

SPECIAL ASSESSMENT REPORT

2013 Street Reconstruction Project Locust Street

**City of Lodi
Lodi, Wisconsin**

Project No. 00080023

Prepared by:

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**REPORT ON PROPOSED SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS
AGAINST PROPERTIES LOCATED IN CITY OF LODI, WISCONSIN**

This report is submitted in accordance with the requirements of 66.0703, Stats. and City of Lodi Ordinance 94-1, and the preliminary resolution of the municipal governing body of City of Lodi, Wisconsin, dated April 16, 2013, determining to levy special assessments on benefited properties for 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 report consists of the following schedules attached hereto:

Schedule A – Final plans and specifications;

Schedule B - Estimate of entire cost of proposed improvements;

Schedule C – Schedule of final assessments against each benefited parcel.

ATTACHMENTS

SCHEDULE A – “2013 Street Reconstruction Project” plans and specifications are attached.

SCHEDULE B – Estimated Cost of Proposed Improvements

The estimated total cost of improving Locust Street and Prairie Street in accordance with the plans and specifications in Schedule A is \$287,912.00. The proposed improvements for the reconstruction of Locust Street & Prairie Street includes the replacement of concrete curb and gutter and the replacement and installation of sidewalk. [This cost does not include the bid alternate, which is \$70,130.00 and includes pulverizing and re-grading the pavement on Strangeway Blvd from Chestnut St to Tena Marie Court.]

SCHEDULE C -- Final Assessments

Assessment District. The assessment district includes all properties fronting both sides of Locust Street from its intersection with Prairie Street to its intersection with Main Street

(STH 113) and all properties fronting both sides of Prairie Street from its intersection with Church Street to its intersection with Locust Street.

Statement of Benefit. The properties within the assessment district against which the proposed assessments are to be made under City of Lodi’s police powers are benefited by the proposed improvements because curb and gutter will be replaced to define the street, improve roadway drainage, and provide easier maintenance and overall safer conditions. Sidewalk will be replaced or installed to provide safer pedestrian conditions.

Method of Determining Assessments. The City of Lodi’s policy is to assess one half (50%) of the total construction costs, including engineering, for curb and gutter replacement and for new sidewalk and sidewalk replacement to the benefited properties.

Curb & Gutter

The frontage foot assessment for concrete curb and gutter is determined as follows:

Unit price for curb and gutter:	\$11.00/L.F. of curb
Price for curb removal	\$2.00/L.F. of curb
Price for excavation:	\$7.00 per cubic yard 0.19 cubic yard per l.f of curb \$7.00 x 0.19 = \$1.33 L.F. of curb for excavation
Price for gravel base course	.0611 Tons/L.F. x \$11.00/Ton = \$0.67/L.F. of curb
Price for engineering	(\$21,200 total eng fee * 7.9% of total is for c&g) /1770 l.f. c&g = \$0.95 /L.F. of curb

(Unit price for curb and gutter + curb removal + excavation + gravel + engineering) x ½ =
(\$11.00 + \$2.00 + \$1.33 + \$0.67 + \$0.95) x ½ = **\$7.98/frontage foot** of curb installation

The frontage foot assessment for sidewalk replacement is determined as follows:

4-Inch Sidewalk

Unit price for 4” thick sidewalk:	\$3.25/S.F. of sidewalk
Price for sidewalk removal	\$0.50/S.F. of sidewalk
Price for Excavation:	\$7.00 per cubic yard 0.0122 cubic yard per s.f. of sidewalk \$7.00 x 0.0122 = \$0.085/S.F. for excavation
Price for gravel base course	.024 Tons/L.F. x \$11.00/Ton = \$0.26/S.F. of sidewalk
Price for engineering	(\$21,200 total eng fee * 6.98% of total is for s/w) /5,210 s.f. = \$0.28/S.F. of sidewalk

(Unit price for 4” sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x
½ = (\$3.25 + \$0.50 + \$0.085 + \$.26 + \$0.28)x 4 feet wide x ½ = **\$8.75/frontage foot** of 4”

sidewalk replacement.

6-Inch Sidewalk

Unit price for 6” thick sidewalk:	\$3.50/S.F. of sidewalk
Price for sidewalk removal	\$0.50/S.F. of sidewalk
Price for Excavation:	\$7.00 per cubic yard 0.0122 cubic yard per s.f. of sidewalk \$7.00 x 0.0122 = \$0.085/S.F. for excavation
Price for gravel base course	.024 Tons/L.F. x \$11.00/Ton = \$0.21/S.F. of sidewalk
Price for engineering	(\$21,200 total eng fee * 6.98% of total is for s/w) / 5,210 s.f. = \$0.28/S.F. of sidewalk

(Unit price for 6” sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x 1/2 = (\$3.50 + \$0.50 + \$0.085 + \$.21 + \$0.28)x 4 feet wide x 1/2 = **\$9.15/frontage foot** of 6” sidewalk replacement.

4-Inch Carriage Walk

Unit price for 4” thick sidewalk:	\$3.25/S.F. of sidewalk
Price for sidewalk removal	\$0.50/S.F. of sidewalk
Price for Excavation:	\$7.00 per cubic yard 0.0122 cubic yard per s.f. of sidewalk \$7.00 x 0.0122 = \$0.085/S.F. for excavation
Price for gravel base course	.024 Tons/L.F. x \$11.00/Ton = \$0.21/S.F. of sidewalk
Price for engineering	(\$21,200 total eng fee * 6.98% is for s/w) / 5,210 s.f. = \$0.28/S.F. of sidewalk

(Unit price for new 4” carriage walk + removal + excavation + gravel + engineering) x 4 feet wide x 1/2 =
(\$3.25 + \$0.50 + \$0.085+ \$0.21 + \$.50)x 1/2 = **\$2.27/square foot** of new 4” carriage walk installation.

The following is a list of the benefitted properties and the corresponding assessments:

Parcel No.	Owner	Mailing Address	Frontage (ft)	Curb & Gutter Assessment \$7.98/fr.ft.	4" Sidewalk Assessment \$8.75/fr.ft.	6" Sidewalk Assessment \$9.15/fr.ft.	Carriage Walk \$2.27/sq.ft.	Total Assessment
52	John G. Young	104 Locust St	79.29	\$632.73	\$211.75	\$0	\$0	\$844.48
63	Ashley J. Kartman	108 Locust St	50	\$399.00	\$136.50	\$0	\$0	\$535.50
62	Franklin Property Holdings, LLC	110 Locust St	66	\$526.68	\$218.75	\$146.40	\$0	\$891.83
61	Jane A. Waugh; Richard N. Waugh	112 Locust St	66	\$526.68	\$288.75	\$100.65	\$0	\$916.08
60	Kurtis Anderson	120 Locust St	66	\$526.68	\$455.00	\$128.10	\$0	\$1,109.78
59 & 59A	Doreen E. Borrow	128 Locust St	132	\$1,053.36	\$507.50	\$82.35	\$0	\$1,643.21
58	Methodist Church of Lodi Trustees	130 Locust St	198	\$1,580.04	\$157.50	\$0	\$0	\$2,487.54 **
53	Carl Miskimen	405 N.Main St	128.5	\$1,025.43	\$945.00	\$183.00	\$0	\$2,153.43
1	Cheryl Batease	105 Locust St	212.4	\$1,694.95	\$0	\$0	\$0	\$1,694.95
10	Eric A. Wyeth; Judy D. Wyeth	121 Locust St	205.37	\$1,638.85	\$393.75	\$192.15	\$0	\$2,224.75
9	Jennifer J. Hellenbrand	125 Locust St	84.29	\$672.71	\$201.25	\$0	\$0	\$873.96
8B	Margaret Neary	129 Locust St	84.3	\$672.71	\$676.38	\$0	\$68.10	\$1,417.19
8	M E Church	131 Locust St	137.12	\$1,094.22	\$700.00	\$0	\$68.10	\$1,862.32

** Includes 150 sq ft of integral curb & sidewalk [@ \$5/sq ft = \$750.00]