

Special Assessment Report

School Street Roadway and Utility Reconstruction
East Troy, Wisconsin

Project Number 23.1017.05

April 2, 2024

Revised June 6, 2024

Revised September 12, 2024



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Prepared For:

Village of East Troy
2015 Energy Drive
East Troy, WI 53120

Prepared By:

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Report Author:

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Village Engineer

This report is hereby filed with the Village Clerk of the Village of East Troy, located in Walworth County, Wisconsin in accordance with the requirements of Section 66.0703 of the Wisconsin Statutes and the preliminary resolution of the Village of East Troy Village Board dated March 18, 2024 determining the special assessments for the replacement of sanitary sewer laterals, new curb and gutter, sidewalk replacement, and water service replacement from the right of way to the house as part of the "School Street Roadway and Utility Reconstruction" project.

Each of the properties described within this report which Special Assessments will be levied against, benefit from the project.

General Project Description

The roadway is being reconstructed including the removal and replacement of curb and gutter and sidewalk along with the installation of new sidewalk. To be good stewards of infrastructure, the watermain is being replaced along with watermain laterals. One water lateral is being replaced from the right of way to the house. Sanitary sewer laterals are being replaced as well from the sewer main to the right of way. Special assessments will be issued for the new curb and gutter, driveway approaches, ne sidewalk, sidewalk removal and replacement, sanitary sewer lateral replacement, water lateral replacement from right of way to the house. This project is being completed by the Village of East Troy to address aging infrastructure.

The properties benefiting from the project are described in Schedule A.

Attachments

This report includes the following attachments:

Exhibit A- Contract documents including plans and specifications.

Exhibit B- Terms of Special Assessment

Exhibit C- Assessment Rate Calculations

Exhibit D- Summary Notes

Schedule A- Post Bid Assessment Schedule

Exhibit A- Contract Documents including Plans and Specifications

A set of contract documents, including plans and specifications, for the project are on file at the office of the Village Clerk and are available for review during normal business hours. The plans and specifications are incorporated into this report by reference.

Exhibit B- Terms of Special Assessment

All assessments shall become active immediately and shall become due as follows:

1. The assessment against any parcel or unit may be paid in a single payment or, if approved, in a series of annual installments with interest, as will be determined after the public hearing on the proposed assessments.

Exhibit C- Assessment Rate Calculations

Bid Prices

ITEM	BID PRICE	ASSESSMENT
1-inch Water Lateral R/W to House	\$110.00/LF	\$110.00/LF
4-inch Sanitary Lateral Relay	\$96.00/LF	\$96.00/LF
Sanitary Wye 4-inch	\$450.00/EA	\$450.00/EA
Connect to Existing Sanitary Lateral	\$100.00/EA	\$100.00/EA
Asphalt Driveway 3-inch	\$45.00/SY	\$45.00/SY
Concrete Driveway 6-inch	\$80.00/SY	\$80.00/SY

The Village Special Assessment Ordinance was updated June 3, 2024, the above reflects those changes. Engineering, Legal, and administrative costs are not included in Schedule C but may be considered as part of the assessable project costs if desired by the Board.

Exhibit D- Summary Notes

1. The properties located along the project listed in Schedule A are benefiting properties under the applicable Wisconsin Statutes and thus are being specially assessed for a part of the Project Cost. The special assessments for each benefiting property are described in Schedule A attached to this report.
2. When the project is undertaken and the special assessments levied on the benefiting properties, an Installment Assessment Notice, as required by Section 66.0715 of the Wisconsin Statutes, will be sent to each property owner.

