

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

RESIDENTIAL

- **Woodstock Lane (Springfield Drive to Emons Road)**
- **Northbrook Court (Woodstock Lane to Cul de Sac)**
 - **Stillwater Trail (Main Street to Cul de Sac)**

This report is submitted in accordance with the requirements of § 66.0703(1)(b) Wis. Stats., and the preliminary resolution of the municipal governing body of the Town of Buchanan, Wisconsin, dated July 20, 2021, declaring its intent to exercise its police powers to levy special assessments upon properties benefitted by the public improvements described in Schedules B of this report to be made in the assessment district described in Schedule C of this report.

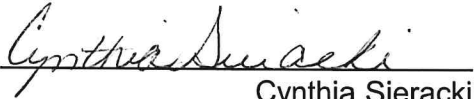
This report consists of the following schedules attached hereto:

- Schedule A – Preliminary plans and specifications;
- Schedule B – Estimate of entire cost of proposed roadway and storm sewer;
- Schedule C – Schedule of proposed assessments against each benefitted parcel.
- Schedule D – Statement of Benefit

Respectfully Submitted,
Maggie Mahoney, Town Administrator

A copy of this report, as revised, was filed with the Clerk of the Town of Buchanan on November 4, 2021.

ACKNOWLEDGED:


Cynthia Sieracki
Town Clerk

**SCHEDULE A
Plans and Specifications**

RESIDENTIAL

- **Woodstock Lane (Springfield Drive to Emons Road)**
- **Northbrook Court (Woodstock Lane to Cul de Sac)**
 - **Stillwater Trail (Main Street to Cul de Sac)**

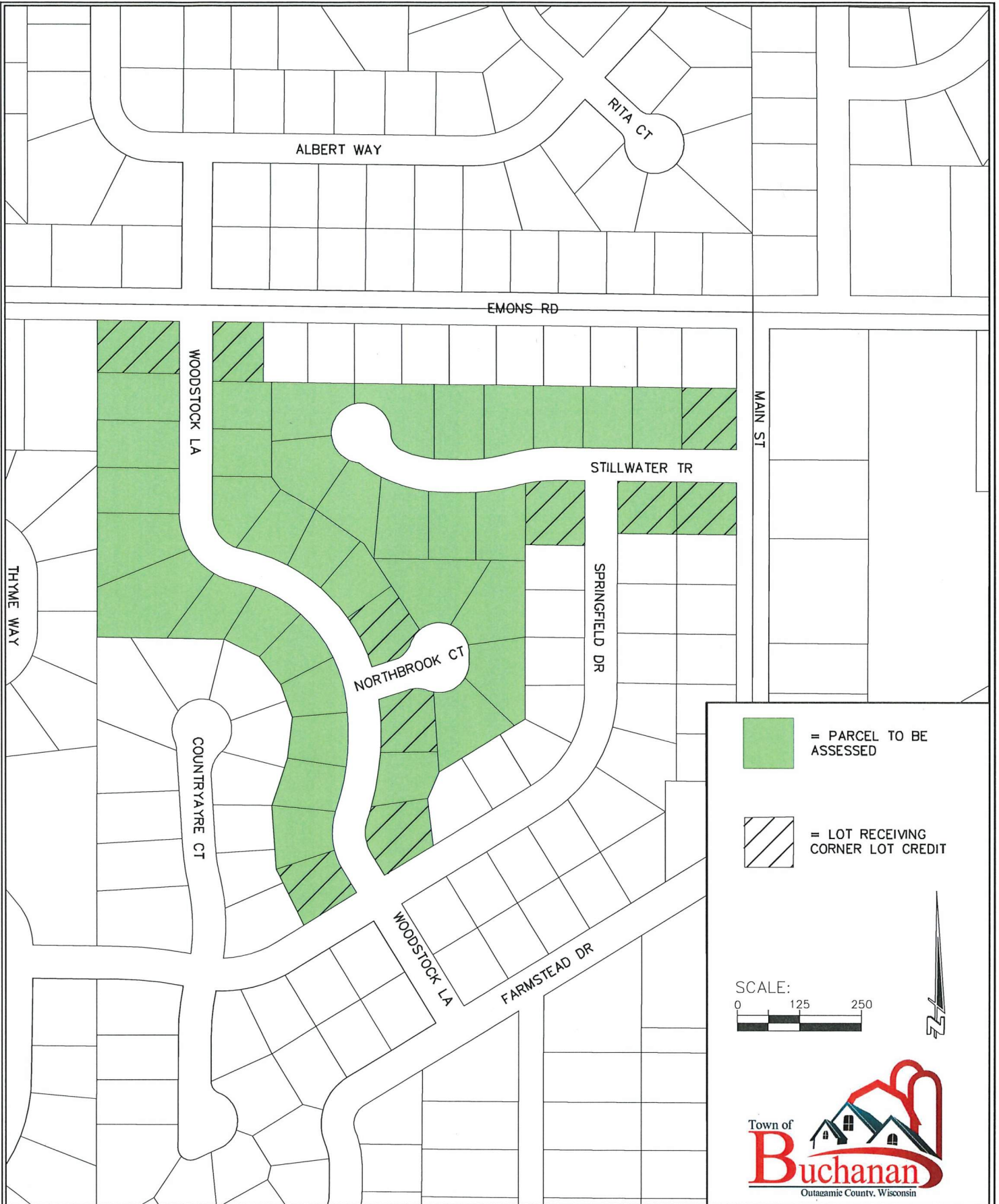
Installation of public improvements (roadway, storm sewer, curb & gutter, driveways and landscape restoration, etc.) has been bid as part of Town of Buchanan contract work. Plans and specifications for this project are available for review at the Town Offices, N178 County Road N, Buchanan, Wisconsin 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-c8Boy\B\B4916 Buchanan Town of\089 Contract A21 - 2021 Roadway Construction\100 Cad\DWG\Assessment Maps-2021.dwg 06/25/21 8:34:13 AM



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



DRAWN BY BGS
DATE JUNE 2021
REFERENCE FILE
DRAWING FILE

PROJECT TITLE TOWN OF BUCHANAN OUTAGAMIE COUNTY, WISCONSIN CONTRACT A21 PAVEMENT CONSTRUCTION
WOODSTOCK LANE, NORTHBROOK COURT, AND STILLWATER TRAIL

Cedar
corporation

1695 Bellevue Street
Green Bay, Wisconsin 54311
920-491-9081
800-472-7372
FAX 920-491-9020
www.cedarcorp.com

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

CHECKED BY TMM
JOB NO. 4916-099
FIGURE 1

SCHEDULE B
Estimate of Entire Cost of Proposed Roadway

RESIDENTIAL

- **Woodstock Lane (Springfield Drive to Emons Road)**
- **Northbrook Court (Woodstock Lane to Cul de Sac)**
 - **Stillwater Trail (Main Street to Cul de Sac)**

The estimated total construction cost of the Road Construction thereof in accordance with the plans and specifications in the proposal is \$1,042,843.50, of which \$491,048.50 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 12" of aggregate base course with 3 1/2" of asphaltic pavement.

The cost is determined as follows:

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

Road Construction-Assessable less Driveways	\$491,048.50
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Deduct for Oversized Storm Sewer Pipe (Over 24")

- | | |
|--|---------------|
| <ul style="list-style-type: none"> • See Attached Summary | (\$65,590.15) |
|--|---------------|

Engineering/Administration/Legal	<u>\$105,750.00</u>
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Total Assessable Cost	\$531,208.35
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Total Lots	42.5
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Average Cost Per Lot	\$12,499.02
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Average Cost per Lot per Town Board Action (\$3,965.50)	<u>\$168,533.75</u>
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Cost subsidized by the Town	\$362,674.60
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Concrete Driveway Construction – Schedule A - ACTUAL	\$5.25/SF
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*includes concrete to right of way and gravel base course

Engineering/Administration/Legal	<u>\$1.13</u>
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Average Cost per Square Foot of Driveway – Concrete 6"	\$6.38/SF
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BUCHANAN A21 ASSESSMENT SUMMARY
FINAL - COST SUMMARY

10/18/2021



ROAD CONSTRUCTION - ESTIMATED		
ROAD CONSTRUCTION - ASSESSABLE LESS DRIVEWAYS	\$491,048.50	AS BID
DEDUCT FOR OVERSIZED STORM SEWER SYSTEM - ESTIMATED	-\$65,590.15	
CONTINGENCY	\$0.00	
ENGINEERING/TOWN ADMIN/LEGAL	\$105,750.00	
TOTAL ASSESSABLE COSTS	\$531,208.35	
TOTAL LOTS	42.5	
AVERAGE COST PER LOT	\$12,499.02	
AVERAGE COST PER LOT PER TOWN BOARD ACTION	\$168,533.75	
\$3,965.50		
COST SUBSIDIZED BY THE TOWN	\$362,674.60	
DRIVEWAY ALLOCATION - ACTUAL		
UNIT PRICE SCHEDULE A (A-25)	\$4.75	
UNIT PRICE SCHEDULE A (A-14 - \$25/CY)	\$0.50	
COST FOR CONCRETE DRIVEWAY	\$5.25	
CONTINGENCY	\$0.00	
ENGINEERING/TOWN ADMIN/LEGAL	\$1.13	
TOTAL ASSESSABLE COSTS - PER SF	\$6.38	



ASSESSMENTS
2021 ROADWAY CONSTRUCTION,
CONTRACT A-21
TOWN OF BUCHANAN
OUTAGAMIE COUNTY, WI

DATE - JUNE 25, 2021

PROJECT NAME: 021 Roadway Construction				Triple P. Inc. dba Peters Concrete Co. 1516 Atkinson Drive Green Bay, WI 54305		TOWN COST		PROPERTY OWNER COST		DRIVEWAY COSTS		DARBOY SD COST	
PROJECT NO: Contract A-21													
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL
SCHEDULE A - WOODSTOCK LN, NORTHBROOK CT, STILLWATER TRL, MAIN ST, EMONS RD & STORM WATER EASEMENT													
A-1	MOBILIZATION	L.S.	1	\$22,000.00	\$22,000.00	0.4	\$8,800.00	0.4	\$8,800.00	0.1	\$2,200.00	0.1	\$2,200.00
A-2	SAWCUT	L.F.	1,700	\$2.00	\$3,400.00	1,700.0	\$3,400.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-3	REMOVE DRIVEWAY	S.Y.	2,500	\$1.95	\$4,875.00	2,500.0	\$4,875.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-4	REMOVE RETAINING WALL (STORM WATER EASEMENT)	L.S.	1	\$1,000.00	\$1,000.00	0.0	\$0.00	1.0	\$1,000.00	0.0	\$0.00	0.0	\$0.00
A-5	REMOVE PAVEMENT	S.Y.	500	\$6.00	\$3,000.00	500.0	\$3,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-6	PULVERIZE EXISTING PAVEMENT (EST. 4,000 SY)	L.S.	1	\$3,000.00	\$3,000.00	1.0	\$3,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-7	REMOVE PIPE	L.F.	1,710	\$5.50	\$9,405.00	1,710.0	\$9,405.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-8	EDGE MILL (8' WIDE)	S.Y.	1,600	\$3.50	\$5,600.00	1,600.0	\$5,600.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-9	COMMON EXCAVATION - ROADWAY / STRIP TOPSOIL / BORROW FILL, (EST. 3,000 CY) - CUT	L.S.	1	\$61,180.00	\$61,180.00	1.0	\$61,180.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-10	REMOVE CURB AND GUTTER	L.F.	140	\$4.00	\$560.00	140.0	\$560.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-11	EXCAVATION BELOW SUBGRADE, AS ORDERED	C.Y.	500	\$12.00	\$6,000.00	500.0	\$6,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-12	GEOGRID, SUBGRADE REINFORCEMENT, AS ORDERED	S.Y.	500	\$2.00	\$1,000.00	500.0	\$1,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-13	GEOTEXTILE FABRIC, TYPE SAS, AS ORDERED	S.Y.	250	\$2.00	\$500.00	250.0	\$500.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-14	CRUSHED AGGREGATE BASE COURSE, ROADWAY/ DRIVEWAY	C.Y.	2,600	\$25.00	\$65,000.00	2,285.0	\$57,125.00	0.0	\$0.00	315.0	\$7,875.00	0.0	\$0.00
A-15	CRUSHED AGGREGATE BASE COURSE, SHOULDER	L.F.	220	\$4.00	\$880.00	220.0	\$880.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-16	SELECT TRENCH GRANULAR BACKFILL / PULVERIZED MATERIAL	C.Y.	225	\$5.00	\$1,125.00	0.0	\$0.00	225.0	\$1,125.00	0.0	\$0.00	0.0	\$0.00
A-17	PIPE FOUNDATION	C.Y.	50	\$28.00	\$1,400.00	0.0	\$0.00	50.0	\$1,400.00	0.0	\$0.00	0.0	\$0.00
A-18	HMA, BINDER, 1-3/4", (4 LT-58-28 S)	S.Y.	4,500	\$8.10	\$36,450.00	4,500.0	\$36,450.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-19	HMA, SURFACE, 1-3/4", (4 LT-58-28 S)	S.Y.	4,500	\$6.80	\$30,600.00	4,500.0	\$30,600.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00

PROJECT NAME: 021 Roadway Construction					Triple P. Inc. dba Peters Concrete Co. 1516 Atkinson Drive Green Bay, WI 54305		TOWN COST		PROPERTY OWNER COST		DRIVEWAY COSTS		DARBOY SD COST	
PROJECT NO: Contract A-21														
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	
A-20	HMA, DRIVEWAYS, 2", (4 LT 58-28 S)	S.Y.	400	\$20.30	\$8,120.00	400.0	\$8,120.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	
A-21	HMA, BINDER, 1 3/4" (4 LT-58-28 S)STILLWATER TRAIL PATCHING/WEDGING ALONG CURB AND GUTTER	S.Y.	1,900	\$7.40	\$14,060.00	1,900.0	\$14,060.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	
A-22	HMA, SURFACE, 1 3/4", (4 LT-58-28 S), STILLWATER TRAIL	S.Y.	2,800	\$6.80	\$19,040.00	2,800.0	\$19,040.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	
A-23	HMA BINDER, 1 3/4" (4 LT 58-28 S), PATCHING / MAIN STREET	S.Y.	250	\$16.40	\$4,100.00	0.0	\$0.00	250.0	\$4,100.00	0.0	\$0.00	0.0	\$0.00	
A-24	HMA SURFACE, 1 3/4" (4 LT 58-28 S), PATCHING / MAIN STREET	S.Y.	250	\$10.80	\$2,700.00	0.0	\$0.00	250.0	\$2,700.00	0.0	\$0.00	0.0	\$0.00	
A-25	CONCRETE DRIVEWAY, 6"	S.F.	22,100	\$4.75	\$104,975.00	0.0	\$0.00	0.0	\$0.00	22,100.0	\$104,975.00	0.0	\$0.00	
A-26	CONCRETE CURB AND GUTTER, 30" MOUNTABLE, UNREINFORCED	L.F.	3,600	\$10.85	\$39,060.00	0.0	\$0.00	3,600.0	\$39,060.00	0.0	\$0.00	0.0	\$0.00	
A-27	CONCRETE CURB AND GUTTER, 30" MOUNTABLE, REINFORCED	L.F.	1,200	\$11.65	\$13,980.00	0.0	\$0.00	1,200.0	\$13,980.00	0.0	\$0.00	0.0	\$0.00	
A-28	4 INCH PVC AROUND CURB STOP IN CONCRETE PAVEMENT, DRIVEWAY	EA.	12	\$10.00	\$120.00	0.0	\$0.00	0.0	\$0.00	12.0	\$120.00	0.0	\$0.00	
A-29	CORE DRILL NEW STORM SEWER, 15"	EA.	1	\$100.00	\$100.00	0.0	\$0.00	1.0	\$100.00	0.0	\$0.00	0.0	\$0.00	
A-30	4" DRAIN TILE	L.F.	30	\$20.00	\$600.00	0.0	\$0.00	30.0	\$600.00	0.0	\$0.00	0.0	\$0.00	
A-31	STORM SEWER LATERAL, 4" PVC	L.F.	1,000	\$37.00	\$37,000.00	0.0	\$0.00	1,000.0	\$37,000.00	0.0	\$0.00	0.0	\$0.00	
A-32	STORM SEWER LATERAL, 6" PVC	L.F.	100	\$40.00	\$4,000.00	0.0	\$0.00	100.0	\$4,000.00	0.0	\$0.00	0.0	\$0.00	
A-33	STORM SEWER LATERAL, 8" PVC	L.F.	225	\$41.15	\$9,258.75	0.0	\$0.00	225.0	\$9,258.75	0.0	\$0.00	0.0	\$0.00	
A-34	SALVAGED STORM SEWER, 18"-24"	L.F.	70	\$30.00	\$2,100.00	0.0	\$0.00	70.0	\$2,100.00	0.0	\$0.00	0.0	\$0.00	
A-35	WYE SERVICE BRANCH	EA.	24	\$200.00	\$4,800.00	0.0	\$0.00	24.0	\$4,800.00	0.0	\$0.00	0.0	\$0.00	
A-36	STORM SEWER, 12"	L.F.	900	\$39.85	\$35,865.00	0.0	\$0.00	900.0	\$35,865.00	0.0	\$0.00	0.0	\$0.00	
A-37	STORM SEWER, 15"	L.F.	550	\$56.40	\$31,020.00	0.0	\$0.00	550.0	\$31,020.00	0.0	\$0.00	0.0	\$0.00	
A-38	STORM SEWER, 18" RCP	L.F.	11	\$75.00	\$825.00	0.0	\$0.00	11.0	\$825.00	0.0	\$0.00	0.0	\$0.00	
A-39	STORM SEWER, 24" RCP	L.F.	335	\$72.55	\$24,304.25	0.0	\$0.00	335.0	\$24,304.25	0.0	\$0.00	0.0	\$0.00	
A-40	STORM SEWER, 27" RCP	L.F.	540	\$68.55	\$37,017.00	0.0	\$0.00	540.0	\$37,017.00	0.0	\$0.00	0.0	\$0.00	
A-41	STORM SEWER, 36" RCP	L.F.	90	\$104.20	\$9,378.00	0.0	\$0.00	90.0	\$9,378.00	0.0	\$0.00	0.0	\$0.00	
A-42	STORM SEWER, 42" RCP	L.F.	255	\$96.30	\$24,556.50	0.0	\$0.00	255.0	\$24,556.50	0.0	\$0.00	0.0	\$0.00	
A-43	STORM SEWER, 53" X 34" HERCP	L.F.	585	\$124.80	\$73,008.00	0.0	\$0.00	585.0	\$73,008.00	0.0	\$0.00	0.0	\$0.00	
A-44	STORM SEWER, 54" RCP	L.F.	27	\$226.00	\$6,102.00	0.0	\$0.00	27.0	\$6,102.00	0.0	\$0.00	0.0	\$0.00	

PROJECT NAME: 021 Roadway Construction				Triple P. Inc. dba Peters Concrete Co. 1516 Atkinson Drive Green Bay, WI 54305		TOWN COST		PROPERTY OWNER COST		DRVEWAY COSTS		DARBOY SD COST	
PROJECT NO: Contract A-21													
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL
A-45	APRON ENDWALL, 24"	EA.	1	\$900.00	\$900.00	0.0	\$0.00	1.0	\$900.00	0.0	\$0.00	0.0	\$0.00
A-46	APRON ENDWALL, 36"	EA.	1	\$1,200.00	\$1,200.00	0.0	\$0.00	1.0	\$1,200.00	0.0	\$0.00	0.0	\$0.00
A-47	STORM MANHOLE, TYPE S, 4' DIA.	EA.	10	\$2,035.00	\$20,350.00	0.0	\$0.00	10.0	\$20,350.00	0.0	\$0.00	0.0	\$0.00
A-48	STORM MANHOLE, TYPE S, 5' DIA.	EA.	2	\$2,600.00	\$5,200.00	0.0	\$0.00	2.0	\$5,200.00	0.0	\$0.00	0.0	\$0.00
A-49	STORM MANHOLE, 5' DIA	V.F.	13	\$430.00	\$5,590.00	0.0	\$0.00	13.0	\$5,590.00	0.0	\$0.00	0.0	\$0.00
A-50	STORM MANHOLE, TYPE S, 6' DIA	EA.	1	\$3,100.00	\$3,100.00	0.0	\$0.00	1.0	\$3,100.00	0.0	\$0.00	0.0	\$0.00
A-51	STORM MANHOLE, TYPE S, 7' DIA	EA.	2	\$4,100.00	\$8,200.00	0.0	\$0.00	2.0	\$8,200.00	0.0	\$0.00	0.0	\$0.00
A-52	STORM MANHOLE, TYPE S, 6' X 6' SQUARE	EA.	2	\$5,950.00	\$11,900.00	0.0	\$0.00	2.0	\$11,900.00	0.0	\$0.00	0.0	\$0.00
A-53	STORM MANHOLE, 6' X 6' SQUARE	V.F.	14	\$946.00	\$13,244.00	0.0	\$0.00	14.0	\$13,244.00	0.0	\$0.00	0.0	\$0.00
A-54	STORM CATCH BASIN, 2'x3' - TYPE A	EA.	17	\$1,945.00	\$33,065.00	0.0	\$0.00	17.0	\$33,065.00	0.0	\$0.00	0.0	\$0.00
A-55	STORM CATCH BASIN, 30" DIA. - TYPE C	EA.	2	\$1,875.00	\$3,750.00	0.0	\$0.00	2.0	\$3,750.00	0.0	\$0.00	0.0	\$0.00
A-56	PVC YARD DRAIN	EA.	2	\$1,000.00	\$2,000.00	0.0	\$0.00	2.0	\$2,000.00	0.0	\$0.00	0.0	\$0.00
A-57	CLEANOUT, EXTERIOR	EA.	2	\$350.00	\$700.00	0.0	\$0.00	2.0	\$700.00	0.0	\$0.00	0.0	\$0.00
A-58	CONNECT TO EXISTING SUMP DISCHARGE	EA.	42	\$100.00	\$4,200.00	0.0	\$0.00	42.0	\$4,200.00	0.0	\$0.00	0.0	\$0.00
A-59	TRACER WIRE BOX	EA.	42	\$75.00	\$3,150.00	0.0	\$0.00	42.0	\$3,150.00	0.0	\$0.00	0.0	\$0.00
A-60	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 491)	EA.	1	\$590.00	\$590.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$590.00
A-61	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 495)	EA.	1	\$1,200.00	\$1,200.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$1,200.00
A-62	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 496)	EA.	1	\$590.00	\$590.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$590.00
A-63	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 497)	EA.	1	\$1,600.00	\$1,600.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$1,600.00
A-64	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 498)	EA.	1	\$590.00	\$590.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$590.00
A-65	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 499)	EA.	1	\$590.00	\$590.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$590.00
A-66	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 500)	EA.	1	\$590.00	\$590.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$590.00
A-67	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 508)	EA.	1	\$590.00	\$590.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$590.00
A-68	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 509)	EA.	1	\$1,600.00	\$1,600.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$1,600.00
A-69	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 510)	EA.	1	\$990.00	\$990.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$990.00

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PROJECT NO: Contract A-21													
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL
A-70	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 511)	EA.	1	\$1,200.00	\$1,200.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$1,200.00
A-71	DIG DOWN TO LOCATE WATER MAIN / WATER SERVICE	EA.	12	\$500.00	\$6,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	12.0	\$6,000.00
A-72	ADJUST WATER VALVE	EA.	2	\$125.00	\$250.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	2.0	\$250.00
A-73	REPAIR WATER VALVE	EA.	6	\$1,750.00	\$10,500.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	6.0	\$10,500.00
A-74	WATER MAIN LOWERING, AS ORDERED	L.F.	50	\$175.00	\$8,750.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	50.0	\$8,750.00
A-75	WATER SERVICE LOWERING, AS ORDERED	L.F.	100	\$60.00	\$6,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	100.0	\$6,000.00
A-76	INSULATION	SY	50	\$30.00	\$1,500.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	50.0	\$1,500.00
A-77	RELOCATE HYDRANT	EA.	1	\$750.00	\$750.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$750.00
A-78	ROCK FILLED FILTER BAGS (5 BAGS EACH LOCATION)	EA.	35	\$50.00	\$1,750.00	35.0	\$1,750.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-79	EROSION MAT, EASEMENT, (CLASS 1, TYPE A, URBAN)	S.Y.	800	\$3.00	\$2,400.00	800.0	\$2,400.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-80	INLET PROTECTION, TYPE D	EA.	19	\$100.00	\$1,900.00	19.0	\$1,900.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-81	RESTORATION, TOPSOIL, SEED, FERTILIZER, MULCH, (EST. 9,500 SY)	L.S.	1	\$95,000.00	\$95,000.00	1.0	\$95,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-82	RESTORATION, SOD	S.Y.	70	\$15.00	\$1,050.00	70.0	\$1,050.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-83	REMOVE AND RELOCATE MAILBOXES	EA.	42	\$125.00	\$5,250.00	42.0	\$5,250.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-84	TRAFFIC CONTROL	L.S.	1	\$7,000.00	\$7,000.00	0.4	\$2,800.00	0.2	\$1,400.00	0.2	\$1,400.00	0.2	\$1,400.00
A-85	ALLOWANCE(S)				<u>\$5,000.00</u>		<u>\$2,000.00</u>		<u>\$1,000.00</u>		<u>\$1,000.00</u>		<u>\$1,000.00</u>
SUBTOTAL SCHEDULE A - WOODSTOCK LN, NORTHBROOK CT, STILLWATER TRL, MAIN ST, EMONS RD & STORM WATER EASEMENT					\$1,042,843.50		\$385,745.00		\$491,048.50		\$117,570.00		\$48,480.00

**SCHEDULE C
Final Assessments**

RESIDENTIAL

- **Woodstock Lane (Springfield Drive to Emons Road)**
- **Northbrook Court (Woodstock Lane to Cul de Sac)**
 - **Stillwater Trail (Main Street to Cul de Sac)**

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

TOWN OF BUCHANAN
FINAL ESTIMATED COSTS FOR RESIDENTIAL
2021 PAVEMENT CONSTRUCTION - CONTRACT A21
10/27/2021



PARCEL OWNER	PARCEL #	MAILING ADDRESS				ASSESSABLE LOTS	COST PER LOT	ASSESSMENTS FOR ROAD IMPROVEMENTS	DRIVEWAY, AREA, S.F.	COST PER S.F.	ASSESSMENT FOR DRIVEWAY IMPROVEMENTS	TOTAL PRELIMINARY ASSESSMENT	COMMENTS
Woodstock Lane													
Andrew J, Charity K Selle	030188000	N 295 Woodstock Lane	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	515	\$6.38	\$3,285.70	\$6,259.83	Corner Lot
Christopher L, Shannon M Mackey	030186700	W 2985 Emons Road	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	585	\$6.38	\$3,732.30	\$6,706.43	Corner Lot
Janet L Kriegel, Jon G Brinkman	030187900	N 289 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	370	\$6.38	\$2,360.60	\$6,326.10	
Merlyn G, Jane A Bass	030186800	N 288 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	441	\$6.38	\$2,813.58	\$6,779.08	
Kelly J Kilishek	030187800	N 281 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	334	\$6.38	\$2,130.92	\$6,096.42	
Tammy L Williams	030186900	N 278 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	661	\$6.38	\$4,217.18	\$8,182.68	
Joseph J, Holly E Rutchik	030187700	N 275 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	441	\$6.38	\$2,813.58	\$6,779.08	
Samantha M Tomczak, Zachary R Kod	030187000	N 274 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	672	\$6.38	\$4,287.36	\$8,252.86	
Jeffery M, Vivian Vandenhogen	030187600	N 269 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	730	\$6.38	\$4,657.40	\$8,622.90	
John R Vanzeeland	030187500	N 261 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	547	\$6.38	\$3,489.86	\$7,455.36	
Timothy J, Angela K Remter	030187400	N 255 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	619	\$6.38	\$3,949.22	\$7,914.72	
Scott A, Sara A Siegesmund	030187100	N 252 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	376	\$6.38	\$2,398.88	\$6,364.38	
Jason J Weyenberg, Kacie S Bolwerk	030187300	N 249 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	513	\$6.38	\$3,272.94	\$7,238.44	
Ronald and Suellen Teske	030187200	N 248 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	487	\$6.38	\$3,107.06	\$7,072.56	
Paul G, Tracy A Emenecker	030148700	N 242 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	504	\$6.38	\$3,215.52	\$7,181.02	
James L, Diane S Cahall	030148600	N 241 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	574	\$6.38	\$3,662.12	\$7,627.62	
Michael John Dietz	030148500	N 235 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	627	\$6.38	\$4,000.26	\$7,965.76	
Jean and Wilbur O Doell	030148400	N 229 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	529	\$6.38	\$3,375.02	\$7,340.52	
Cameron J Nicewander, Abigail M Ha	030149300	N 228 Woodstock Lane	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	490	\$6.38	\$3,126.20	\$6,100.33	Corner Lot
Todd S Holzwart	030148300	N 221 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	629	\$6.38	\$4,013.02	\$7,978.52	
Josey Wales, Stacey L Biesterveld	030149400	N 220 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	622	\$6.38	\$3,968.36	\$7,933.86	
Julie A Quella	030148200	N 215 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	569	\$6.38	\$3,630.22	\$7,595.72	
Frank and Lynn Baron	030148100	N 209 Woodstock Lane	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	731	\$6.38	\$4,663.78	\$7,637.91	Corner Lot
Erin J Reisner	030149500	W 2952 Springfield Drive	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	0	\$6.38	\$0.00	\$2,974.13	Corner Lot/No DW
Northbrook Court													
Donald J, Sharon K Pitterle	030148800	W 2960 Northbrook Ct	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	630	\$6.38	\$4,019.40	\$6,993.53	Corner Lot
Steven T, Lisa M Moore	030148900	W 2956 Northbrook Ct	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	693	\$6.38	\$4,421.34	\$8,386.84	
Anne k Skaggs	030149000	W 2944 Northbrook Ct	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	623	\$6.38	\$3,974.74	\$7,940.24	
George D, Sandra M Micke	030149100	W 2945 Northbrook Ct	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	378	\$6.38	\$2,411.64	\$6,377.14	
Clinton H Jr., Carrie L Peters	030149200	W 2957 Northbrook Ct	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	312	\$6.38	\$1,990.56	\$5,956.06	
Stillwater Trail													
James L, Lizanne N Sollars	030185600	W 2908 Stillwater Tr	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	636	\$6.38	\$4,057.68	\$7,031.81	Corner Lot
Susan K Merkel Laroock	030185500	W 2916 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	482	\$6.38	\$3,075.16	\$7,040.66	
Carl Gardner	030185400	W 2924 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	715	\$6.38	\$4,561.70	\$8,527.20	
David R, Lisa M Zeihen	030184300	W 2931 Stillwater Tr	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	453	\$6.38	\$2,890.14	\$5,864.27	Corner Lot
Ronald P, Phyllis Schaeuble	030185300	W 2932 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	722	\$6.38	\$4,606.36	\$8,571.86	
Todd A Mason	030185200	W 2940 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	450	\$6.38	\$2,871.00	\$6,836.50	
Gary L, Jessica A Cowan	030184400	W 2941 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	490	\$6.38	\$3,126.20	\$7,091.70	
Debra K Sutton	030185100	W 2948 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	706	\$6.38	\$4,504.28	\$8,469.78	
David Schmidt, Brianna L Baeten	030184500	W 2949 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	421	\$6.38	\$2,685.98	\$6,651.48	
John D, Shannon M Newman	030185000	W 2956 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	704	\$6.38	\$4,491.52	\$8,457.02	
Sarah L, Brett J Sheleski	030184600	W 2957 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	591	\$6.38	\$3,770.58	\$7,736.08	
Bryan S, Denise R Johnson	030184700	W 2965 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	942	\$6.38	\$6,009.96	\$9,975.46	
Jane A Peterson, Merlyn G Bass	030184900	N 288 Woodstock Lane	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	0	\$6.38	\$0.00	\$3,965.50	Vacant Lot/No DW
Robert O Lewis	030184800	W 2971 Stillwater Tr	Appleton	WI	54915	1	\$3,965.50	\$3,965.50	662	\$6.38	\$4,223.56	\$8,189.06	
Keith M, Shannon M Scanlan	030188800	N 272 Springfield Dr	Appleton	WI	54915	0.75	\$3,965.50	\$2,974.13	0	\$6.38	\$0.00	\$2,974.13	Corner Lot/No DW
Main Street													
Cody T Kiley, Robin M Fecteau	0330188900	N 273 Main St	Appleton	WI	54911	0.75	\$3,965.50	\$2,974.13	0	\$6.38	\$0.00	\$2,974.13	Corner Lot/No DW
TOTALS						42.5		\$168,533.75			\$147,862.88	\$316,396.63	
CORNER LOTS ASSESSED AT 75% FOR EACH SIDE IMPROVED													
DRIVEWAY AREAS ARE ESTIMATED FOR PRELIMINARY COSTS, FINAL COSTS TO BE DETERMINED WITH MEASUREMENTS													

SCHEDULE D
Statement of Benefit

The properties identified in Schedule B of this report to be made in the assessment district described in Schedule C of this report have been viewed and it is determined that the properties will be benefitted by having safe, reliable and well drained roads for access to their property.

ELECTION OF PAYMENT

**(ROAD AND DRAINAGE IMPROVEMENTS FOR WOODSTOCK LANE,
NORTHRBR OOK COURT AND STILLWATER TRAIL IN THE TOWN OF
BUCHANAN, WISCONSIN)**

This notice of election of payment must be filed with the Buchanan Town Clerk no later than December 6, 2021. If you do not complete and return this form to the Town Clerk on or before December 6, 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. _____