Town Cost (50% Share)	\$102,008.63
Total Lots	15.75
Average Cost Per Lot	\$6,476.74
Average Cost per Lot per Town Board Action (\$3,965.50)	<u>\$62,456.63</u>
Cost subsidized by the Town	\$39,552.00

Concrete Driveway Construction - ACTUAL	\$24,580.98
*includes concrete to right of way and gravel base course	
Engineering/Administration/Legal	<u>\$4,916.20</u>
Total Assessable Cost	\$29,497.18
Total Driveway - Town	4,437 SF
Unit Cost Per SF	\$6.65

**TOWN OF BUCHANAN
CREEKVIEW LANE
ROAD ASSESSMENT SUMMARY**

JOINT WITH THE VILLAGE OF KIMBERLY
9/29/2021

TASK	COST	COMMENT
AS BID CONSTRUCTION COST	\$1,357,265.30	PETERS CONCRETE CO.
GRANT - CONSTRUCTION	\$800,000.00	WISDOT STATE MUNICIPAL AGREEMENT 58.9%
SUBTOTAL	\$557,265.30	
ENGINEERING/ADMIN/LEGAL	\$271,453.06	ESTIMATED - NOT FINALIZED
GRANT - ENGINEERING	\$200,000.00	WISDOT STATE MUNICIPAL AGREEMENT 73.7%
SUBTOTAL	\$71,453.06	
WISDOT % COST OF GRANT	38.6%	FINAL COST % TO BE ASSESSED
TOWN COST SHARE	30.7%	50% PER INTERGOVERNMENTAL AGREEMENT
CONTINGENCY	\$67,863.27	5% INCLUDE OR NOT?
PROJECT TOTAL COST	\$696,581.63	COST TO BOTH MUNICIPALITIES
TOWN PORTION	\$348,290.81	50% PER INTERGOVERNMENTAL AGREEMENT
ROADWAY		PRELIMINARY ASSESSMENT CALCULATIONS
TOTAL COST FOR PROPERTY OWNER	\$397,229.85	STORM SEWER AND CURB
GRANT - CONSTRUCTION	\$233,968.38	WISDOT STATE MUNICIPAL AGREEMENT 58.9%
SUBTOTAL	\$163,261.47	
ENGINEERING/ADMIN/LEGAL	\$79,445.97	20% OF CONSTRUCTION COST - ESTIMATED NOT FINALIZED
GRANT - ENGINEERING	\$58,551.68	WISDOT STATE MUNICIPAL AGREEMENT 73.7%
SUBTOTAL	\$20,894.29	
CONTINGENCY	\$19,861.49	5% INCLUDE OR NOT?
PROJECT TOTAL COST	\$204,017.25	COST TO BOTH MUNICIPALITIES
TOWN PORTION	\$102,008.63	50% PER INTERGOVERNMENTAL AGREEMENT
NUMBER OF LOTS	15.75	
COST PER LOT	\$6,476.74	
DRIVEWAYS		ACTUAL
TOTAL COST FOR PROPERTY OWNER	\$24,580.98	DRIVEWAY, 4,437 SF X \$5.54/SF
SUBTOTAL	\$24,580.98	
ENGINEERING/ADMIN/LEGAL	\$4,916.20	20% OF CONSTRUCTION COST - ESTIMATED NTO FINALIZED
SUBTOTAL	\$4,916.20	
CONTINGENCY	\$0.00	5% - DO NOT INCLUDE
PROJECT TOTAL COST	\$29,497.18	COST TO BOTH MUNICIPALITIES
SF OF DRIVEWAY IN BID	4,437	TOWN SHARE - ACTUAL MEASUREMENTS
UNIT PRICE/SF	\$6.65	

SCHEDULE C
Proposed Assessments

RESIDENTIAL

- **Creekview Lane (Eisenhower Drive to Railroad Street)**
- **Railroad Street (Creekview Lane to Van Roy Road)**

See attached spreadsheet for a list of residential properties against which the proposed assessments are to be made and which are benefited by the proposed improvements.

TOWN OF BUCHANAN
 FINAL ESTIMATED COSTS FOR RESIDENTIAL
 2021 CREEKVIEW LANE CONSTRUCTION
 9/29/2021



PARCEL OWNER	PARCEL #	MAILING ADDRESS				ASSESSABLE LOTS	COST PER LOT	TOTAL ASSESSMENTS FOR ROAD IMPROVEMENTS	6" DRIVEWAY, EST. AREA, S.F.	COST PER S.F.	TOTAL COST	8" DRIVEWAY, EST. AREA, S.F.	ADDITIONAL 2" COST PER S.F., \$1.15	TOTAL COST	TOTAL ASSESSMENT FOR DRIVEWAY IMPROVEMENTS	TOTAL PRELIMINARY ASSESSMENT	NOTES
Creekview Lane																	
Theda and Richard H Andres	030040600	W 3146 Creekview Lane	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	377	\$6.65	\$2,507.05	0.0	\$1.15	\$0.00	\$2,507.05	\$5,481.18	2 Driveways 307 + 70
Ryan J Seefeldt	030040400	W 3122 Creekview Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	417	\$6.65	\$2,773.05	0.0	\$1.15	\$0.00	\$2,773.05	\$6,738.55	2 Driveways 166 + 251
Berghuis Revocable Trust	030040102	W 3118 Creekview Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	248.0	\$6.65	\$1,649.20	0.0	\$1.15	\$0.00	\$1,649.20	\$5,614.70	
David T Berghis	030040101	W 3110 Creekview Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	169	\$6.65	\$1,123.85	0.0	\$1.15	\$0.00	\$1,123.85	\$5,089.35	
Raymond A and Joyce M Topinka	030040001	W 3094 Creekview Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	211	\$6.65	\$1,403.15	211.0	\$1.15	\$242.65	\$1,645.80	\$5,611.30	
Gregg A Fredericks	030040002	W 3086 Creekview Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	205	\$6.65	\$1,363.25	0.0	\$1.15	\$0.00	\$1,363.25	\$5,328.75	
Randall J, Marjorie J Kaminski	030040003	W 3074 Creekview Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	687	\$6.65	\$4,568.55	687.0	\$1.15	\$790.05	\$5,358.60	\$9,324.10	2 Driveways 332 + 335
Wendell J and Carol Vanstippen	030039901	W 3056 Creekview Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	397	\$6.65	\$2,640.05	0.0	\$1.15	\$0.00	\$2,640.05	\$6,605.55	3 Driveways 128 + 114 + 155
Wendell J and Carol Vanstippen	030039907	W 3056 Creekview Lane	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	0	\$6.65	\$0.00	0.0	\$1.15	\$0.00	\$0.00	\$2,974.13	Vacant
William and Roy Betters	030038403	N 439 Railroad St	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	118.3	\$6.65	\$786.70	118.3	\$1.15	\$136.05	\$922.74	\$3,896.87	N427 and N439 shared driveway entrance, split in thirds
William A Betters	030038409	N 427 Railroad St	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	118.3	\$6.65	\$786.70	118.3	\$1.15	\$136.05	\$922.74	\$4,888.24	
Roy J and Linda L Betters	030038408	N 439 Railroad St	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	118.3	\$6.65	\$786.70	118.3	\$1.15	\$136.05	\$922.74	\$4,888.24	
Arthur C and Sherry L Walters	030039800	N 437 Railroad St	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	309	\$6.65	\$2,054.85	0.0	\$1.15	\$0.00	\$2,054.85	\$6,020.35	
John H and Patricia Belongea	030039700	N 451 Railroad St	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	148	\$6.65	\$984.20	0.0	\$1.15	\$0.00	\$984.20	\$4,949.70	
Thomas P, Deborah L Yingling	030050607	W 3135 Creekview Lane	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	344	\$6.65	\$2,287.60	0.0	\$1.15	\$0.00	\$2,287.60	\$5,261.73	
Ronald Krueger	030050605	W 3123 Creekview Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	402	\$6.65	\$2,673.30	0.0	\$1.15	\$0.00	\$2,673.30	\$6,638.80	
Ronald Krueger	030050700	W3111 Creekview Lane	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	168	\$6.65	\$1,117.20	0.0	\$1.15	\$0.00	\$1,117.20	\$4,091.33	
						15.75		\$62,456.63							\$30,946.22	\$93,402.85	
CORNER LOTS ASSESSED AT 75% FOR EACH SIDE IMPROVED																	
DRIVEWAY AREAS ARE ESTIMATED FOR PRELIMINARY COSTS, FINAL COSTS TO BE DETERMINED WITH MEAS																	

REVIEW ANY LOTS ABLE TO SPLIT INTO MINIMUM LOT SIZE FOR ADDITIONAL ASSESSMENTS

ELECTION OF PAYMENT

(ROAD CONSTRUCTION IMPROVEMENTS FOR CREEKVIEW LANE AND RAILROAD STREET IN THE TOWN OF BUCHANAN, WISCONSIN)

This notice of election of payment must be filed with the Buchanan Town Clerk no later than November 7, 2021. If you do not complete and return this form to the Town Clerk on or before November 7, 2021, your assessment will be due and payable in annual installments.

- I elect to pay the assessment in full on or before January 31, 2022.

- I elect to pay the assessment in annual installments with 3.5% interest in accordance with the following:
 1. If total assessment is between \$500.00 and \$999.00: Payment in two (2) annual installments in accordance with Section 66.0715(3) Wis. Stats., with each annual installment including a one-half (1/2) part of principal together with interest at three and a half percent (3.5%) per annum;

 2. If total assessment is between \$1,000.00 and \$4,999.00: Payment in five (5) annual installments in accordance with Section 66.0715(3) Wis. Stats., with each annual installment including a one-fifth (1/5) part of principal together with interest at three and a half percent (3.5%) per annum with each subsequent annual installment including a one-fifth (1/5) part of principal together with one (1) year's interest on the unpaid portion of the assessment; or

 3. If total assessment is \$5,000.00 or greater: Payment in ten (10) annual installments in accordance with Section 66.0715(3) Wis. Stats., with each annual installment including a one-tenth (1/10) part of principal together with interest at three and a half percent (3.5%) per annum with each subsequent annual installment including a one-tenth (1/10) part of principal together with one (1) year's interest on the unpaid portion of the assessment.

Property Owner

Property Owner

TAX PARCEL NO. _____