6b & 6c

Meeting: Village Board
Meeting Date: 04/23/12
Agenda Item: #

Mission Statement
Delivering quality services in a courteous, cost effective and efficient manner

VILLAGE BOARD MEETING STAFF REPORT

REPORT TO: Burt R. McIntyre, President
Village Board of Trustees

REVIEWED BY:

REPORT FROM: Michael J Kaster, PE, Director of Engineering

AGENDA ITEMS: 6:35 Public Hearing Regarding "Proposed Special Assessments for Spencer's Crossing 1st Addition"

Review and take action on Final Resolution 2012-10 authorizing the levying of special assessments on Spencer's Crossing 1st Addition.

POLICY ISSUE

Should the Village Board levy special assessments against benefited property according to Policy?

BACKGROUND INFORMATION

The Village Board approved preliminary resolution 2011-23 on September 26, 2011 declaring the intent to levy special assessments. In accordance with the resolution, staff has prepared plans, specifications, estimates, and a schedule of assessments in accordance with Village Policy and State Statutes and called for a public hearing. The project includes 13 residential lots and park improvement. Park improvements include the construction of an access drive, 5 car parking lot, and fencing along the newly created lots.

The proposed Development Agreement includes definitive assessment terms including a maximum repayment term of 3 years with an interest rate of 6.25% beginning at the time the assessments are levied. The cost of improvements would be levied on each individual lot within the development and the Village would receive repayment as each lot is sold or transferred. The subdivision lots could be sold either as vacant lots or with homes constructed on the lots.

Property owners that would be assessed were informed about potential Village Board action at the April 23, 2012 Village Board meeting with the attached letter.

The Final Plat is still in the approval process, and will be recorded pending review from State and County departments. The plat recording and revision to the Development Agreement will be required prior to issuance of building permits or the selling of any lots.

Due to the fact that the Village Clerk has to sign off on the Plat at time of recording stating that there are no special assessments on the property it is imperative that the plat be recorded prior to the levying of special assessments against the subject parcels.

PRIOR ACTION/REVIEW

- June 13, 2011: The Village Board modified the assessment policy (see attached) to include an option for public financing of residential subdivisions.
- September 26, 2011: The Village Board approved the Preliminary Resolution for Special Assessments.

FINANCIAL INFORMATION

FISCAL IMPACT:

1.	Is There A Fiscal Impact?	Yes
2.	Is it Currently Budgeted?	Yes
3.	If Budgeted, Which Line? – Developer Projects	Capital Project

RECOMMENDED ACTION

b) Village staff recommends that the Village Board hold the public hearing and table the final resolution until such time that the Final Plat is recorded.

If the Village Board were in favor of this policy action, the following motion may be made:

"Motion to table resolution 2012-10 **"Final Resolution Authorizing Levying of Special Assessments on Spencer's Crossing 1st Addition" until such time that the Final Plat has been recorded.**

POLICY ALTERNATIVE(S)

The Village Board could take the following actions:

- Approve resolution 2012-10
- Deny the resolution and decide how to proceed
- Table the resolution and request additional information

ATTACHED INFORMATION

I. Plat of Spencers Crossing First Addition
II. Resolution 2012-10
III. Property owner notification letter and schedule of proposed assessments.
IV. Plans & Specifications, due to size, will be available for review at the Board Meeting.

Office of the Register of Deeds
Brown County, Wisconsin
Received for Record ______ , 20__
at ____ o'clock __M and recorded in
Document # __________
Volume __ of ______ on Page ____
Cathy Williquette Lindsay, Register of Deeds

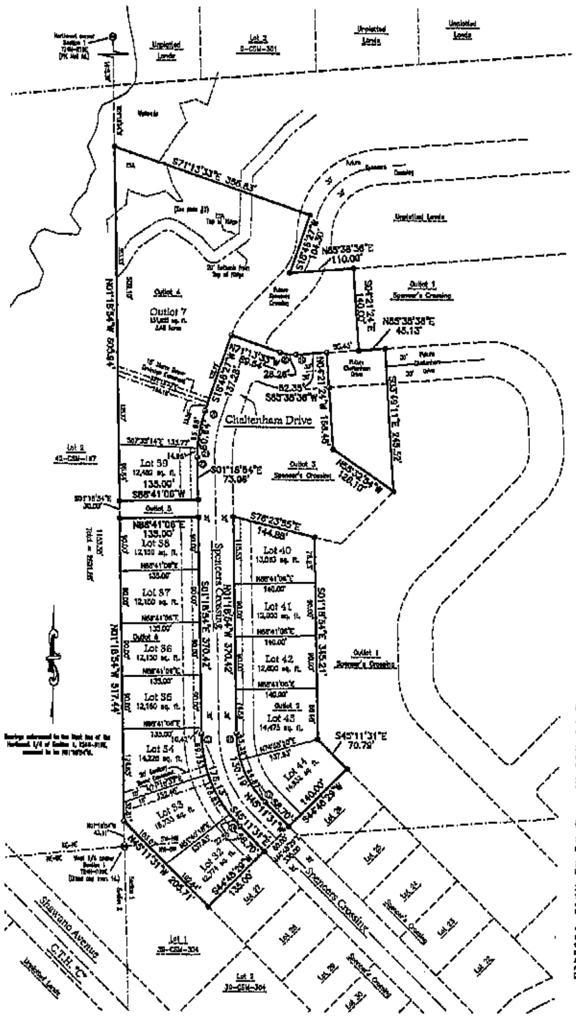
Spencer's Crossing, First Addition

All of Outlots 2, 4 & 6 of the recorded plat of Spencer's Crossing (Volume 22, Plats, page 256, Document Number 2208364, Brown County Records), being located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 1, T24N-R19E, Village of Howard, Brown County, Wisconsin

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified ______________, 20___

Department of Administration



I, David J. Chrouser, Registered Land Surveyor, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Howard and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "SPENCER'S CROSSING, FIRST ADDITION", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is All of Outlots 2, 4 & 6 of the recorded plat of Spencer's Crossing (Volume 22, Plats, page 256, Document Number 2208364, Brown County Records), being located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 1, T24N-R19E, Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 corner of Section 1, T24N-R19E; thence N01°18'54"W, 43.11 feet along the West line of the Northwest 1/4 of said Section 1 to the point of beginning; thence continuing N01°18'54"W, 1153.38 feet along said West line to the Northwest corner of Outlot 4 of the recorded plat of "Spencer's Crossing"; thence S71°13'33"E, 356.83 feet along a North line of said Outlot 4; thence S18°46'27"W, 104.30 feet along an East line of said Outlot 4; thence N85°38'36"E, 110.00 feet along a North line of said Outlot 4 to the Northeast corner thereof; thence S04°21'24"E, 140.00 feet along an East line of said Outlot 4; thence N85°38'36"E, 45.13 feet along a North line of said Outlot 4; thence S03°49'11"E, 245.52 feet along an East line of said Outlot 4; thence N56°32'54"W, 120.10 feet along a North line of Outlot 3, said Plat; thence N04°21'24"W, 156.45 feet along the East line of said Outlot 3 and its Northerly extension to the Northerly right of way of Cheltenham Drive; thence S85°38'36"W, 52.35 feet along said Northerly right of way; thence 28.26 feet along said Northerly right of way being the arc of a 70.00 foot radius curve to the right whose long chord bears N82°47'28.5"W, 28.07 feet; thence N71°13'33"W, 88.54 feet along said right of way; thence S18°46'27"W, 137.28 feet along the Westerly right of way of Spencers Crossing; thence 80.64 feet along said Westerly right of way being the arc of a 230.00 foot radius curve to the left whose long chord bears S08°43'46.5"W, 80.23 feet; thence S01°18'54"E, 73.06 feet along said right of way to the Southeast corner of said Outlot 4; thence S88°41'06"W, 135.00 feet along a South line of said Outlot 4 to the Southwest corner thereof; thence S01°18'54"E, 30.00 feet along said West line of the Northwest 1/4, also being the West line of said Plat; thence N88°41'06"E, 135.00 feet along the North line of Outlot 6, said Plat to the Northeast corner of said Outlot 6; thence S01°18'54"E, 370.42 feet along said Westerly right of way; thence 170.13 feet along said right of way being the arc of a 230.00 foot radius curve to the left whose long chord bears S23°15'12.5"E, 171.08 feet; thence S45°11'31"E, 58.70 feet along the Southerly right of way of said Spencers Crossing to the Northwest corner of Lot 27, said Plat; thence N44°48'29"E, 60.00 feet to the Southwest corner of Lot 28, said Plat; thence N45°11'31"W, 58.70 feet along the Northerly right of way of said Spencers Crossing; thence 133.19 feet along said right of way being the arc of a 170.00 foot radius curve to the right whose long chord bears N23°15'12.5"W, 127.03 feet; thence N01°18'54"W, 370.42 feet along the Easterly right of way of said Spencers Crossing to the Northwest corner of Outlot 2, said Plat; thence S76°23'55"E, 144.88 feet along the North line of said Outlot 2; thence S01°18'54"E, 345.21 feet along the East line of said Outlot 2; thence S45°11'31"E, 70.79 feet along said East line to the Northwest corner of said Lot 28; thence S44°48'29"W, 335.00 feet along the West lines and extensions of said Lots 28 & 27 to the Southwest corner of said Lot 27; thence N45°11'31"W, 205.71 feet along the South line of said Outlots 6 to the point of beginning.

Parcel contains 323,642 square feet / 7.43 acres, more or less.

David J. Chrouser S-1578
July 19, 2011
Revised March 13, 2012
Revised April 18, 2012 (Removed lots and dedication)

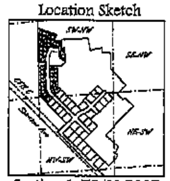
Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle
17–18	133.19	170.00	127.03	N23°15'12.5"W	44°53'37"
Lot 43	45.52	170.00	45.18	N08°57'04.5"W	15°20'31"
Lot 44	94.07	170.00	92.88	N30°02'22"W	31°36'10"
19–20	28.26	70.00	28.07	N82°47'28.5"E	23°07'51"
20–21	80.64	230.00	80.23	S08°43'46.5"W	20°05'21"
Out. 7	66.60	230.00	66.43	S10°38'36.5"W	16°35'41"
Lot 38	14.05	230.00	14.05	S00°26'56"W	03°29'40"
23–24	178.13	230.00	171.08	S23°15'12.5"E	44°23'37"
Lot 34	69.75	230.00	69.48	S10°00'04.5"E	17°22'28"
Lot 33	76.63	230.00	76.40	S28°50'23.5"E	19°05'19"
Lot 38	27.05	230.00	27.04	S41°46'36.5"E	06°51'48"

Legend

- ○ 2.38" (o.d.) x 18" Iron pipe weighing 3.65 lbs/lin. foot set.
- ⊙ 2" Iron pipe found.
- ● 1" Iron pipe found.
- Brown County Monument – type noted
- – All other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.
- – All linear measurements have been made to the nearest hundredth of a foot.
- – All distances on curves are arc lengths.
- 30' Building Setback (unless noted)
- 12' Utility easement (unless noted)

Location Sketch



Section 1, T24N-R19E

NOTES

1) A land use permit from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

2) Outlot 7 includes wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corp of Engineers, the Brown County Planning Commission, or the Brown County Zoning Administrator's Office prior to any development activity.

3) No building permit will be issued for Outlot 7 until the full width of the Spencer Crossing right of way is acquired by the Village of Howard.

RESTRICTIVE COVENANTS

1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

3) The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to prevent soil erosion. However, if the Village, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any construction or installation related activities associated with streets and utilities.

4) Outlot 7 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 50 feet of wetlands 2 acres or greater, floodway plus all land within 50 feet or 75 feet beyond the ordinary high water mark – whichever is greater, all land within 100 feet of a navigable waterway, all land within 25 feet of a non-navigable waterway, steep slopes of 12% or greater associated with any water feature or buffer, a 20 foot setback from steep slopes of 20% or greater associated with a water feature or buffer. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Carot Land Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described as "SPENCER'S CROSSING, FIRST ADDITION" to be surveyed, divided, mapped and dedicated as represented hereon. Carot Land Development LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF HOWARD
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said Carot Land Development LLC has caused these presents to be signed by Keith E. Carot, its Member, on this ___ day of ________, 20__.

Keith E. Carot
Member

Personally came before me this ____ day of ____________ 20___ the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public — My Commission Expires ____________

STATE OF WISCONSIN]
] ss
COUNTY OF BROWN]

CONSENT OF CORPORATE MORTGAGEE

________ Bank, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of Carot Land Development LLC, Owner.
IN WITNESS WHEREOF, ______ Bank has caused these presents to be signed by ____________, its ____________ and countersigned by ____________, its ____________, at Green Bay, Wisconsin, this ___ day of ________, 20__.

Personally came before me this ___ day of ____________, 20___, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public — My Commission Expires ____________

STATE OF WISCONSIN]
] ss
COUNTY OF BROWN]

CERTIFICATE FOR THE VILLAGE OF HOWARD

Approved for the Village of Howard this ____ day of ________, 20___

Paul F. Evert
Village Administrator

BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Plan Commission this ____ day of ________, 20___

Peter Schleinz
Senior Planner

TREASURER'S CERTIFICATE

As duly elected Village Treasurer and Brown County Treasurer, We hereby certify that the records in our office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Chris Haltom, Village Treasurer — Date
Kerry N. Blaney, Brown County Treasurer — Date

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard • Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672

SCALE: 1" = 100'

TAX PARCEL NUMBERS: VH-3064, VH-3641, VH-3070

DRAWN BY: BAR

Spencer's Crossing
First Addition

PROJECT NO. F-19903
SHEET NO. 1 of 1
DRAWING NO. P-2123

RESOLUTION NO. 2012 - 10

FINAL RESOLUTION AUTHORIZING
LEVYING OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY
FOR SANITARY SEWER & LATERALS, WATERMAIN & SERVICES,
STORM SEWER & LATERALS, STORM WATER MANAGEMENT FACILITIES,
DRIVEWAYS, SIDEWALKS, CURB & GUTTER,
AND ROADWAY RECONSTRUCTION
ON SPENCER'S CROSSING

WHEREAS, the Village Board for the Village of Howard, Brown County, Wisconsin, held a public Hearing at 6:35 p.m. on the 23rd day of April, 2012, for the purpose of hearing all interested persons concerning the Preliminary Resolution and the report of the Village Engineer on the proposed improvement, construction, and installation of sanitary sewer & laterals, watermain & services, storm sewer & laterals, storm water management facilities, driveways, sidewalk, curb & gutter, and roadway reconstruction. The areas to be assessed shall be:

A. The easterly and westerly sides of Spencers Crossing, beginning approximately 500 feet northerly of Gaibrelles Gate, continuing northerly along Spencers Crossing approximately 695 feet for sanitary sewer and laterals, watermain and services, storm sewer and laterals, storm water management facilities, driveways, sidewalk, curb and gutter, and roadway construction including:

Parcel VH – 2979
Parcel VH - 2980
Parcel VH – 2981
Parcel VH – 2982
Parcel VH – 2983

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Howard, Brown County, Wisconsin, as follows:

(1) That the report of the Village Engineer and/or consulting engineers pertaining to the construction of the above described public improvements for installation of sanitary sewer and laterals, watermain and services, storm sewer and laterals, storm water management facilities, driveways, sidewalk, curb and gutter, and roadway reconstruction, including plans and specifications therefore, is adopted and approved.

(2) The Village engineer is authorized to carry out construction and installation in accordance with the Engineer's Report.

(3) That payment for the improvements shall be made by assessing the costs thereof against the above described benefited properties as indicated in the Engineer's Report.

(4) That the Village Board, based in its view of the property and its review of such report determines that the above-described properties are benefited by such public improvements and that the benefits and amounts assessed against each parcel on the basis shown in the report, representing an exercise of the police power, are determined to be on a reasonable basis and are hereby confirmed and approved.

(5) Financing and Payments:

(A) **Type G Payment Plan**

i. Special assessments levied against properties as set forth in the Schedule C of the Engineer's Report denoted as "assessment Type G" shall allow deferred payment with accrued interest, at the rate of 6.25% annually, from the date of the Final Resolution, until such time that any of the following events occur:
   1. The property is sold or transferred.
   2. Upon the expiration of three (3) years from the date of special assessment approval.

ii. At the time events "1" or "2" occur, the balance of principal, late fees, and penalties, including accrued interest, shall be immediately due and payable in full. Where owners of affected property have not paid the amount due within 30 days, such unpaid amounts shall bear interest on the unpaid balance at the rate of 18% annually including late fees, and penalties.

(6) The total amount assessed against benefited properties shall not exceed the total cost of the improvements.

(7) That the Village Clerk of the Village of Howard is directed to publish this resolution as a Class I Notice and is further directed to mail a copy of this resolution and a statement of the Final Assessment against the benefited property to every property owner whose name appears on the assessment roll whose post office address is known or can, with reasonable diligence be ascertained.

(8) If any section, sentence, or clause of this Resolution or any Special Assessment set forth or referenced herein shall be declared invalid for any reasons whatsoever, such decision shall not affect the remaining sections or assessments approved herein, which shall remain in full force and effect.

(9) This Resolution shall remain in full force and effect from and after its passage and publication according to law.

Adopted by the Village Board of the Village of Howard, Wisconsin this 23rd day of April, 2012.

VILLAGE OF HOWARD

_____

Burt R McIntyre, Village President

ATTEST:

_____

Paul Evert, Village Administrator

Published: 04 | 27 | 12

www.villageofhoward.com

AFFIDAVIT OF SERVICE

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Laurie A. Wittig, being first duly sworn on oath says that she is the Administrative Assistant for the Village of Howard; that on the 16th day of April, 2012, in the Village of Howard, Brown County, Wisconsin she forwarded by mail a Notice of Public Hearing and a Statement of the Proposed Assessment to the parties listed below, concerning a Public Hearing for Spencer's Crossing 2nd Addition to be held April 23, 2012.

See attached copy of labels, letter, Notice of Public Hearing and Schedule C.

Laurie Wittig, Administrative Assistant

Subscribed and sworn to before me
This 16 day of April, 2012

Pamela M Ronanen
NOTARY PUBLIC, BROWN COUNTY, WI
My Commission Expires: 08/19/2012

F:\USERS\ENGINEER\10Project\10018 - Spencer's Crossing Phase 2\Dev agree & assessments\Affidviat Proposed Assessment Mailing & Notice of Pub .docx

Public Works Facility
ENGINEERING * STREET & SANITATION * WATER & SEWER
1336 Cornell Road * Green Bay, WI 54313-8923
Phone: 920-434-4060 * Fax: 920-434-4072
E-Mail: publicworks@village.howard.wi.us

Keith Garot:
'keithgarot@new.rr.com'

LEGAL NOTICE
VILLAGE OF HOWARD
BROWN COUNTY, WISCONSIN

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village Board of Trustees of the Village of Howard Brown County, Wisconsin has declared its intention to exercise its power under Section 66.0701 of the Wisconsin Statutes to levy special assessments upon property described below for benefits conferred upon such property for the following improvements:

A. The easterly and westerly sides of Spencers Crossing, beginning approximately 500 feet northerly of Gaibrelles Gate, continuing northerly along Spencers Crossing approximately 695 feet for sanitary sewer and laterals, watermain and services, storm sewer and laterals, storm water management facilities, driveways, sidewalk, curb and gutter, and roadway construction including:

Parcel VH – 2979
Parcel VH - 2980
Parcel VH – 2981
Parcel VH – 2982
Parcel VH – 2983

The reports of the engineer, showing plans and specifications, estimated cost of improvements, proposed assessments and awards of damages, are on file at the Public Works Facility at 1336 Cornell Road and may be inspected there on any business day between the hours of 8:00 a.m. and 4:30 p.m.

You are further notified that the Village Board of Trustees of the Village of Howard will hear all persons interested or their agents or attorneys concerning matters contained in the preliminary resolution authorizing such assessment and reports including proposed assessments of benefits and damages at 6:35 p.m. on the 23rd day of April, 2012 in the Village Board Room, Village of Howard, Brown County, Wisconsin. All objections will be considered at said hearing and thereafter the amount of the assessment and repayment schedule will be finally determined.

Paul F. Evert
Village Administrator

Published: 04 | 20 | 12

SCHEDULE "B"

VILLAGE OF HOWARD

ENGINEERING REPORT
SPENCERS CROSSING PHASE 2
SANITARY SEWER LATERALS, WATEMAIN SERVICES, STORM SEWER AND LATERALS, DRIVEWAYS, SIDEWALKS, CURB & GUTTER AND ROADWAY CONSTRUCTION

I. Spencers Crossing Phase 2

Sanitary Sewer

100% Property Owner Cost

Quantity	Unit	Description	Unit $	Total
546	L.F.	8" Diameter SDR 35 PVC Sanitary Sewer	$23.00	$12,558.00
10	EA.	8"x4" PVC Service Branches	$60.00	$600.00
436	L.F.	4" Diameter Schedule 40 PVC Sewer Service	$16.00	$6,976.00
34.5	L.F.	4" Diameter Schedule 40 PVC Riser Pipe	$40.00	$1,380.00
30	V.F.	4' Diameter Manhole, Type 1	$155.00	$4,650.00
2	EA.	Type "A" Manhole Casting	$315.00	$630.00
40	C.Y.	Pipe Foundation Material, Soil Class A-7 (as ordered)	$15.00	$600.00
40	C.Y.	Select Backfill Material Soil Class D-3 (as ordered)	$12.00	$480.00
1	L.S.	Mobilization	$10,000.00	$10,000.00
		Sub-Total		$37,874.00
		Contingencies 10%		$3,787.40
		Design Engineering 7%		$2,651.18
		Resident Engineering, Surveying & Testing 14.75%		$5,586.42
		Est. Sanitary Sewer Cost		$49,899.00

Oversize Sanitary Sewer

100% Village Cost

Quantity	Unit	Description	Unit $	Total
		Sub-Total		$0.00
		Contingencies 10%		$0.00
		Design Engineering 7%		$0.00
		Resident Engineering, Surveying & Testing 14.75%		$0.00
		Est. Sanitary Sewer Cost		$0.00

Watermain

100% Property Owner Cost

Quantity	Unit	Description	Unit $	Total
718	L.F.	8" Diameter DR 18 PVC Watermain	$21.00	$15,078.00
3	L.F.	6" Diameter DR 18 PVC Hydrant Lead	$22.00	$66.00
2	EA.	Hydrants (7' Bury)	$3,065.00	$6,130.00
1	EA.	6" Hydrant Extensions (as ordered)	$460.00	$460.00
1	EA.	12" Hydrant Extensions (as ordered)	$525.00	$525.00
13	EA.	1" Water Service Connection Fittings	$200.00	$2,600.00
436	L.F.	1" Diameter DR 9 HDPE Water Service	$9.00	$3,924.00
21	C.Y.	Pipe Foundation Material, Soil Class A-7 (as ordered)	$15.00	$315.00
21	C.Y.	Select Backfill Material, Soil Class D-3 (as ordered)	$12.00	$252.00
0.2	Ton	Additional Fittings (as ordered)	$2,500.00	$500.00
		Sub-Total		$29,850.00
		Contingencies 10%		$2,985.00
		Design Engineering 7%		$2,089.50
		Resident Engineering, Surveying & Testing 14.75%		$4,402.88
		Est. Watermain Cost		$39,327.38

Oversize Watermain

100% Village Cost

Quantity	Unit	Description	Unit $	Total

Sub-Total	$0.00
Contingencies 10%	$0.00
Design Engineering 7%	$0.00
Resident Engineering, Surveying & Testing 14.75%	$0.00
Est. Watermain Cost	$0.00

Storm Sewer

100% Property Owner Cost

Quantity	Unit	Description	Unit $	Total
185	L.F.	18" Diameter (HDPE) Storm Sewer	$21.00	$3,885.00
346	L.F.	24" Diameter (HDPE) Storm Sewer	$28.00	$9,688.00
84	L.F.	12" Diameter RCP, Class III Inlet Lead	$24.00	$2,016.00
13	EA.	4" Service Branch	$74.00	$962.00
566	L.F.	4" Diameter Schedule 40 PVC Storm Sewer Service	$14.00	$7,924.00
3	EA.	4' Diameter Type "S" Manhole	$1,250.00	$3,750.00
6	EA.	Type 1 Inlet	$1,000.00	$6,000.00
3	EA.	Manhole Casting Type "B"	$300.00	$900.00
4	EA.	Inlet Casting Type "D"	$425.00	$1,700.00
40	L.F.	6" Perforated Polyethylene Underdrain	$16.00	$640.00
4	EA.	Core Drill Inlet/MH for 6" Underdrain and Seal	$100.00	$400.00
20	C.Y.	Pipe Foundation Material, Soil Class A-7 (as ordered)	$15.00	$300.00
20	S.Y.	Select Backfill Material, Soil Class D-3 (as ordered)	$12.00	$240.00
610	L.F.	Silt Fence (as ordered)	$3.00	$1,830.00
6	EA.	Inlet Protection Type A (as ordered)	$80.00	$480.00
2	HR.	Erosion Control Maintenance Personnel (as ordered)	$60.00	$120.00
2	HR.	Erosion Control Maintenance Equipment (as ordered)	$50.00	$100.00
0.4	EA.	Dewatering Bag	$270.00	$108.00
2	EA.	Inlet Casting Type "E"	$415.00	$830.00

Sub-Total	$41,873.00
Contingencies 10%	$4,187.30
Design Engineering 7%	$2,931.11
Resident Engineering, Surveying & Testing 14.75%	$6,176.27
Est. Storm Sewer Cost	$55,167.68

Oversize Storm Sewer

100% Village Cost

Quantity	Unit	Description	Unit $	Total

Sub-Total	$0.00
Contingencies 10%	$0.00
Design Engineering 7%	$0.00
Resident Engineering, Surveying & Testing 14.75%	$0.00
Est. Storm Sewer Cost	$0.00

Roadway Construction

50% Property Owner Cost

50% Village Cost

Quantity	Unit	Description	Unit $	Total
1	L.S.	Excavation and Grading 4537 c.y.	$13,600.00	$13,600.00
4370	C.Y.	Borrow, Soil Class D-3, Sand by the Truck Yard	$5.95	$26,001.60
3260	Ton	Crushed Aggregate Base Course	$8.00	$26,080.00
2020	L.F.	24" Curb and Gutter	$7.55	$15,251.00
230	Ton	Asphalt Surface 1-1/4"	$75.00	$17,250.00
357	Ton	Bituminous Pavement Binder Course 2-1/4"	$55.35	$19,759.95
538	S.Y.	Geotextile Fabric (as ordered)	$1.75	$941.50
6	EA.	Manhole Adjustment	$150.00	$900.00
8555	S.F.	5" Concrete Sidewalk	$2.94	$25,151.70
325	S.F.	6" Concrete Sidewalk (curb ramps/driveway)	$3.25	$1,056.25
8	S.F.	Detectable Warning Field	$32.00	$256.00
82	Ton	Stone Tracking Pad (as ordered)	$8.00	$656.00
40	L.F.	Silt Fence (as ordered)	$3.00	$120.00
6	EA.	Inlet Protection Type Catch - All (as ordered)	$75.00	$450.00
4	EA.	Tracking Pad Maintenance (as ordered)	$75.00	$300.00
2	HR.	Erosion Control Maintenance Personnel (as ordered)	$60.00	$120.00
2	HR.	Erosion Control Maintenance Equipment (as ordered)	$50.00	$100.00
4000	S.Y.	Seeding, Fertilizing & Mulch	$0.60	$2,400.00
270	L.F.	Cedar Split Rail Fencing	$11.00	$2,970.00
40	S.Y.	Erosion Mat (as ordered)	$3.00	$120.00
		Sub-Total		$153,483.90
		Contingencies 10%		$15,348.39
		Design Engineering 7%		$10,743.87
		Resident Engineering, Surveying & Testing 14.75%		$22,638.88
		Est. Roadway Cost		$202,215.04

Oversize Roadway Construction, Village Of Howard Park

100% Village Cost

Quantity	Unit	Description	Unit $	Total
251	SF	6" Driveway	$3.10	$778.10
270	LF	Split Rail Fence	$11.00	$2,970.00
71	TON	Pavement Binder Course, 2"	$53.45	$3,794.95
47	TON	Pavement Surface Course, 1"	$65.00	$3,055.00
630	LF	24" Curb & Gutter	$7.25	$4,567.50
605	S.F.	5" Concrete Sidewalk	$2.84	$1,718.20
730	TON	Crushed Aggregate Base Course	$7.85	$5,730.50
0.05	LS	Excavation & Grading	$22,808.00	$1,140.40
146	CY	Borrow, Soil Class D-3, Sand by the Truck Yard	$5.75	$839.50
910	SY	Seeding, Fertilizing & Mulch	$0.60	$546.00
		Sub-Total		$25,140.15
		Contingencies 10%		$2,514.02
		Design Engineering 7%		$1,759.81
		Resident Engineering, Surveying & Testing 14.75%		$3,708.17
		Est. Roadway Cost		$33,122.15

Driveway

50% Property Owner

50% Village

Quantity	Unit	Description	Unit $	Total
		Sub-Total		$0.00
		Contingencies 10%		$0.00
		Design Engineering 7%		$0.00
		Resident Engineering, Surveying & Testing 14.75%		$0.00
		Est. Driveway Cost		$0.00

Sidewalk

100% Village

Quantity	Unit	Description	Unit $	Total
		Sub-Total		$0.00
		Contingencies 10%		$0.00
		Design Engineering 7%		$0.00
		Resident Engineering, Surveying & Testing 14.75%		$0.00
		Est. Sidewalk Cost		$0.00

Lighting, Utilities, Trees, Signs

100% Property Owner Cost

Quantity	Unit	Description	Unit $	Total
1	LS	Utilites, Electric, Gas, Telephone, Gas	$29,900.00	$29,900.00
1	LS	Street Lights	$2,700.00	$2,700.00
1	LS	Trees	$5,200.00	$5,200.00
1	LS	Signs	$853.00	$853.00
		Sub-Total		$38,653.00
		Contingencies 10%		$0.00
		Design Engineering 7%		$0.00
		Resident Engineering, Surveying & Testing 14.75%		$0.00
		Est. Lighting Cost		$38,653.00

II. Interceptor Acreage Charges

Acres		Total
5.75	$175.00	$1,006.25

III. Laterals/Services Cost

Sanitary Sewer Laterals

Quantity	Unit	Description	Unit $	Total
10	EA.	8"x4" PVC Service Branches	$60.00	$600.00
436	L.F.	4" Diameter Schedule 40 PVC Sewer Service	$16.00	$6,976.00
34.5	L.F.	4" Diameter Schedule 40 PVC Riser Pipe	$40.00	$1,380.00
		Sub-Total		$8,956.00
		Contingencies 10%		$895.60
		Design Engineering 7%		$626.92
		Resident Engineering, Surveying & Testing 14.75%		$1,321.01
		Total Sanitary Service Cost		$11,799.53

Water Services

Quantity	Unit	Description	Unit $	Total
13	EA.	1" Water Service Connection Fittings	$200.00	$2,600.00
436	L.F.	1" Diameter DR 9 HDPE Water Service	$9.00	$3,924.00
		Sub-Total		$6,524.00
		Contingencies 10%		$652.40
		Design Engineering 7%		$456.68
		Resident Engineering, Surveying & Testing 14.75%		$962.29
		Total Water Service Cost		$8,595.37

Storm Sewer Laterals

Quantity	Unit	Description	Unit $	Total
13	EA.	4" Service Branch	$74.00	$962.00
566	L.F.	4" Diameter Schedule 40 PVC Storm Sewer Service	$14.00	$7,924.00
		Sub-Total		$8,886.00
		Contingencies 10%		$888.60
		Design Engineering 7%		$622.02
		Resident Engineering, Surveying & Testing 14.75%		$1,310.69
		Total Storm Service Cost		$11,707.31

IV. Assessment Report

Total Assessable Frontage & Areas

Sanitary Sewer	1282.58	L.F.
Sanitary Sewer Laterals	10.00	E.A.
Watermain	1282.58	L.F.
Watermain Services	13.00	E.A.
Storm Sewer	1282.58	L.F.
Storm Sewer Laterals	13.00	E.A.
Street Construction	1282.58	L.F.
Driveway	0.00	S.F.
Lighting, Utilities, Trees, Signs	1282.58	L.F.

Assessment Rates

Sanitary Sewer:	
Est. Sanitary Sewer Cost	$49,899.00
Less Oversize Sewer	$0.00
Less Lateral Cost Adjustment	($11,799.53)
Total Assessable Costs	$38,099.47
Rate per Linear Foot	$29.71
Sanitary Sewer Laterals:	
Est. Sanitary Sewer Laterals Cost	$11,799.53
Rate Per Lateral	$1,179.95
Watermain:	
Est. Watermain Cost	$39,327.38
Less Oversize Watermain	$0.00
Less Lateral Cost Adjustment	($8,595.37)
Total Assessable Costs	$30,732.01
Rate per Linear Foot	$23.96
Watermain Services:	
Est. Watermain Services Cost	$8,595.37
Rate Per Lateral	$661.18
Storm Sewer:	
Est. Storm Sewer Cost	$55,167.68
Less Oversize Sewer	$0.00
Less Lateral Cost Adjustment	($11,707.31)
Total Assessable Costs	$43,460.37
Rate per Linear Foot	$33.89
Storm Sewer Laterals:	
Est. Storm Sewer Laterals Cost	$11,707.31
Rate Per Lateral	$900.56
Road Construction:	
Est. Road Construction Cost	$202,215.04
Less Oversize Road	($33,122.15)
	$169,092.89
Rate per Linear Foot	$131.84
Village of Howard 50% cost share / foot	$0.00
Assessable 50% cost share / foot	$0.00
Driveway:	
Est. Driveway Cost	$0.00
Rate/Square Foot	$0.00
Village of Howard 50% cost share / foot	$0.00
Assessable 50% cost share / foot	$0.00
Sidewalk:	
Est. Sidewalk Cost	$0.00
Rate per Linear Foot	$0.00
Lighting, Utilities, Trees, Signs	
Est. Cost	$38,653.00
Less Oversize	$0.00
Total Assessable Costs	$38,653.00
Rate per Linear Foot	$30.14

V. Financing Summary

Total Project Costs:

Sanitary Sewer	$49,899.00
Watermain	$39,327.38
Storm Sewer	$55,167.68
Street Construction	$202,215.04
Driveway	$0.00
Sidewalk	$0.00
Lighting, Utilities, Trees, Signs	$38,653.00
Interceptor charges	$1,006.25
Total Project Cost	$386,268.35

Total Assessment Financing:

Sanitary Sewer Mains	1282.58	L.F @	$29.71	$38,099.47
Sanitary Sewer Laterals	10.00	E.A. @	$1,179.95	$11,799.53
Watermain	1282.58	L.F @	$23.96	$30,732.01
Water Services	13.00	E.A. @	$661.18	$8,595.37
Storm Sewer Mains	1282.58	L.F @	$33.89	$43,460.37
Storm Sewer Laterals	13.00	E.A. @	$900.56	$11,707.31
Street Construction	1282.58	L.F @	$131.84	$169,092.89
Driveway	0.00	S.F. @	$0.00	$0.00
Lighting, Utilities, Trees, Signs	1282.58	L.F. @	$30.14	$38,653.00
Interceptor Acreage	5.75	Acres @	$175.00	$1,006.25
ASSESSABLE PROJECT COSTS				$353,146.20

Village Cost Sharing Contribution

Oversize Sanitary Sewer	$0.00
Oversize Watermain	$0.00
Oversize Storm Sewer	$0.00
Oversize Road	$33,122.15
Sidewalk	$0.00
Lighting, Utilities, Trees, Signs	$0.00
Roadway Construction 50% cost share / foot	$0.00
Driveway Construction 50% cost share / foot	$0.00
Other Funding Sources	$33,122.15
TOTAL FINANCING	$386,268.35

SCHEDULE "C" FOR PUBLIC HEARING ON SPECIAL ASSESSMENTS
REPORT TO THE VILLAGE OF HOWARD, WISCONSIN, ON SPENCERS CROSSING PHASE 2

VILLAGE OF HOWARI PARCEL # (ie. VH - .....)	PARCEL OWNER	PARCEL ADDRESS	MAILING ADDRESS	TOTAL SAN. SEWER CHARGES	TOTAL WATERMAIN CHARGES	TOTAL STORM SEWER CHARGES	TOTAL SIDEWALK CHARGES	TOTAL ROADWAY CHARGES	TOTAL CHARGES
VH-2983, VH-2981 VH-2979	GAROT LAND DEVELOPMENT LLC	SPENCERS CROSSING	320 MAIN AV STE 300 DE PERE WI 54115-2228	$50,014.09	$38,608.55	$54,151.13	$0.00	$202,886.64	$345,660.40 ●
VH-2980	VILLAGE OF HOWARD		PO BOX 12207 GREEN BAY WI 54307-2207	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
VH-2982	VILLAGE OF HOWARD CHRISTOPHER HALTOM		PO BOX 12207 GREEN BAY WI 54307-2207	$891.16	$718.83	$1,016.55	$0.00	$37,981.40	$40,607.95
									$386,268.35
TOTALS				$50,905.25	$39,327.38	$55,167.68	$0.00	$240,868.04	$386,268.35

●Assessment Type G - 3 yr. Payment Plan plus interest*
*** see final resolution for additional terms**

Summary Page

SCHEDULE "C" FOR PUBLIC HEARING ON SPECIAL ASSESSMENTS
REPORT TO THE VILLAGE OF HOWARD, WISCONSIN, ON SPENCERS CROSSING PHASE 2

VILLAGE OF HOWARI PARCEL # (Ie. VH - .....)	PARCEL OWNER	SANITARY SEWER FRONTAGE FRONTAGE (L.F.)	CREDITS (L.F.)	ASSESSABLE FRONTAGE, (L.F.)	SANITARY SEWER CHARGE, PER LINEAL FOOT $29.71	SANITARY SEWER LATERALS, NUMBER INSTALLED	SANITARY SEWER LATERAL CHARGE, EA. $1,179.95	INTERCEPTOR ACREAGE (AC.)	INTERCEPTOR ACREAGE CHARGE $175.00	TOTAL SANITARY SEWER CHARGES
VH-2983, VH-2981 VH-2979	GAROT LAND DEVELOPMENT LLC	1252.58	0.00	1252.58	$37,208.31	10	$11,799.53	5.75	$1,006.25	$50,014.09
VH-2980	VILLAGE OF HOWARD	114.12	114.12 &	0.00	$0.00	0	$0.00	0	$0.00	$0.00
VH-2982	VILLAGE OF HOWARD CHRISTOPHER HALTOM	30.00	0.00	30.00	$891.16	0	$0.00	0	$0.00	$891.16
TOTALS		1396.70	114.12	1282.58	$38,099.47	10.00	$11,799.53	5.75	$1,006.25	$50,905.25

! WETLANDS
~FLOODWAY
* SECOND SIDE CREDIT
< UNDIVIDABLE HARDSHIP

& STORM FACILITY CREDIT
^ ADDITIONAL FOOTAGE CHARGE
> FOOTAGE APPLIED TO ^
• Unbuildable HARDSHIP Footage applied to ☏

SCHEDULE "C" FOR PUBLIC HEARING ON SPECIAL ASSESSMENTS
REPORT TO THE VILLAGE OF HOWARD, WISCONSIN, ON SPENCERS CROSSING PHASE 2

VILLAGE OF HOWARD PARCEL # (ie. VH - .....)	PARCEL OWNER	WATERMAIN FRONTAGE (L.F.)	FRONTAGE CREDITS (L.F.)	ASSESSABLE FRONTAGE, (L.F.)	WATERMAIN CHARGE, PER LINEAL FOOT $23.96	WATERMAIN SERVICES, NUMBER INSTALLED	WATERMAIN SERVICE CHARGE, EA. $661.18	TOTAL WATERMAIN CHARGES
VH-2983, VH-2981 VH-2979	GAROT LAND DEVELOPMENT LLC	1252.58	0.00	1252.58	$30,013.18	13	$8,595.37	$38,608.55
VH-2980	VILLAGE OF HOWARD	114.12	114.12 &	0.00	$0.00	0	$0.00	$0.00
VH-2982	VILLAGE OF HOWARD CHRISTOPHER HALTOM	30.00	0.00	30.00	$718.83	0	$0.00	$718.83
TOTALS		1396.70	114.12	1282.58	$30,732.01	13.00	$8,595.37	$39,327.38

! WETLANDS
~FLOODWAY
* SECOND SIDE CREDIT
< UNDIVIDABLE HARDSHIP

& STROM FACILITY CREDIT
^ ADDITIONAL FOOTAGE CHARGE
> FOOTAGE APPLIED TO ^
+ Unbuildable HARDSHIP Footage applied to