

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

**RESIDENTIAL**

• **Emons Road (Pinecrest Boulevard to County Road N)**

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 March \_\_\_\_, 2022, declaring its intent to exercise its police powers to levy special assessments upon properties benefitted by the public improvements described in Schedule B of this report to be made in the assessment district described in Schedule C of this report.

This is a joint Project with the Village of Kimberly.

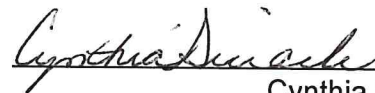
This report consists of the following schedules attached hereto:

- 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 was filed with the Clerk of the Town of Buchanan on March 7, 2022.

ACKNOWLEDGED:

  
Cynthia Sieracki  
Town Clerk

**SCHEDULE A**  
**Preliminary Plans and Specifications**

**RESIDENTIAL**

- **Emons Road (Pinecrest Boulevard to County Road N)**

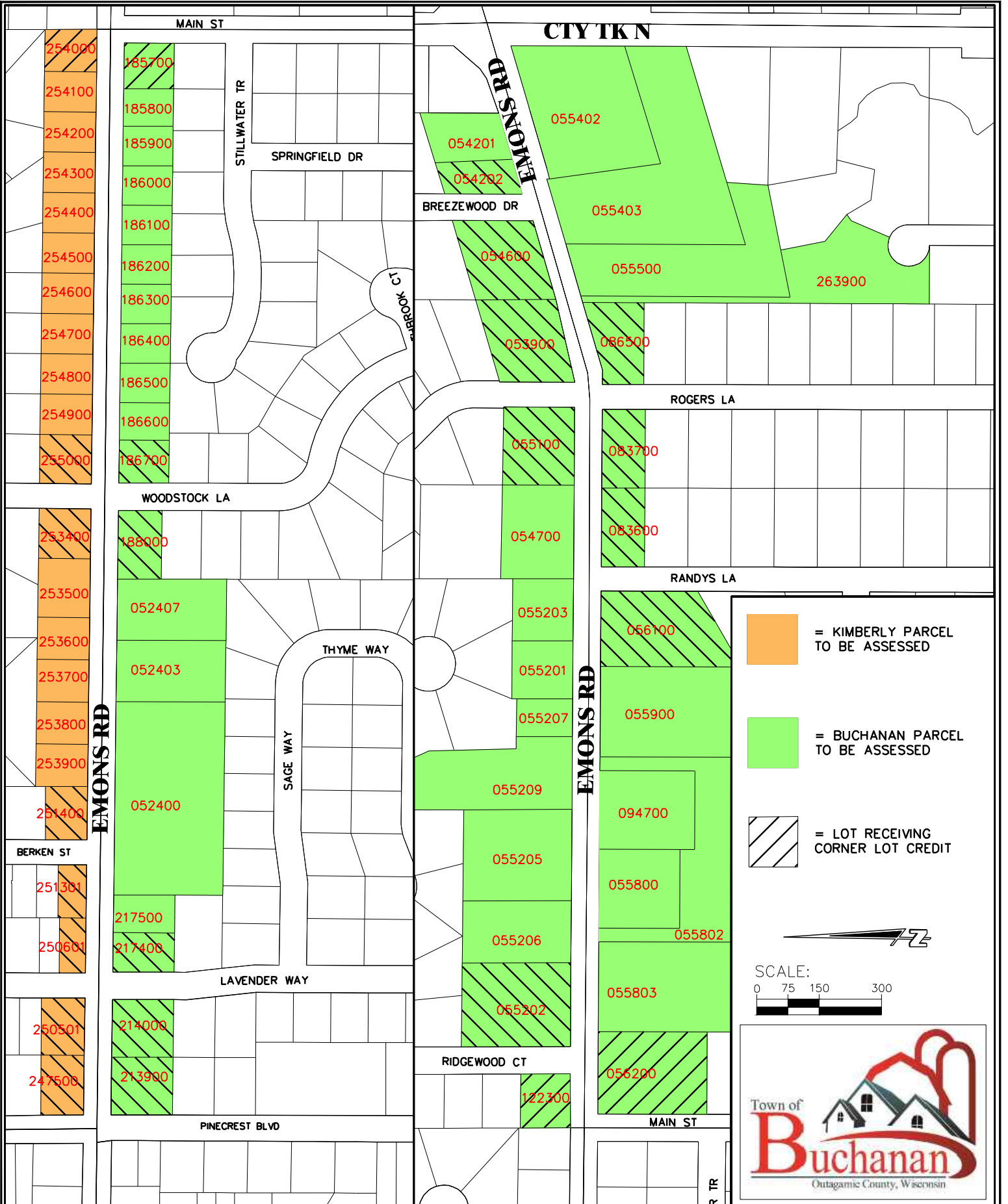
Installation of public improvements (roadway, storm sewer, curb & gutter, driveways and landscape restoration, etc.) will be bid as part of Town of Buchanan contract work. Plans and specifications for this project are available for review at the Town Offices, N178 County Road N, Buchanan, Wisconsin during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

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

2022 Emons Road Assessment Maps

See attached.

I:\Clients-C\Boys\B\4916 Buchanan Town of\082 Emons Road Reconstruction - WisDOT Project ID 4656-06-00\1 Assessments\Assessment Maps-2022.dwg 03/02/22 2:46:58 PM



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PROJECT TITLE  
**TOWN OF BUCHANAN**  
 OUTAGAMIE COUNTY, WISCONSIN  
 EMONS ROAD RECONSTRUCTION WisDOT PROJECT ID 465  
 EMONS ROAD

**Cedar corporation**  
 1695 Bellevue Street  
 Green Bay, Wisconsin 54311  
 920-491-9081  
 800-472-7372  
 920-491-9020  
 www.cedarcorp.com  
 engineers • architects • planners • environmental specialists  
 land surveyors • landscape architects • interior designers

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**SCHEDULE B**  
**Estimate of Entire Cost of Proposed Roadway**  
**RESIDENTIAL**

• **Emons Road (Pinecrest Boulevard to County Road N)**

The estimated total construction cost of the Road Construction thereof in accordance with the plans and specifications in the proposal is \$3,220,359.29, of which \$288,708.38 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 Project has secured \$2,084,806 in a grant from State of Wisconsin Department of Transportation. The typical pavement section for these areas consists of 18" of aggregate base course with 4 ½" of asphaltic pavement.

The cost is determined as follows:

**For Lots Zoned Residential**

<b>Road Construction-Assessable less Driveways</b>	\$823,502.59
• 74% Town Cost - \$1,112,841,34	
Less WisDOT Federal Funds (34.6% Stm/C&G- \$2,084,806)	(\$533,793.73)
• 74% Town Cost	
Deduct for Oversized Storm Sewer Pipe (Over 24")	
• 30" Storm Sewer (Estimated \$26.00/LF, 52 LF Total) *74% Town Cost	<u>(\$1,000.48)</u>
Subtotal Construction	\$288,708.38
Contingency	\$14,435.42
Engineering/Administration/Legal	<u>\$66,402.93</u>
Total Assessable Cost	\$369,546.73
Total Lots	41.75
Average Cost Per Lot	\$8,851.42
Final Cost per Lot per Town Board Action (\$4,084.46)	<u>\$176,652.90</u>
Remaining cost subsidized by the Town	\$192,893.83

## Road Construction - Storm Sewer/Curb & Gutter Cost Summary

Storm Sewer Cost	\$932,332.36
Curb & Gutter Cost	<u>\$180,508.98</u>
Total Road Construction Assessable – Less Driveways	\$1,112,841.34

**Concrete Driveway Construction** \$6.04/SF

\*includes concrete to right of way and gravel base course

Contingency \$0.30

Engineering/Administration/Legal \$1.39

Average Cost per Square Foot of Driveway – Concrete 6" \$7.73/SF

**SCHEDULE C  
Proposed Assessments**

**RESIDENTIAL**

- **Emons Road (Pinecrest Boulevard to County Road N)**

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**  
**PRELIMINARY ESTIMATED COSTS FOR RESIDENTIAL**  
**EMONS ROAD RECONSTRUCTION - WisDOT PROJECT ID 465**



2/24/2022

PARCEL OWNER	PARCEL #	MAILING ADDRESS				ASSESSABLE LOTS	COST PER LOT	ASSESSMENTS FOR ROAD IMPROVEMENTS	DRIVEWAY, EST. AREA, S.F.	COST PER S.F.	ASSESSMENT FOR DRIVEWAY IMPROVEMENTS	TOTAL PRELIMINARY ASSESSMENT
<b>Emons Road (South Side of Road)</b>												
<b>Pinecrest Blvd</b>												
Brandon S Gersmehl and Kerri L Wettstein	030213900	N294 Pinecrest Boulevard	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
Randall J and Jane M Schmitzer	030214000	N293 Lavendar Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
Adam and Abigail Williams	030217400	N294 Lavendar Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
Sheri L Jones	030217500	W3067 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	356	\$7.73	\$2,751.88	\$6,836.34
Gregory R and Debra M Sprangers	030052400	W3045 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	256	\$7.73	\$1,978.88	\$6,063.34
Douglas L and Dawn M Uitenbroek	030052403	W3021 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	287	\$7.73	\$2,218.51	\$6,302.97
Kenneth B and Jill J Buchinger	030052407	W3007 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	233	\$7.73	\$1,801.09	\$5,885.55
Andrew J and Charity K Selle	030188000	N295 Woodstock Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
<b>Woodstock Lane</b>												
Christopher L and Shannon M Mackey	030186700	W2985 Emons Road	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
Eric M and Michelle L Sorenson	030186600	W2979 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	428	\$7.73	\$3,308.44	\$7,392.90
Lauren Paul	030186500	W2971 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	235	\$7.73	\$1,816.55	\$5,901.01
Dennis L and Marjorie A Behnke	030186400	W2963 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	376	\$7.73	\$2,906.48	\$6,990.94
Peter G Frank	030186300	W2955 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	247	\$7.73	\$1,909.31	\$5,993.77
Michael D and Sandra L Sylfest	030186200	W2947 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	265	\$7.73	\$2,048.45	\$6,132.91
Brian and Jennifer Fairchild	030186100	W2939 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	367	\$7.73	\$2,836.91	\$6,921.37
Steven D Beranek	030186000	W2931 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	364	\$7.73	\$2,813.72	\$6,898.18
Kyle R and Elizabeth A Zak	030185900	W2923 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	221	\$7.73	\$1,708.33	\$5,792.79
Bradley T Sawall	030185800	W2915 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	229	\$7.73	\$1,770.17	\$5,854.63
David L Radtke	030185700	N295 Main Street	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
<b>Main Street</b>												
Steven C Uitenbroek	030056200	N286 Main Street	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
Town of Buchanan	030055803	N178 County Rd N	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	170	\$7.73	\$1,316.42	\$5,400.88
Carol J Coenen and Christina Schlitz	030055802	W2855 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	168	\$7.73	\$1,298.64	\$5,383.10
Carol J Coenen and Christina Schlitz	030055800	W2855 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	222	\$7.73	\$1,716.06	\$5,800.52
Jeffrey J Luniak	030094700	W2839 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	381	\$7.73	\$2,945.13	\$7,029.59
Barry J and Jeanne L Jadin	030055900	W2825 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	501	\$7.73	\$3,872.73	\$7,957.19
Sarah R and Randall J Hess	030056100	N293 Randys Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
<b>Randy's Lane</b>												
Paul J Weyenberg	030083600	W2793 Emons Road	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	260	\$7.73	\$2,009.80	\$5,073.15
Donald M and Mary L Abel	030083700	W2781 Emons Road	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	211	\$7.73	\$1,631.03	\$4,694.38
<b>Rogers Lane</b>												
Dennis L and Nancy M Vansambeeck	030086500	N294 Rogers Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	261	\$7.73	\$2,017.53	\$5,080.88
David J and Anne M Van Lieshout	030263900	PO Box 186	Little Chute	WI	54140	0	\$4,084.46	\$0.00	0	\$7.73	\$0.00	\$0.00

Mario V and Molly J Aldi	030055500	339 Welhouse Drive	Kimberly	WI	54136	1	\$4,084.46	\$4,084.46	242	\$7.73	\$1,870.66	\$5,955.12
Adam Vanlandghen	030055403	W2735 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	168	\$7.73	\$1,298.64	\$5,383.10
Daniel R and Nancy A Christenson	030055402	W2725 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	292	\$7.73	\$2,257.16	\$6,341.62
<b>CTH N</b>												
<b>Emons Road (North Side of Road)</b>												
Lowell T and Linda A Whitehorn	030122300	N307 Ridgewood Court	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$7.73	\$0.00	\$3,063.35
<b>Ridgewood Court</b>												
Christian J and Jennifer L Rottier	030055202	W2876 Emons Road	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	464	\$7.73	\$3,586.72	\$6,650.07
Nicole J and Adam J Vandenboogard	030055206	W2864 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	475	\$7.73	\$3,671.75	\$7,756.21
Richard J and Judith A Schnese	030055205	W2850 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	273	\$7.73	\$2,110.29	\$6,194.75
Joseph and Alicia Hanson	030055209	W2836 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	274	\$7.73	\$2,118.02	\$6,202.48
Roger/Mar.Schreiber Liv trst	030055207	W2826 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	193	\$7.73	\$1,491.89	\$5,576.35
Anthony C Marcoe	03055201	W2814 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	240	\$7.73	\$1,855.20	\$5,939.66
Fochs Family Trust	030055203	W2802 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	194	\$7.73	\$1,499.62	\$5,584.08
Matthew T Dictus	030054700	W2786 Emons Road	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	168	\$7.73	\$1,298.64	\$5,383.10
William L Bauer	030055100	W2780 Emons Road	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	198	\$7.73	\$1,530.54	\$4,593.89
<b>Rogers Lane</b>												
Joseph and Rebecca Robinson	030053900	W2760 Emons Road	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	306	\$7.73	\$2,365.38	\$5,428.73
Stephen A Sanderfoot and Robert M Sanderfoot Jt Rev Trst	030054600	W2742 Emons Road	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	234	\$7.73	\$1,808.82	\$4,872.17
<b>Breezewood Lane</b>												
Mackenzie P and Kristin M Kozelek	030054202	W2724 Emons Road	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	281	\$7.73	\$2,172.13	\$5,235.48
Jeremiah M and Kira A Falck	030054201	1801 Sandy Lane	Menasha	WI	54952	1	\$4,084.46	\$4,084.46	226	\$7.73	\$1,746.98	\$5,831.44
<b>CTH N</b>												
<b>TOTALS</b>						41.75		\$170,526.21			\$79,358.50	\$249,884.70
<b>CORNER LOTS ASSESSED AT 75% FOR EACH SIDE IMPROVED</b>												
<b>DRIVEWAY AREAS ARE ESTIMATED FOR PRELIMINARY COSTS, FINAL COSTS TO BE DETERMINED WITH MEASUREMENTS</b>												



**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.