

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

- **Creekview Lane (Speel School Road to Eisenhower Drive)**
- **Emons Road/Westowne Court (Eisenhower Drive 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 June 21st, 2022, 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 was filed with the Clerk of the Town of Buchanan on June 2nd, 2022.

ACKNOWLEDGED:


Cynthia Sieracki
Town Clerk

SCHEDULE A
Preliminary Plans and Specifications

RESIDENTIAL

- **Creekview Lane (Speel School Road to Eisenhower Drive)**
- **Emons Road/Westowne Court (Eisenhower Drive to cul de sac)**

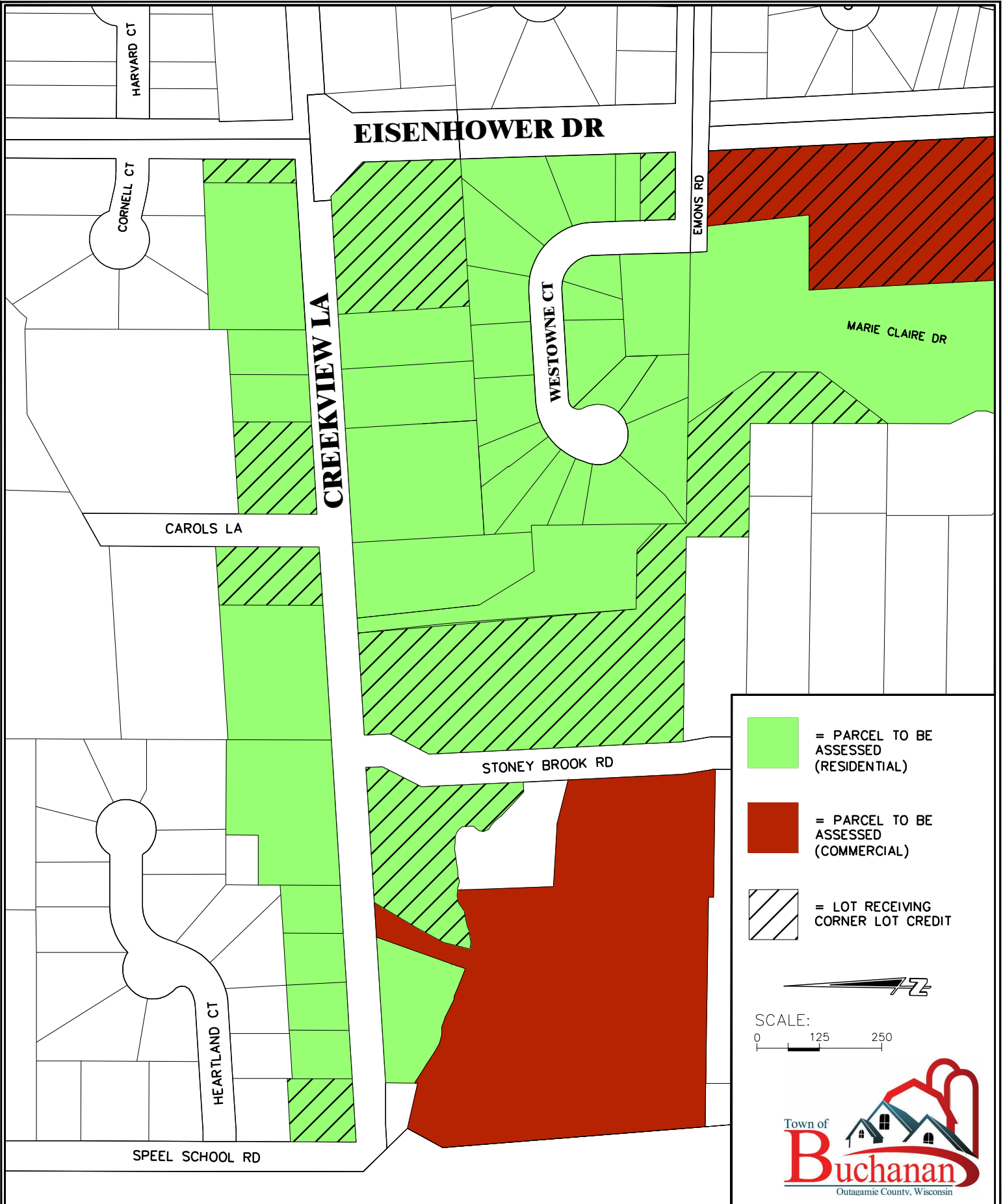
Installation of public improvements (roadway, storm sewer, curb & gutter, driveways and landscape restoration, etc.) has been bid as part of Town of Buchanan contract work. Plans and specifications for this project are available for review at the Town Offices, N178 County Road N, Buchanan, Wisconsin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




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


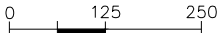
2022 Roadway Assessment Maps


See attached.

I:\Clients-C\Boys\B4916 Buchanan Town of\111 Contract A22 - 2022 Road Construction\100 Cad\DWG\Assessment Maps-2022.dwg_05/27/22 4:02:38 PM



 = PARCEL TO BE ASSESSED (RESIDENTIAL)
 = PARCEL TO BE ASSESSED (COMMERCIAL)
 = LOT RECEIVING CORNER LOT CREDIT


 SCALE:



 Town of Buchanan
 Outagamie County, Wisconsin

DRAWN BY BCS
DATE JANUARY, 2022
REFERENCE FILE
DRAWING FILE

PROJECT TITLE TOWN OF BUCHANAN OUTAGAMIE COUNTY, WISCONSIN CONTRACT A22 - 2022 ROAD CONSTRUCTION CREEKVIEW LANE AND WESTOWNE COURT


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 Green Bay, Wisconsin 54311
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 FAX 920-491-9020
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 engineers • architects • planners • environmental specialists
 land surveyors • landscape architects • interior designers

CHECKED BY TMM
JOB NO. 4916-0111
FIGURE 1

SCHEDULE B
Estimate of Entire Cost of Proposed Roadway
RESIDENTIAL

- **Creekview Lane (Speel School Road to Eisenhower Drive)**
- **Emons Road/Westowne Court (Eisenhower Drive 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 \$1,408,199.00, of which \$448,391.00 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 ½" of asphaltic pavement.

The cost is determined as follows:

For Lots Zoned Residential – As Bid Costs

Road Construction-Assessable less Driveways	\$448,391.00
Less Commercial Assessments	
• 219.82 LF @ \$112.59/LF	(\$24,749.53)
Contingency	\$22,419.55
Engineering/Administration/Legal	<u>\$103,129.93</u>
Total Assessable Cost	\$549,190.95
Total Lots	41
Average Cost Per Lot	\$13,394.90
Average Cost per Lot per Town Board Action (\$4,084.46)	<u>\$167,462.86</u>
Cost subsidized by the Town	\$381,728.09



ASSESSMENTS

2022 ROADWAY CONSTRUCTION
 CONTRACT A22,
 TOWN OF BUCHANAN
 OUTAGAMIE COUNTY, WI

PROJECT NAME: 2022 ROADWAY CONSTRUCTION				Dorner, Inc. E506 Luxemburg Road Luxemburg, WI 54217		TOWN COST		PROPERTY OWNER COST		DRIVEWAY COST		DARBOY SD COST	
PROJECT NO: CONTRACT A-22													
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
SCHEDULE A - CREEKVIEW LANE:													
A-1	MOBILIZATION	L.S.	1	\$5,000.00	\$5,000.00	0.5	\$2,500.00	0.3	\$1,500.00	0.1	\$500.00	0.1	\$500.00
A-2	SAWCUT	L.F.	550	\$2.10	\$1,155.00	550.0	\$1,155.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-3	REMOVE DRIVEWAY	S.Y.	1,400	\$2.00	\$2,800.00	1400.0	\$2,800.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-4	REMOVE / PULVERIZE EXISTING ROADWAY, (EST. 5900 S.Y.)	L.S.	1	\$3,900.00	\$3,900.00	1.0	\$3,900.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-5	REMOVE PIPE	L.F.	900	\$8.60	\$7,740.00	900.0	\$7,740.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-6	REMOVE CURB AND GUTTER	L.F.	200	\$3.30	\$660.00	200.0	\$660.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-7	REMOVE GUARD RAIL	L.F.	40	\$12.90	\$516.00	40.0	\$516.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-8	COMMON EXCAVATION - ROADWAY / STRIP TOPSOIL / BORROW FILL, (EST. 6300 C.Y.) - CUT	L.S.	1	\$73,000.00	\$73,000.00	1.0	\$73,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-9	EXCAVATION BELOW SUBGRADE, AS ORDERED	C.Y.	500	\$13.20	\$6,600.00	500.0	\$6,600.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-10	GEOGRID, SUBGRADE REINFORCEMENT, AS ORDERED	S.Y.	750	\$2.30	\$1,725.00	750.0	\$1,725.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-11	GEOTEXTILE FABRIC, TYPE SAS, AS ORDERED	S.Y.	750	\$1.80	\$1,350.00	750.0	\$1,350.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-12	CRUSHED AGGREGATE BASE COURSE, ROADWAY/ DRIVEWAY	C.Y.	4,800	\$27.70	\$132,960.00	4580.0	\$126,866.00	0.0	\$0.00	220.0	\$6,094.00	0.0	\$0.00
A-13	CRUSHED AGGREGATE BASE COURSE, SHOULDER	L.F.	100	\$14.00	\$1,400.00	100.0	\$1,400.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-14	SELECT TRENCH GRANULAR BACKFILL / PULVERIZED MATERIAL	C.Y.	500	\$30.80	\$15,400.00	0.0	\$0.00	500.0	\$15,400.00	0.0	\$0.00	0.0	\$0.00
A-15	PIPE FOUNDATION	C.Y.	50	\$24.30	\$1,215.00	0.0	\$0.00	50.0	\$1,215.00	0.0	\$0.00	0.0	\$0.00
A-16	HMA, BINDER, 2-1/2", (4 LT-58-28 S)	S.Y.	7,500	\$13.00	\$97,500.00	7500.0	\$97,500.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-17	HMA, SURFACE, 2", (4 LT-58-28 S)	S.Y.	7,500	\$9.50	\$71,250.00	7500.0	\$71,250.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00

PROJECT NAME: 2022 ROADWAY CONSTRUCTION				Dorner, Inc. E506 Luxemburg Road Luxemburg, WI 54217		TOWN COST		PROPERTY OWNER COST		DRIVEWAY COST		DARBOY SD COST	
PROJECT NO: CONTRACT A-22													
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
A-18	HMA, DRIVEWAYS, 2", (4 LT 58-28 S)	S.Y.	100	\$28.00	\$2,800.00	100.0	\$2,800.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-19	CONCRETE DRIVEWAY, 4" (DRIVEWAYS OUTSIDE ROW)	S.F.	1,400	\$6.40	\$8,960.00	1300.0	\$8,320.00	0.0	\$0.00	100.0	\$640.00	0.0	\$0.00
A-20	CONCRETE DRIVEWAY, 6" (DRIVEWAYS WITHIN ROW OR AS ORDERED)	S.F.	11,800	\$7.10	\$83,780.00	0.0	\$0.00	0.0	\$0.00	11800.0	\$83,780.00	0.0	\$0.00
A-21	CONCRETE CURB AND GUTTER, 30" MOUNTABLE, UNREINFORCED	L.F.	3,500	\$14.70	\$51,450.00	0.0	\$0.00	3500.0	\$51,450.00	0.0	\$0.00	0.0	\$0.00
A-22	CONCRETE CURB AND GUTTER, 30" MOUNTABLE, REINFORCED	L.F.	500	\$15.80	\$7,900.00	0.0	\$0.00	500.0	\$7,900.00	0.0	\$0.00	0.0	\$0.00
A-23	4 INCH PVC AROUND CURB STOP IN CONCRETE PAVEMENT,	EA.	2	\$70.00	\$140.00	0.0	\$0.00	0.0	\$0.00	2.0	\$140.00	0.0	\$0.00
A-24	STORM SEWER LATERAL, 4" PVC	L.F.	350	\$25.00	\$8,750.00	0.0	\$0.00	350.0	\$8,750.00	0.0	\$0.00	0.0	\$0.00
A-25	STORM SEWER LATERAL, 8" PVC	L.F.	425	\$33.00	\$14,025.00	0.0	\$0.00	425.0	\$14,025.00	0.0	\$0.00	0.0	\$0.00
A-26	WYE SERVICE BRANCH	EA.	12	\$255.00	\$3,060.00	0.0	\$0.00	12.0	\$3,060.00	0.0	\$0.00	0.0	\$0.00
A-27	STORM SEWER, 12"	L.F.	1,280	\$43.00	\$55,040.00	0.0	\$0.00	1280.0	\$55,040.00	0.0	\$0.00	0.0	\$0.00
A-28	STORM SEWER, 15"	L.F.	590	\$49.00	\$28,910.00	0.0	\$0.00	590.0	\$28,910.00	0.0	\$0.00	0.0	\$0.00
A-29	STORM SEWER, 53" X 34" HERCP	L.F.	8	\$480.00	\$3,840.00	8.0	\$3,840.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-30	STORM SEWER, 94" X 77" CMP	L.F.	—	\$2,437.00	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-31	APRON ENDWALL, 15"	EA.	2	\$1,050.00	\$2,100.00	0.0	\$0.00	2.0	\$2,100.00	0.0	\$0.00	0.0	\$0.00
A-32	STORM MANHOLE, TYPE S, 4' DIA.	EA.	5	\$3,940.00	\$19,700.00	0.0	\$0.00	5.0	\$19,700.00	0.0	\$0.00	0.0	\$0.00
A-33	STORM MANHOLE, TYPE S, 5' DIA.	EA.	1	\$5,865.00	\$5,865.00	0.0	\$0.00	1.0	\$5,865.00	0.0	\$0.00	0.0	\$0.00
A-34	STORM MANHOLE, 5' DIA - TYPE S	V.F.	7	\$890.00	\$6,497.00	0.0	\$0.00	7.3	\$6,497.00	0.0	\$0.00	0.0	\$0.00
A-35	STORM CATCH BASIN, 2'x3' - TYPE A	EA.	11	\$3,120.00	\$34,320.00	0.0	\$0.00	11.0	\$34,320.00	0.0	\$0.00	0.0	\$0.00
A-36	STORM CATCH BASIN, 30" DIA. - TYPE C	EA.	1	\$2,800.00	\$2,800.00	0.0	\$0.00	1.0	\$2,800.00	0.0	\$0.00	0.0	\$0.00
A-37	PVC YARD DRAIN	EA.	8	\$1,910.00	\$15,280.00	0.0	\$0.00	8.0	\$15,280.00	0.0	\$0.00	0.0	\$0.00
A-38	CLEANOUT, EXTERIOR	EA.	2	\$1,085.00	\$2,170.00	0.0	\$0.00	2.0	\$2,170.00	0.0	\$0.00	0.0	\$0.00
A-39	CONNECT TO EXISTING SUMP DISCHARGE	EA.	13	\$285.00	\$3,705.00	0.0	\$0.00	13.0	\$3,705.00	0.0	\$0.00	0.0	\$0.00
A-40	TRACER WIRE BOX	EA.	17	\$175.00	\$2,975.00	0.0	\$0.00	17.0	\$2,975.00	0.0	\$0.00	0.0	\$0.00
A-41	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 396)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00

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ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
A-42	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 583)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
A-43	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 395)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
A-44	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 394)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
A-45	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 393)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
A-46	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 391)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
A-47	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 390)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
A-48	DIG DOWN TO LOCATE WATER MAIN / WATER SERVICE	EA.	3	\$485.00	\$1,455.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	3.0	\$1,455.00
A-49	REPAIR WATER VALVE	EA.	6	\$2,635.00	\$15,810.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	6.0	\$15,810.00
A-50	WATER MAIN LOWERING, AS ORDERED	L.F.	50	\$158.00	\$7,900.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	50.0	\$7,900.00
A-51	WATER SERVICE LOWERING, AS ORDERED	L.F.	50	\$41.00	\$2,050.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	50.0	\$2,050.00
A-52	INSULATION	S.Y.	20	\$35.00	\$700.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	20.0	\$700.00
A-53	ROCK FILLED FILTER BAGS (5 BAGS EACH LOCATION)	EA.	10	\$85.00	\$850.00	10.0	\$850.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-54	EROSION MAT, EASEMENT, (CLASS 1, TYPE A, URBAN), (YARD DRAINS	S.Y.	300	\$3.00	\$900.00	300.0	\$900.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-55	INLET PROTECTION, TYPE D	EA.	20	\$110.00	\$2,200.00	20.0	\$2,200.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-56	RESTORATION, TOPSOIL, SEED, FERTILIZER, MULCH, (EST. 7100 S.Y.)	L.S.	1	\$33,725.00	\$33,725.00	1.0	\$33,725.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-57	RESTORATION, SOD	S.Y.	15	\$65.00	\$975.00	15.0	\$975.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-58	REMOVE AND RELOCATE MAILBOXES	EA.	19	\$165.00	\$3,135.00	19.0	\$3,135.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-59	PAVEMENT MARKING, CENTERLINE	L.F.	2,000	\$1.00	\$2,000.00	2000.0	\$2,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
A-60	TRAFFIC CONTROL	L.S.	1	\$2,500.00	\$2,500.00	0.5	\$1,250.00	0.3	\$750.00	0.1	\$250.00	0.1	\$250.00
A-61	ALLOWANCE(S) - TESTING AND INSPECTION				\$5,000.00	0.5	\$2,500.00	0.3	\$1,500.00	0.1	\$500.00	0.1	\$500.00
A-62	PAVEMENT MARKING, WHITE BIKE LANE LINE, 4" EPOXY	L.F.	3,700	\$1.00	\$3,700.00	3700.0	\$3,700.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
WCD #1	CULVERT REPLACEMENT 103" X 71" 70 LF	L.S.	1	\$60,850.00	\$60,850.00	1.0	\$60,850.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
SUBTOTAL SCHEDULE A - CREEKVIEW LANE:					\$934,543.00		\$526,007.00		\$284,912.00		\$91,904.00		\$31,720.00

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PROJECT NO: CONTRACT A-22													
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
SCHEDULE B - WESTOWNE COURT:													
B-1	MOBILIZATION	L.S.	1	\$5,000.00	\$5,000.00	0.4	\$1,750.00	0.4	\$1,750.00	0.3	\$1,250.00	0.1	\$250.00
B-2	SAWCUT	L.F.	700	\$2.10	\$1,470.00	700.0	\$1,470.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-3	REMOVE DRIVEWAY	S.Y.	1,830	\$2.00	\$3,660.00	1830.0	\$3,660.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-4	REMOVE / PULVERIZE EXISTING ROADWAY, (EST. 3000 S.Y.)	L.S.	1	\$2,200.00	\$2,200.00	1.0	\$2,200.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-5	REMOVE PIPE	L.F.	720	\$8.60	\$6,192.00	720.0	\$6,192.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-6	COMMON EXCAVATION - ROADWAY / STRIP TOPSOIL / BORROW FILL,	L.S.	1	\$21,600.00	\$21,600.00	1.0	\$21,600.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-7	REMOVE CURB AND GUTTER	L.F.	10	\$1.50	\$15.00	10.0	\$15.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-8	EXCAVATION BELOW SUBGRADE, AS ORDERED	C.Y.	200	\$13.20	\$2,640.00	200.0	\$2,640.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-9	GEOGRID, SUBGRADE REINFORCEMENT, AS ORDERED	S.Y.	300	\$2.30	\$690.00	300.0	\$690.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-10	GEOTEXTILE FABRIC, TYPE SAS, AS ORDERED	S.Y.	300	\$4.10	\$1,230.00	300.0	\$1,230.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-11	CRUSHED AGGREGATE BASE COURSE, ROADWAY/ DRIVEWAY	C.Y.	1,600	\$27.70	\$44,320.00	1313.0	\$36,369.07	0.0	\$0.00	287.0	\$7,950.93	0.0	\$0.00
B-12	CRUSHED AGGREGATE BASE COURSE, SHOULDER	L.F.	20	\$14.00	\$280.00	20.0	\$280.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-13	SELECT TRENCH GRANULAR BACKFILL / PULVERIZED MATERIAL	C.Y.	220	\$30.80	\$6,776.00	0.0	\$0.00	220.0	\$6,776.00	0.0	\$0.00	0.0	\$0.00
B-14	PIPE FOUNDATION	C.Y.	10	\$24.30	\$243.00	0.0	\$0.00	10.0	\$243.00	0.0	\$0.00	0.0	\$0.00
B-15	HMA, BINDER, 1-3/4", (4 LT-58-28 S)	S.Y.	3,100	\$10.60	\$32,860.00	3100.0	\$32,860.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-16	HMA, SURFACE, 1-3/4", (4 LT-58-28 S)	S.Y.	3,100	\$8.50	\$26,350.00	3100.0	\$26,350.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-17	HMA, DRIVEWAYS, 2", (4 LT 58-28 S)	S.Y.	100	\$28.00	\$2,800.00	100.0	\$2,800.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-18	CONCRETE DRIVEWAY, 4" (DRIVEWAYS OUTSIDE ROW)	S.F.	800	\$6.40	\$5,120.00	800.0	\$5,120.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-19	CONCRETE DRIVEWAY, 6" (DRIVEWAYS WITHIN ROW OR AS ORDERED)	S.F.	15,500	\$7.10	\$110,050.00	0.0	\$0.00	0.0	\$0.00	15500.0	\$110,050.00	0.0	\$0.00
B-20	CONCRETE CURB AND GUTTER, 30" MOUNTABLE, UNREINFORCED	L.F.	1,550	\$14.70	\$22,785.00	0.0	\$0.00	1550.0	\$22,785.00	0.0	\$0.00	0.0	\$0.00
B-21	CONCRETE CURB AND GUTTER, 30" MOUNTABLE, REINFORCED	L.F.	400	\$15.80	\$6,320.00	0.0	\$0.00	400.0	\$6,320.00	0.0	\$0.00	0.0	\$0.00
B-22	4 INCH PVC AROUND CURB STOP IN CONCRETE PAVEMENT,	EA.	15	\$70.00	\$1,050.00	0.0	\$0.00	0.0	\$0.00	15.0	\$1,050.00	0.0	\$0.00

PROJECT NAME: 2022 ROADWAY CONSTRUCTION				Dorner, Inc. E506 Luxemburg Road Luxemburg, WI 54217		TOWN COST		PROPERTY OWNER COST		DRIVEWAY COST		DARBOY SD COST	
PROJECT NO: CONTRACT A-22													
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
B-23	CORE DRILL EXISTING STORM SEWER	EA.	2	\$485.00	\$970.00	0.0	\$0.00	2.0	\$970.00	0.0	\$0.00	0.0	\$0.00
B-24	STORM SEWER LATERAL, 4" PVC	L.F.	540	\$25.00	\$13,500.00	0.0	\$0.00	540.0	\$13,500.00	0.0	\$0.00	0.0	\$0.00
B-25	STORM SEWER LATERAL, 8" PVC	L.F.	175	\$33.00	\$5,775.00	0.0	\$0.00	175.0	\$5,775.00	0.0	\$0.00	0.0	\$0.00
B-26	STORM SEWER LATERAL, 10" PVC	L.F.	290	\$43.00	\$12,470.00	0.0	\$0.00	290.0	\$12,470.00	0.0	\$0.00	0.0	\$0.00
B-27	WYE SERVICE BRANCH	EA.	22	\$335.00	\$7,370.00	0.0	\$0.00	22.0	\$7,370.00	0.0	\$0.00	0.0	\$0.00
B-28	STORM SEWER, 12"	L.F.	180	\$46.00	\$8,280.00	0.0	\$0.00	180.0	\$8,280.00	0.0	\$0.00	0.0	\$0.00
B-29	STORM SEWER, 15" - (PVC or RCP, as shown on Drawings)	L.F.	460	\$49.00	\$22,540.00	0.0	\$0.00	460.0	\$22,540.00	0.0	\$0.00	0.0	\$0.00
B-30	APRON ENDWALL, 15"	EA.	1	\$1,050.00	\$1,050.00	0.0	\$0.00	1.0	\$1,050.00	0.0	\$0.00	0.0	\$0.00
B-31	STORM MANHOLE, TYPE S, 4' DIA.	EA.	4	\$4,000.00	\$16,000.00	0.0	\$0.00	4.0	\$16,000.00	0.0	\$0.00	0.0	\$0.00
B-32	STORM CATCH BASIN, 2'x3' - TYPE A	EA.	7	\$3,120.00	\$21,840.00	0.0	\$0.00	7.0	\$21,840.00	0.0	\$0.00	0.0	\$0.00
B-33	STORM CATCH BASIN, 30" DIA. - TYPE C	EA.	1	\$2,800.00	\$2,800.00	0.0	\$0.00	1.0	\$2,800.00	0.0	\$0.00	0.0	\$0.00
B-34	CLEANOUT, EXTERIOR	EA.	2	\$1,200.00	\$2,400.00	0.0	\$0.00	2.0	\$2,400.00	0.0	\$0.00	0.0	\$0.00
B-35	CONNECT TO EXISTING SUMP DISCHARGE	EA.	16	\$285.00	\$4,560.00	0.0	\$0.00	16.0	\$4,560.00	0.0	\$0.00	0.0	\$0.00
B-36	TRACER WIRE BOX	EA.	29	\$175.00	\$5,075.00	0.0	\$0.00	29.0	\$5,075.00	0.0	\$0.00	0.0	\$0.00
B-37	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 616)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
B-38	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 615)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
B-39	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 614)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
B-40	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 613)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
B-41	ADJUST EXISTING STRUCTURE, (SANITARY MANHOLE 612)	EA.	1	\$365.00	\$365.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$365.00
B-42	DIG DOWN TO LOCATE WATER MAIN / WATER SERVICE	EA.	2	\$485.00	\$970.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	2.0	\$970.00
B-43	ADJUST WATER VALVE	EA.	1	\$100.00	\$100.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	1.0	\$100.00
B-44	REPAIR WATER VALVE	EA.	2	\$2,725.00	\$5,450.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	2.0	\$5,450.00
B-45	WATER MAIN LOWERING, AS ORDERED	L.F.	25	\$284.00	\$7,100.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	25.0	\$7,100.00
B-46	WATER SERVICE LOWERING, AS ORDERED	L.F.	25	\$79.00	\$1,975.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	25.0	\$1,975.00

PROJECT NAME: 2022 ROADWAY CONSTRUCTION				Dorner, Inc. E506 Luxemburg Road Luxemburg, WI 54217		TOWN COST		PROPERTY OWNER COST		DRIVEWAY COST		DARBOY SD COST	
PROJECT NO: CONTRACT A-22													
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
B-47	INSULATION	S.Y.	10	\$35.00	\$350.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	10.0	\$350.00
B-48	ROCK FILLED FILTER BAGS (5 BAGS EACH LOCATION)	EA.	3	\$85.00	\$255.00	3.0	\$255.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-49	EROSION MAT, EASEMENT, (CLASS 1, TYPE A, URBAN)	S.Y.	400	\$3.00	\$1,200.00	400.0	\$1,200.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-50	INLET PROTECTION, TYPE D	EA.	7	\$110.00	\$770.00	7.0	\$770.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-51	RESTORATION, TOPSOIL, SEED, FERTILIZER, MULCH, (EST. 3600 S.Y.)	L.S.	1	\$18,000.00	\$18,000.00	1.0	\$18,000.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-52	RESTORATION, SOD	S.Y.	4	\$125.00	\$500.00	4.0	\$500.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-53	REMOVE AND RELOCATE MAILBOXES	EA.	22	\$165.00	\$3,630.00	22.0	\$3,630.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00
B-54	TRAFFIC CONTROL	L.S.	1	\$1,250.00	\$1,250.00	0.5	\$625.00	0.3	\$375.00	0.1	\$125.00	0.1	\$125.00
B-55	ALLOWANCE(S) - TESTING AND INSPECTION				\$2,000.00	0.5	\$1,000.00	0.3	\$600.00	0.1	\$200.00	0.1	\$200.00
SUBTOTAL SCHEDULE B - WESTOWNE COURT:					\$473,656.00		\$171,206.07		\$163,479.00		\$120,625.93		\$18,345.00
					\$1,408,199.00		\$697,213.07		\$448,391.00		\$212,529.93		\$50,065.00

Concrete Driveway Construction – 4” Outside the ROW	\$6.91/SF
*includes concrete to right of way and gravel base course	
Contingency	\$0.35
Engineering/Administration/Legal	<u>\$1.52</u>
Average Cost per Square Foot of Driveway – Concrete 6”	\$8.78/SF

Concrete Driveway Construction – 6”	\$7.61/SF
*includes concrete to right of way and gravel base course	
Contingency	\$0.38
Engineering/Administration/Legal	<u>\$1.67</u>
Average Cost per Square Foot of Driveway – Concrete 6”	\$9.66/SF

*Additional driveway construction to be completed at the property owners request will be included in the assessment and final measured at the end of construction. It is not included in this summary.

**BUCHANAN A22 ASSESSMENT SUMMARY
ESTIMATED - DRIVEWAY COST SUMMARY**

4/26/2022



DRIVEWAY ALLOCATION - ACTUAL		
UNIT PRICE CONCRETE DRIVEWAY - 4" OUTSIDE ROW	\$6.40	
UNIT PRICE BASE COURSE	\$0.51	
COST FOR CONCRETE DRIVEWAY	\$6.91	
CONTINGENCY	\$0.35	
ENGINEERING/TOWN ADMIN/LEGAL	\$1.52	
TOTAL ASSESSABLE COSTS - PER SF	\$8.78	
UNIT PRICE CONCRETE DRIVEWAY - 6" OUTSIDE ROW	\$7.10	
UNIT PRICE BASE COURSE	\$0.51	
COST FOR CONCRETE DRIVEWAY	\$7.61	
CONTINGENCY	\$0.38	
ENGINEERING/TOWN ADMIN/LEGAL	\$1.67	
TOTAL ASSESSABLE COSTS - PER SF	\$9.66	

SCHEDULE C
Proposed Assessments

RESIDENTIAL

- **Creekview Lane (Speel School Road to Eisenhower Drive)**
- **Emons Road/Westowne Court (Eisenhower Drive to cul de sac)**

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
 2022 PAVEMENT CONSTRUCTION - CONTRACT A22
 6/1/2022



PARCEL OWNER	PARCEL #	MAILING ADDRESS				ASSESSABLE LOTS	COST PER LOT	TOTAL ASSESSMENTS FOR ROAD IMPROVEMENTS	DRIVEWAY, Estimated AREA, S.F.	COST PER S.F., \$9.66/SF	TOTAL ASSESSMENT FOR DRIVEWAY IMPROVEMENTS	TOTAL PRELIMINARY ASSESSMENT	COMMENTS
Creekview Lane													
Brian A Vanepere	030043100	W3302 Creekview Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	209	\$9.66	\$2,017.01	\$5,080.35	Corner Lot
Lori L Gossen	030207100	W3296 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	238	\$9.66	\$2,297.15	\$6,381.61	
Sarah T Behling	030207200	W3290 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	432	\$9.66	\$4,174.09	\$8,258.55	
Cheryl A Smith	030207300	W3282 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	302	\$9.66	\$2,913.46	\$6,997.92	
Alan and Robin Gibson	030207400	W3276 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	322	\$9.66	\$3,109.55	\$7,194.01	
Luke J and Elizabeth L Wollenberg	030042400	W3268 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	782	\$9.66	\$7,549.77	\$11,634.23	
Timothy F and Laure A Kline	030041801	W3232 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	297	\$9.66	\$2,871.44	\$6,955.90	
Timothy F and Laure A Kline	030041814	W3232 Creekview Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	122	\$9.66	\$1,180.79	\$4,244.14	Corner Lot
Devin Lang	030041100	W3206 Creekview Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	422	\$9.66	\$4,076.04	\$7,139.38	Corner Lot
Kandis K and Spencer J Warner	030041500	W3196 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	326	\$9.66	\$3,151.58	\$7,236.04	
Bonnie J Weiss	030041501	W3190 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	238	\$9.66	\$2,297.15	\$6,381.61	
Dennis R Thompson	030040701	W3186 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	209	\$9.66	\$2,017.01	\$6,101.47	
Dennis R Thompson	030040702	W3186 Creekview Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$9.66	\$0.00	\$3,063.35	Corner Lot
Gregory D and Gary F Schuh	030051000	W3289 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	0	\$9.66	\$0.00	\$4,084.46	
Vandrix LLC	030051309	W3289 Creekview Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$9.66	\$0.00	\$3,063.35	Corner Lot
Town of Buchanan	030050608	N178 County Road N	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	0	\$9.66	\$0.00	\$3,063.35	Corner Lot, Pond
William A and Joanne M Phelps	030050600	W3231 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	207	\$9.66	\$1,999.43	\$6,083.89	
Ronald J and Linda Vanroy	030050800	W3225 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	152	\$9.66	\$1,470.74	\$5,555.20	
Kathryn A Keller	030050602	W3205 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	204	\$9.66	\$1,974.99	\$6,059.45	
Jerry R and Susan L Reinking Rev. Trst.	030050611	W3197 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	231	\$9.66	\$2,227.11	\$6,311.57	
Randy J and Lori B Verhagen	030050603	W3187 Creekview Lane	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	194	\$9.66	\$1,876.94	\$5,961.40	
Keith F and Linda Hopfensperger	030050604	W3175 Creekview Lane	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	219	\$9.66	\$2,115.06	\$5,178.40	Corner Lot
Westowne Court													
Buchanan Cottages Housing LLC	030051109	845 S Main Street	Fond Du Lac	WI	54935	1	\$4,084.46	\$4,084.46	518	\$9.66	\$4,999.05	\$9,083.51	
James L Huss and Barbara K Wetzel Revocable Trust	030212200	W3149 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	1097	\$9.66	\$10,597.50	\$14,681.96	
Kuiper Family Trust	030212100	897 Coolidge Avenue	Oshkosh	WI	54902	1	\$4,084.46	\$4,084.46	364	\$9.66	\$3,511.65	\$7,596.11	
Kuiper Family Trust	030212101	897 Coolidge Avenue	Oshkosh	WI	54902	1	\$4,084.46	\$4,084.46	364	\$9.66	\$3,511.65	\$7,596.11	
Joshua T Aerts	030212000	W3191 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	675	\$9.66	\$6,522.92	\$10,607.38	
Carleton F and Roberta R Graves	030211900	W3213 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	311	\$9.66	\$3,002.91	\$7,087.37	
James L Huss and Barbara K Wetzel Revocable Trust	030211901	W3215 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	311	\$9.66	\$3,002.91	\$7,087.37	
Robbie J and Jennine A Newhouse	030211800	N1670 River Forest Drive	Kaukauna	WI	54130	1	\$4,084.46	\$4,084.46	690	\$9.66	\$6,666.56	\$10,751.02	
Jerry D Weissbuch	030211700	W3210 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	349	\$9.66	\$3,371.34	\$7,455.80	
Gregory D Schuh	030211701	W3212 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	349	\$9.66	\$3,371.34	\$7,455.80	
Gary S Evers	030211601	715 S Railroad Street	Kimberly	WI	54136	1	\$4,084.46	\$4,084.46	449	\$9.66	\$4,335.41	\$8,419.87	
Mark G and Janet A King	030211600	W3204 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	449	\$9.66	\$4,335.41	\$8,419.87	
Lynn M Hardin	030211501	W3198 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	640	\$9.66	\$6,182.40	\$10,266.86	
Raymond P Romportl Irrevocable Trus	030211500	W3196 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	456	\$9.66	\$4,404.96	\$8,489.42	
Scott G and Julie C Berken	030211400	W6437 Lakeview Court	Menasha	WI	54952	1	\$4,084.46	\$4,084.46	712	\$9.66	\$6,880.34	\$10,964.80	
Mark D Schubert	030211300	W3080 Springfield Drive	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	672	\$9.66	\$6,487.17	\$10,571.63	
Mark D Schubert	030211200	W3080 Springfield Drive	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	766	\$9.66	\$7,398.59	\$11,483.05	
Diane M McNulty 2004 Liv. Trst.	030211100	3916 Vesper Court	Naperville	IL	60564	1	\$4,084.46	\$4,084.46	659	\$9.66	\$6,362.08	\$10,446.54	
Kelly A Beck Trust Agreement and Daniel M Raddatz Trust Agreement	030211000	3013 Snowcap Trail	Madison	WI	53719	1	\$4,084.46	\$4,084.46	660	\$9.66	\$6,379.95	\$10,464.41	
Jose S and Maria A Renteria	030210900	W3160 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	725	\$9.66	\$7,005.43	\$11,089.89	
Gary R and Crystal A Wilke	030210801	W3152 Westowne Court	Appleton	WI	54915	1	\$4,084.46	\$4,084.46	379	\$9.66	\$3,663.56	\$7,748.02	
Joshua D Krueger and Lena S Ritchie	030210800	W3150 Westowne Court	Appleton	WI	54915	0.75	\$4,084.46	\$3,063.35	379	\$9.66	\$3,663.56	\$6,726.90	Corner Lot
TOTALS						42		\$171,547.32			\$164,975.94	\$336,523.26	
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

RESIDENTIAL

- **Creekview Lane (Speel School Road to Eisenhower Drive)**
- **Emons Road/Westowne Court (Eisenhower Drive to cul de sac)**

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.