

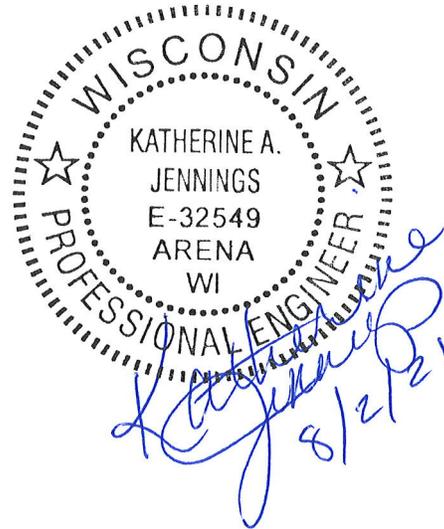
# FINAL SPECIAL ASSESSMENT REPORT

## 2021 Gay Street Improvements

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City of Lodi  
Columbia County, Wisconsin

Project No. 00080103



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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 Wisconsin Statutes and City of Lodi Ordinance 94-1, and the preliminary resolution of the municipal governing body of City of Lodi, Wisconsin, dated May 18, 2021 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 and Bid Tabulation;

Schedule C – Method of Determining Assessments;

Schedule D – Schedule of Assessments

### **ATTACHMENTS**

SCHEDULE A – “2021 Gay Street Improvements” plans and specifications are attached.

SCHEDULE B – Estimated Cost of Proposed Improvements

The estimated total construction cost of improving Pond Street in Lodi in accordance with the plans and specifications in Schedule A is \$ 370,395.63. The proposed improvements for the Special Assessments of the Gay Street Improvements include the installation of concrete curb and gutter.



SCHEDULE C. Method of Determining Assessments.

Assessment District. The assessment district includes all privately owned properties fronting both sides of Gay Street from Chestnut Street northerly to its intersection with N. Main Street (STH 113).

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.

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 to the benefited properties.

**24-Inch Curb & Gutter**

100% of the curb and gutter is being installed. The frontage foot assessment for concrete curb and gutter is determined as follows:

- Unit price for curb and gutter:           **\$14.48/LF of curb**
- Price for curb removal:                   **\$0/LF of curb**
- Price for excavation:                   \$15.63 per cubic yard  
0.14 cubic yard per LF of curb  
\$15.63 x 0.14 = **\$2.19/LF of curb for excavation**
- Price for 1-1/4” dense graded base:   0.11 Tons/LF x \$12/Ton = **\$1.32 /LF of curb**
- Price for 3-inch Breaker Run:           0.17 Tons/LF x \$11/Ton = **\$1.87/LF of curb**
- Price for engineering:                   **\$1.69 /LF of curb**

(Unit price for curb and gutter + curb removal + excavation + gravel + breaker run + engineering) x 50% = (\$14.48 + \$0 + \$2.19 + \$1.32 + \$1.87 + \$1.69) x 0.50 = **\$10.78 /frontage foot** of curb installation.

***Special Assessment Report***

***City of Lodi, Wisconsin***

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

<b>Parcel No</b>	<b>Property Address</b>	<b>Mailing Address</b>	<b>Owner Name</b>	<b>24" Curb and Gutter Frontage Feet</b>	<b>24" Curb and Gutter Assessment (\$10.78/frontage foot)</b>	<b>Total Assessment</b>
11246-160	156 Chestnut Street	156 Chestnut Street Lodi WI	Jeffery Leckwee	160	\$1,724.80	\$1,724.80
11246-58	130 Locust Street	130 Locust Street Lodi WI	Lodi United Methodist Church	40	\$431.20	\$431.20
11246-195.02	Open Lot - Gay Street Lot 2, CSM 5963-43-4	N1738 State Road 113 Lodi WI	Hidden Treasure Properties LLC	90	\$970.20	\$970.20
11246-195.01	512 Gay Street	N1738 State Road 113 Lodi WI	Hidden Treasure Properties LLC	95	\$1,024.10	\$1,024.10
11246-149.1	516 Gay Street	516 Gay Street Lodi WI	Brian Perry	105	\$1,131.90	\$1,131.90
11246-148.1	518 Gay Street	518 Gay Street Lodi WI	Bryan & Karly Lawver	105	\$1,131.90	\$1,131.90
11246-147	545 N. Main Street	545 N. Main Street Lodi WI	Nathan Knutson	200	\$2,156.00	\$2,156.00
11246-194	609 N. Main Street	N2820 Summerville Park Lodi WI 53555	RSB Properties LLC	420	\$4,527.60	\$4,527.60
					Total	\$13,097.70