

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

COMMERCIAL (NON-RESIDENTIAL)

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

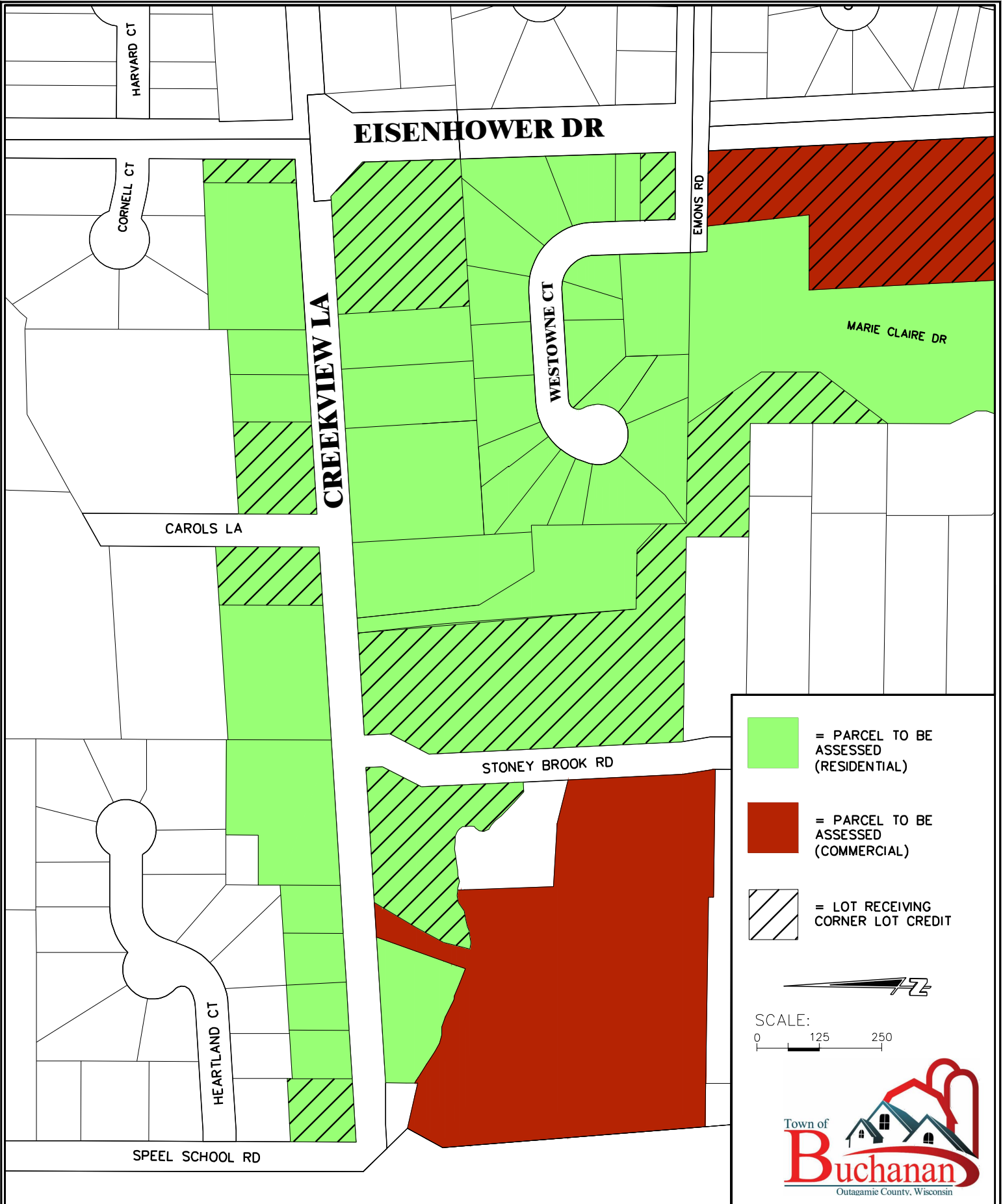
Installation of public improvements (roadway, storm sewer, curb & gutter, driveways and landscape restoration, etc.) has been bid as part of Town of Buchanan contract work. Plans and specifications for this project are available for review at the Town Offices, N178 County Road N, Buchanan, Wisconsin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




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


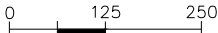
2022 Roadway Assessment Maps


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


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. 4916-0111
FIGURE 1

SCHEDULE B
Estimate of Entire Cost of Proposed Roadway
COMMERCIAL (NON-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 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 Commercial (Non-Residential) – As Bid Costs

Road Construction-Assessable less Driveways	\$448,391.00
Contingency	\$22,419.55
Engineering/Administration/Legal	<u>\$103,129.93</u>
Total Assessable Cost	\$573,940.48
Total Front Footage, LF	5,097.71
Average Cost Per Front Foot	\$112.59
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



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

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-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

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 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

**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

COMMERCIAL (NON-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 COMMERCIAL (NON_RESIDENTIAL)
 2022 PAVEMENT CONSTRUCTION - CONTRACT A22
 5/31/2022



PARCEL OWNER	PARCEL #	MAILING ADDRESS				ASSESSABLE FRONT FOOT	COST PER FRONT FOOT	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													
Vandrix LLC	030050900	W3277 Creekview Lane	Appleton	WI	54915	69.49	\$112.59	\$7,823.88	703.3	\$9.66	\$6,793.88	\$14,617.76	
Westowne Court													
Eisenhower Land Group LLC	030051104	845 S Main Street STE 100	Fond Du Lac	WI	54935	150.33	\$112.59	\$16,925.65	0	\$9.66	\$0.00	\$16,925.65	Corner Lot
TOTALS						219.82		\$24,749.53			\$6,793.88	\$31,543.41	
DRIVEWAY AREAS ARE ESTIMATED FOR PRELIMINARY COSTS, FINAL COSTS TO BE DETERMINED WITH MEASUREMENTS													

SCHEDULE D
Statement of Benefit

COMMERCIAL (NON-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.