

REPORT OF VILLAGE ENGINEER

North Hudson, Wisconsin

Lemon Street N. (From St. Croix Street N. to Monroe Street N.) Street Improvements Project No. 2636-0084

Preliminary Special Assessment Report
June 16th, 2015

Pursuant to Wisconsin Statutes, Section 66.0703, and the Village of North Hudson policy on public improvements financing and assessment, revised on June 5, 2001, and as revised herein after, submitted herewith is the Report of the Village Engineer on the preliminary assessments for improvements to be made in the streets or portion of streets described in the following Table of Contents.

- I. Introduction
 - II. Assessable Costs and Benefits
 - III. Project Description and Site Map - Schedule "A"
 - IV. Project Opinion of Probable Cost Summary - Schedule "B"
 - V. Assessment Rate Methodology - Schedule "B"
 - VI. Summary
 - VII. Summary of Estimated Assessments - Schedule "C"
- Attachments: Schedule "A" - Location Map
Schedule "B" - Opinion of Probable Cost Estimates
Schedule "C" - Preliminary Assessment Schedule
Notice of Public Hearing
Preliminary Resolution

I hereby certify that the property against which assessments are proposed, has been viewed in the field and found to be benefitted by said improvements under the Village's police power.

Submitted this 16th day of June, 2015.



Kevin R. Oium, P.E.
Village Engineer

I. Introduction

This improvement project is located along Lemon Street N. between St. Croix Street N. to Monroe Street N. This project includes street resurfacing along with restoration of the work area.

The following report was based on the Village's current assessment policy entitled "Public Improvements Financing and Assessment Policy for the Village of North Hudson, Revised June 5, 2001" and Resolution #2007-05, "Preliminary Resolution Declaring Intent to Levy Special Assessments Under Municipal Police Powers," pursuant to 66.0703 Wis. Stats., for street improvements along this section of roadway within the Village limits.

II. Assessable Costs and Benefits

According to the Village's current assessment policy, the benefitting properties will be assessed on an adjusted front footage basis for the street improvements. For a more detailed description about the assessment rate methodology, refer to Section V of this report.

SUMMARY OF ASSESSMENT POLICY

<u>Item</u>	<u>Unit</u>	<u>% Assessed</u>
Street Reconstruction	per front footage	50% times a pro-rata factor

The pro rata factor that is used to determine the street reconstruction cost takes into account the current age of the street. If the improvements were to take place before 20 years, then the pro rata factor would reduce these costs by the indicated factors given in the Village's current assessment policy. The existing road surface along Lemon Street N. is beyond the 20 year allowance, therefore there will be no pro-rata factor used to reduce the cost.

III. Project Description and Site Map - Schedule "A"

The Lemon Street N. improvements project consists of the construction of street along with restoration of the work area.

The existing pavement within the project limits is beyond the service life of 20 years and will be replaced and assessed at 50% of the cost to the benefitting property owners. Currently, this section of roadway has a WIDOT PASER surface rating of 5. With this rating, this street is showing signs of significant aging and is in need of pavement replacement. The existing asphaltic pavement and underlying base course will be pulverized and reused to minimize the overall cost of the project. The existing sanitary sewer and water main will not be replaced as part of this project.

It is our recommendation that the proposed street improvements take place to address the aging and deteriorating conditions of the existing street within this area. We believe the proposed street improvements are in the best interest of the Village and are the most cost-effective way to accomplish this goal. This project is an important goal of the Village's commitment to maintaining it's existing infrastructure.

IV. Project Opinion of Probable Cost Summary - Schedule "B"

A projected opinion of probable cost for this section of improvements is \$20,250.00. This estimate is based on previous costs that have been submitted before on similar projects like these improvements. A more detailed estimate is attached to this report that shows each line item with its corresponding cost. Below is a table that summaries the main categories of the total project cost:

LEMON STREET N. COST ESTIMATE SUMMARY

Street Reconstruction	\$ 16,200.00
Opinion of Probable Construction Cost	\$ 16,200.00
Contingencies and Engineering - 25%	\$ 4,050.00
Total Opinion of Probable Construction Cost	\$ 20,250.00

V. Assessment Methodology - Schedule "C"

The assessment rates are all based on the Village's current assessment policy outlined in "Public Improvements Financing and Assessment Policy for the Village of North Hudson, Wisconsin revised June 5, 2001 and as revised herein after. A summary of the rates are included in this report under Section II entitled Assessable Costs and Benefits.

The preliminary assessment roll indicates the assessments cost for each parcel that will be affected by the improvements. These costs are based on the estimated construction cost and will be updated with the final bid prices once the project has been completed. Once the final project costs are determined, the final assessment roll will be issued and the final costs shall not exceed the preliminary assessment roll unless a new public hearing has taken place that indicates the new revised costs. Rehearing would require a new public hearing with a new notice and revised assessment roll.

Individual assessments will be calculated based on the concept of even principal payment over the life of the assessments. The interest rate for assessments will be 1.5% greater than the interest paid by the Village for bonding such projects.

Assessments may be paid in full or over a period of years based on the amount of the assessment. Below is a table of the assessment payment schedule.

Over	Not More Than	Maximum Years Equal Annual Installments
\$0	\$200	no installments
\$200	\$600	2 years
\$600	\$1,000	3 years
\$1,000	\$1,600	4 years
\$1,600	\$2,400	5 years
\$2,400	\$3,500	6 years
\$3,500	\$4,900	7 years
\$4,900	\$6,400	8 years
\$6,400	\$8,100	9 years
\$8,100	\$10,000	10 years
\$10,000	\$12,500	11 years
\$12,500	\$15,300	12 years
\$15,300	\$18,100	13 years
\$18,100	\$21,000	14 years
\$21,000	\$23,800	15 years
\$23,800	\$26,600	16 years
\$26,600	\$29,400	17 years
\$29,400	\$32,200	18 years
\$32,200	\$35,000	19 years
\$35,000		20 years

Below is summary of the assessable project costs.

1. Assessable Street Reconstruction:	
Construction - 50% of Construction Cost	\$ 8,100.00
Contingency & Engineering - 25%	<u>\$ 2,025.00</u>
Total	\$ 10,125.00
 Total Assessable Project Costs	 \$ 10,125.00

Opinion of Probable Cost - Schedule "B"
Lemon Street N.
(St. Croix Street N. - Monroe Street N.)
Village of North Hudson

CEDAR CORPORATION OPINION OF PROBABLE COST

DATE: June '15

ESTIMATE PREPARED BY: KRO

STREET CONSTRUCTION



Assumptions: *Approximately 275 ft of street resurfacing*
3" asphaltic pavement
22' width with 1' gravel shoulders
No additional gravel required
No pavement markings

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
Sawcut	L.F.	110	\$3.00	\$330.00
Pulverize & Relay	S.Y.	700	\$6.00	\$4,200.00
Crushed Aggregate Base, Shoulders	C.Y.	10	\$31.50	\$320.00
HMA, Binder, 1.5"	S.Y.	700	\$7.00	\$4,900.00
HMA, Surface, 1.5"	S.Y.	700	\$7.00	\$4,900.00
HMA, Driveway	S.Y.	50	\$16.00	\$800.00
Restoration	S.Y.	300	\$2.50	\$750.00
Subtotal				\$16,200.00
Contingency - 10%				\$1,620.00
Engineering - 15%				\$2,430.00

TOTAL ESTIMATED STREET CONSTRUCTION COST	\$20,250.00
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TOTAL ESTIMATED PROJECT COST	\$20,250.00
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PRELIMINARY ASSESSMENT SCHEDULE - SCHEDULE "C"
LEMON STREET NORTH
VILLAGE OF NORTH HUDSON
June 16, 2015

Assessment Rate: Cost _____ Rate (per foot)
 Street Reconstruction \$10,125.00 \$20.03

PARCEL NO.	PROPERTY OWNER	PROPERTY ADDRESS	FRONTAGE (FEET)	ASSESSABLE FRONT FOOTAGE		STREET RECONSTRUCTION	TOTAL
				FRONTAGE (FEET)	RECONSTRUCTION		
161-1044-40-000	Rosemary E. Barber 918 St. Croix Street N. Hudson, WI 54016	810 Monroe Street N. Hudson, WI 54016	130.2	0.0	*	\$0.00	\$0.00
161-1044-40-110	Demetria L. & Michael K. Lueneburg 405 Lemon Street N. Hudson, WI 54016	405 Lemon Street N. Hudson, WI 54016	130.6	130.6		\$2,615.88	\$2,615.88
161-1077-10-000	Michael J. Dux 902 Monroe Street N. Hudson, WI 54016	902 Monroe Street N. Hudson, WI 54016	150.0	140.0	**	\$2,804.15	\$2,804.15
161-1078-50-000	John A. & Wendy M. Hilke 404 Lemon Street N. Hudson, WI 54016	404 Lemon Street N. Hudson, WI 54016	139.7	94.7	***	\$1,896.81	\$1,896.81
SUBTOTAL SPECIAL ASSESSMENT AMOUNTS			410.8	365.3		\$7,316.84	\$7,316.84
Village of North Hudson		Lot Credits (2 Lots)		140.2		\$2,808.16	\$2,808.16
		Non-Assessable Costs Street Reconstruction					\$10,125.00
TOTALS				505.5		\$10,125.00	\$20,250.00

* Note: The first 150 feet of the long side of corner lot shall be exempt, said amount to be paid by Village. Front footage previously assessed with the Monroe Street project.

**Note: The assessable footage is based on the adjusted front footage plus side frontage in excess of 150 feet. Future improvements along the front footage will be exempt from street (pavement replacement) assessments.

***Note: Only a portion to the improvements are proposed along the frontage.

CLASS 1 NOTICE
FOR PUBLICATION JUNE 25, 2015
LEGAL NOTICE IN LINE AD WITH AFFADAVIT

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR STREET IMPROVEMENTS ALONG LEMON STREET NORTH BETWEEN ST. CROIX STREET NORTH AND MONROE STREET NORTH IN THE VILLAGE OF NORTH HUDSON, ST. CROIX COUNTY, WISCONSIN.

PLEASE TAKE NOTICE that the Board of Trustees of the Village of North Hudson, St. Croix County, Wisconsin has declared its intention to exercise its police power in accordance with §66.0703, Wis. Stats., to levy special assessments upon property with the following described assessment district for benefits conferred upon the property for construction of asphaltic pavement, traffic control and restoration of the work area, along with engineering and administration fees.

ASSESSMENT DISTRICT

Along Lemon Street North beginning approximately 100 feet north of the intersection of St. Croix Street North then northerly to Monroe Street North.

Tax parcels: 161-1044-40-000, 161-1044-40-110, 161-1077-10-000 and 161-1078-50-000.

A report showing proposed plans and specifications, estimated cost of improvements and proposed assessments are on file in the Clerk's office and may be inspected there during any business day between the hours of 9:00 a.m. and 4:30 p.m.

You are further notified that the Village Board of Trustees will hear all interested persons, their agents or representatives, concerning matters contained in the preliminary resolution authorizing the assessments and in the above described report at 7:15 p.m. on the 7th day of July, in the Village Hall at 400 7th St. N., Village of North Hudson, WI. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.

Date Published: June 25th, 2015

Melissa Luedke, Village Clerk

Resolution No. 2015-05

PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY SPECIAL ASSESSMENTS UNDER POLICE POWERS PURSUANT TO SEC. 66.0703, WIS. STATS., FOR STREET IMPROVEMENTS ALONG LEMON STREET NORTH BETWEEN ST. CROIX STREET NORTH AND MONROE STREET NORTH.

RESOLVED, by the Village Board of the Village of North Hudson, St. Croix County, Wisconsin:

1. The Village Board hereby declares its intention to exercise its police power under Sec. 66.0703, Wis. Stats., to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property by reason of the following public work and improvements:

Reconstruction of the above referenced streets, including but not limited to, pulverize and relay, asphaltic pavement, traffic control and restoration, along with engineering & administration fees.

2. The property to be assessed lies within the following described assessment district:

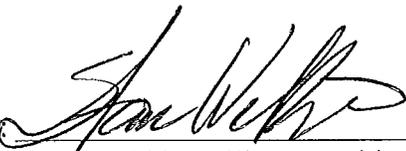
Assessment District

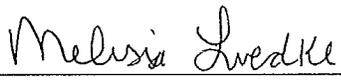
Tax parcels: 1044-40, 1044-40-110, 1044-70, 1077-10 and 1078-50.

3. The total amount assessed against the properties in the described assessment district shall not exceed the total cost of the improvements.
4. The Village Board determines that the improvements constitute an exercise of the police power for the health, safety and general welfare of the municipality and its inhabitants.
5. The Village Engineer shall prepare a report which shall consist of:
 - a. Preliminary plans and specifications for the improvements.
 - b. An estimate of the entire cost of the proposed improvements.
 - c. Schedule of proposed assessments.
6. When the report is completed, the Village Engineer shall file a copy of the report with the Village Clerk for public inspection; and, if state property is to be assessed, shall mail a copy of the report to the responsible state agency and, for assessments of \$50,000 or more, to the Wisconsin state building commission.

7. Upon receiving the report of the Village Engineer, the Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed Assessment District, the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and the report. This notice shall be published as a Class 1 notice under Chap. 985, Wis. Stats, and a copy shall be mailed, at least 10 days before the hearing, to every interested party whose address is known or can be ascertained with reasonable diligence.
8. The hearing shall be held at the North Hudson Village Hall Office at the following address: 400 Seventh Street North, North Hudson, WI 54016 at a time set by the Clerk in accordance with Sec. 66.0703(7), Wis. Stats.
9. The assessment against any parcel may be paid in cash or in annual installments, the number of which shall be determined at the public hearing on the proposed assessments.

Date Adopted: 2 June, 2015

Signed: 
Stan Wekkin, Village President

Attest: 
Melissa Luedke, Village Clerk

