



# Town of Buchanan Emons Road Reconstruction & Drainage Improvements

Preliminary Assessments – Public Hearing  
March 15, 2022



# Welcome, Introductions & Meeting Format

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## Town Staff

- Maggie Mahoney, Administrator

## Town Engineer – Cedar Corporation

- Thad Majkowski, P.E., Director

## Meeting Format:

- Presentation per Agenda (About 10–15 minutes)
- Questions and Answers with Project Team

# Project Purpose & Scope

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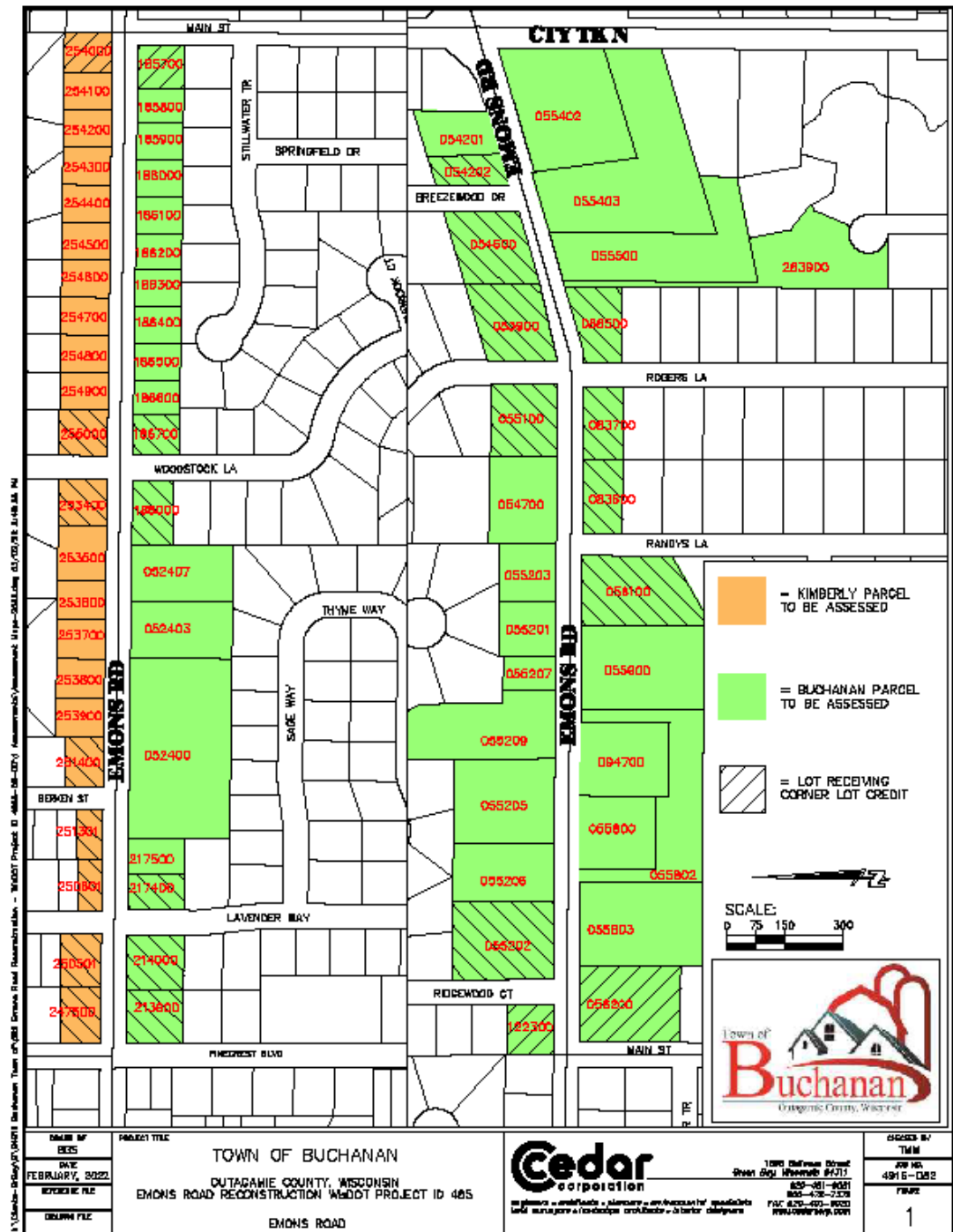
## Purpose

- Successfully secured a WisDOT STP Urban Grant \$2,084,806
- Joint Project with Village of Kimberly

## Urbanize the Roadways

- Construct Storm Sewer
- Excavate Roadway and install Base Course
- Construct Driveways /Curb & Gutter
- Construct Asphalt Pavement
- Landscape Restoration

# Project Area: Emons Road from Pinecrest Blvd to CTH N



# Project Timeline

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February 2019: Approve Design Phase

March 2022: Award Bid – WisDOT

March 2022: Preliminary Assessment Phase

April – September 2022: Construction Phase

September – November 2022: Final Assessment Phase

# Assessment Summary

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- Assessment Report Prepared
  - Assessment District Prepared
  - Estimated Cost
    - Town Responsibility
    - Property Owner Responsibility
  - Assessment Roll
- Public Hearing – Preliminary Assessment
- Final Assessments – Mailed Out, October

# Assessments Methods

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- Residential Areas
  - Cost per Lot \$4,084.46/Each
- Corner Lots
  - Side Improved – 75% of Cost
- Oversized Pipe Credit >24”
  - Credit \$1,000.48
- Concrete Driveways Residential
  - Actual Cost per Square Foot
  - Preliminary Assessments – Estimated Areas
  - Final Assessments – Actual Areas from Field Measurements

# Assessment Calculations – Road

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Road Assessable Costs – Less Driveways	\$823,509
Federal Funding – Credit	(\$533,794)
Oversized Pipe – Credit	(\$1,000)
Contingency	\$14,435
Engineer/Legal/Admin	<u>\$66,403</u>
Total Assessable Cost	\$369,547
Total Lots	41.75
Average Cost per Lot (Town Limit \$4,084)	\$8,851
Town Subsidized	(\$192,894)



# Assessment Calculations – Driveways

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Concrete Driveway Costs \$6.04/sf

\*includes concrete and gravel

Contingency \$0.30

Engineer/Legal/Admin \$1.39

Total Assessable Cost \$7.73/sf

# Project Costs

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## Town (Project Costs)

- Excavation and Removals
- Road Base/Asphalt Pavement
- Pavement Marking
- Sidewalks
- Driveways – beyond right of way for slope correction
- Landscape Restoration
- Storm Water Management Facilities
- Storm Sewer > 24” Dia Pipe

# Project Costs

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## Town (Project Costs)

- Funding
  - Storm Water Utility
  - Property Tax Levy
  - General Transportation Aid
  - Road Maintenance Levy
  - Debt Proceeds
  - Transportation Utility Fee

# Project Costs

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## Property Owner (Project Costs)

- Curb & Gutter
- Driveways – within right-of-way
- Driveways – additional beyond the design on property
  - Pay Contractor direct – Let Cedar know
- Storm Sewer  $\leq$  24" Dia Pipe

## Funding

- Special Assessments

# Payment Terms

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- Payments not received by December 31 — interest starts January 1
- Terms
  - < \$500 — One Payment
  - \$500–\$999 — Two Annual Payments
  - \$1,000–\$4,999 — Five Annual Payments
  - > \$5,000 — Ten Annual Payments
- Interest Rates
  - 2% > than rate of borrowing
  - 1.5% > than average rate of interest previous year if no debt obligations were issued

# Next Steps

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- Public Hearing – Preliminary Special Assessments – March 15
  - Receive Comments
  - Town Board does not Answer Questions
  - Close Public Hearing
- Town Board asks questions of staff and makes a decision
- Final Special Assessments: Calculated Actual Costs and Final Invoices to be sent out October
- Payments made or Financed



Thank You for Attending

Questions?

