

SPECIAL ASSESSMENT REPORT

2011 Street Reconstruction Project Prairie Street

**City of Lodi
Lodi, Wisconsin**

Project No. 00080012

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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 5, 2011, 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 – “2011 Street Reconstruction Project” plans and specifications are attached.

SCHEDULE B – Estimated Cost of Proposed Improvements

The estimated total cost of improving Prairie Street in accordance with the plans and specifications in Schedule A is \$263,199.12. The proposed improvements for the reconstruction of Prairie Street includes the replacement of concrete curb and gutter and the replacement and installation of sidewalk.

SCHEDULE C -- Final Assessments

Assessment District. The assessment district includes all properties fronting both sides of Prairie Street from its intersection with Lodi Street to its intersection with Church 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 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:	\$8.68/L.F. of curb
Price for curb removal	\$0.50/L.F. of curb
Price for excavation:	\$6.00 per cubic yard 0.155 cubic yard per l.f of curb \$6.00 x 0.15 = \$0.93 L.F. of curb for excavation
Price for gravel base course	.0611 Tons/L.F. x \$8.80/Ton = \$0.54/L.F. of curb
Price for engineering	\$16,767/\$251,428 x \$35000/1725 l.f. = \$1.35/L.F. of curb

(Unit price for curb and gutter + curb removal + excavation + gravel + engineering) x 1/2 = (\$8.68 + \$0.50 + \$0.93 + \$0.54 + \$1.35) x 1/2 = **\$6.00/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:	\$2.70/S.F. of sidewalk
Price for sidewalk removal	\$0.50/S.F. of sidewalk
Price for Excavation:	\$6.00 per cubic yard 0.0122 cubic yard per s.f. of sidewalk \$6.00 x 0.0122 = \$0.07/S.F. for excavation
Price for gravel base course	.024 Tons/L.F. x \$8.80/Ton = \$0.21/S.F. of sidewalk
Price for engineering	\$23,587/\$251,428 x \$35000/6,640 s.f. = \$0.50/S.F. of sidewalk

(Unit price for w 4” sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x 1/2 = (\$2.70 + \$0.50 + \$0.07 + \$.21 + \$0.50)x 4 feet wide x 1/2 = **\$7.96/frontage foot** of 4” sidewalk replacement.

6-Inch Sidewalk

Unit price for 6” thick sidewalk:	\$3.20/S.F. of sidewalk
Price for sidewalk removal	\$0.50/S.F. of sidewalk
Price for Excavation:	\$6.00 per cubic yard 0.0122 cubic yard per s.f. of sidewalk \$6.00 x 0.0122 = \$0.07/S.F. for excavation

Price for gravel base course .024 Tons/L.F. x \$8.80/Ton = **\$0.21/S.F. of sidewalk**
Price for engineering \$23,587/\$251,428 x \$35000/6,640 s.f. = **\$0.50/S.F. of sidewalk**
(Unit price for w 6" sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x 1/2 = (\$3.20 + \$0.50 + \$0.07 + \$.21 + \$0.50)x 4 feet wide x 1/2 = **\$8.96/frontage foot** of 6" sidewalk replacement.

4-Inch Carriage Walk

Unit price for 4" thick sidewalk: **\$2.70/S.F. of sidewalk**
Price for sidewalk removal **\$0.50/S.F. of sidewalk**
Price for Excavation: \$6.00 per cubic yard
0.0122 cubic yard per s.f. of sidewalk
\$6.00 x 0.0122 = **\$0.07/S.F. for excavation**
Price for gravel base course .024 Tons/L.F. x \$8.80/Ton = **\$0.21/S.F. of sidewalk**
Price for engineering \$23,587/\$251,428 x \$35000/6,640 s.f. = **\$0.50/S.F. of sidewalk**

(Unit price for new 4" carriage walk + removal + excavation + gravel + engineering) x 4 feet wide x 1/2 =
(\$2.70 + \$0.50 + \$0.07 + \$0.21 + \$.50)x 1/2 = **\$1.99/square foot** of new 4" carriage walk installation.

Special Assessment Report

City of Lodi, Wisconsin

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

Parcel No.	Owner	Mailing Address	Front age (ft)	Curb & Gutter Assessment \$6.00/fr.ft.	4" Sidewalk Assessment \$7.96/fr.ft.	6" Sidewalk Assessment \$8.96/fr.ft.	Carriage Walk \$1.99/sq.ft.	Total Assessment
36	Gatekeeper	154 Lodi St	132	792.00	684.56	412.16		1,888.72
180	Mike & Teresa Bilkey	204 Lodi St	195	1170.00	1464.64	98.56		2,733.20
35	Eric P. & Renee F. Degelau	110 Prairie St	66	396.00	437.80	98.56		932.36
34	Duane Odeguaard	114 Prairie St	66	396.00	525.36	0	48.06	969.42
178	Victorian Dreams B&B LLC	115 Prairie St	66	396.00	525.36	0	64.08	985.44
179	Victorian Dreams B&B LLC	201 Prairie St	66	396.00	445.76	89.60		931.36
18	Kimberly & Roger Seaver	204 Prairie St	66	396.00	111.44	0	55.72	563.16
177	Lavonne Wagner	205 Prairie St	66	396.00	501.48	26.88	52.52	976.88
17	Garth & Valerie Tippery	206 Prairie St	66	396.00	63.68	107.52		567.20
176	Lavonne Wagner	209 Prairie St	66	396.00	445.76	89.60	54.75	986.11
16	David J & Gina S Braun	212 Prairie St	66	396.00	390.04	152.32		938.36
175	Rachelle E Blair/Scott G Frasier	213 Prairie St	66	396.00	429.84	107.52		933.36
174	Darlene Brisky Life Estate & Richard Brisky	215 Prairie St	66	396.00	525.36	0		921.36
15	Diane M Humbolt	216 Prairie St	66	396.00	0	0		396.00
4	Randy C Bruenig	302 Prairie St	66	396.00	0	0		396.00
51	Clarence M Bushnell	303 Prairie St	66	396.00	525.36	0		921.36
5	Rita A Luetscher, Beulah D Luetscher	306 Prairie St	66	396.00	127.36	0	40.34	563.70
50	Arnold N & Jewell Walton	307 Prairie St	66	396.00	398.00	143.36		937.36
6	Larry J & Barbara L Johnson	310 Prairie St	66	396.00	31.84	0	50.59	478.43
49	Sally M McFarlane	311 Prairie St	66	396.00	405.96	0		801.96
7	James Yednock	314 Prairie St	66	396.00	63.68	0		459.68