

RESOLUTION #22-16

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH WILLOW RIDGE DRIVE RECONSTRUCTION PROJECT 2021

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 11th day of May 2021, adopted a Preliminary Resolution declaring its intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks.

WHEREAS, the governing body held a public hearing at the Jackson Municipal Complex, located at N168W19851 Main Street at 7:30 p.m. on the 13th day of September 2022 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

WHEREAS, the governing body has examined the report relating to the improvements and assessments (contained therein) and has considered the statements of those persons appearing at the public hearing,

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

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.
2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.
3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is \$84,067.22. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.
4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.
5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment to their annual property tax statement for the tax year 2022.

6. The Village Clerk shall publish this Resolution as a Class 1 notice, an Installment Assessment Notice, in accordance with Section 66.0703, Wisconsin Statutes.
7. The Village Treasurer shall mail to every interested person whose post office address is known or can with reasonable diligence be ascertained, including each property owner whose name appears on the property tax roll, a copy of this resolution, an invoice for the final assessment against the benefited property, and a contract agreement form in which the interested party shall elect their option of payment for such assessment, sign, and return to the Village Treasurer.

Introduced by: President Schwab

Seconded by: Trustee Kneepke

Vote: 5 ayes 1 nays

Passed and Approved: September 13, 2022

Michael E. Schwab
Michael E. Schwab – Village President

Attest: Jill S. Dobratz
Jill S. Dobratz – Village Clerk

Proof of Posting:

I the undersigned, certify that I posted this Resolution on bulletin boards at the Village Hall, Post Office, and one other location in the Village.

Jill S. Dobratz
Village Official

September 14, 2022
Date



Taking the lead in Washington County.

Assessment Report for Willow Ridge Reconstruction Project 2021

Attached is the following information regarding the Willow Ridge Drive Reconstruction Project 2021:

1. Plans and Specifications used to bid the project and construct.
2. The cost of the project was \$787,79.01, the base bid was \$789,627.11 and the amount being special assessed for the project is \$84,067.22. The Engineer's Estimate amount was \$886,722.00 of the project
3. Schedule of the proposed assessment.

Staff takes the position that the schedule of proposed assessment is a fair and equitable allocation of cost and that each property list in the report is benefiting. All other properties have been reviewed and the allocation has been deemed fair and benefiting. The project consisted of the following items:

- Replacement of existing sanitary sewer and laterals
- Replacement of existing water main and service
- Installation of new storm sewer
- Provide storm sewer laterals for sump pump discharge, per Village Code
- Replacement and installation of new curb and gutter
- Replacement and installation of new sidewalk
- Resurface roadway

The Village Board has approved to special assess properties along Willow Ridge Drive, which benefit from the project. The Village along the Jackson Sewer and Water Utilities will be paying for the majority of the project, although, the Village has determined the following parts of the project will be assessed to the benefiting properties: **Storm Sewer Lateral and Sidewalk.**

This report was compiled by Brian W. Kober, P.E., Village Engineer.

Date: August 26, 2022

W194N16660
Eagle Drive
Jackson, WI 53037
Phone: 262-677-0707
Fax: 262-677-8770

Mailing Address:
P.O. Box 637

www.villageofjackson.com

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

PLEASE TAKE NOTICE that the Village Board of the Village of Jackson, Washington County, Wisconsin has adopted a preliminary resolution declaring its intention to exercise its police power to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property within the following proposed assessment district for benefits conferred upon the property by the **Willow Ridge Drive Reconstruction Project 2021**:

<u>Property Address</u>	<u>Tax Key Number</u>
N170 W20374 Hunters Road	V3 0467 000
N170 W20310 Hunters Road	V3 0467 045
W203 N17041 Willow Ridge Drive	V3 0467 001
W203 N17061 Willow Ridge Drive	V3 0467 002
W203 N17072 Willow Ridge Drive	V3 0467 003
W203 N17084 Willow Ridge Drive	V3 0467 004
N170 W20342 Willow Ridge Drive	V3 0467 005
N170 W20314 Willow Ridge Drive	V3 0467 006
N170 W20294 Willow Ridge Drive	V3 0467 007
N170 W20268 Willow Ridge Drive	V3 0467 008
N170 W20248 Willow Ridge Drive	V3 0467 009
N170 W20224 Willow Ridge Drive	V3 0467 010
N170 W20198 Willow Ridge Drive	V3 0467 011
N170 W20176 Willow Ridge Drive	V3 0467 012
N170 W20154 Willow Ridge Drive	V3 0467 013
N170 W20132 Willow Ridge Drive	V3 0467 014
N170 W20106 Willow Ridge Drive	V3 0467 015
N170 W20058 Willow Ridge Drive	V3 0467 016
N170 W20030 Willow Ridge Drive	V3 0467 017
N170 W20028 Willow Ridge Drive	V3 0467 018
N170 W19982 Willow Ridge Drive	V3 0015 133 002
N170 W19980 Willow Ridge Drive	V3 0015 133 001
N170 W19962 Willow Ridge Drive	V3 0015 132 001
N710 W19960 Willow Ridge Drive	V3 0015 132 002
N170 W19959 Willow Ridge Drive	V3 0015 135
N170 W19979 Willow Ridge Drive	V3 0015 134 001
N170 W19981 Willow Ridge Drive	V3 0015 134 002
N170 W20029 Willow Ridge Drive	V3 0467 018 001
N170 W20031 Willow Ridge Drive	V3 0467 018 002
N170 W20061 Willow Ridge Drive	V3 0467 019
N170 W20109 Willow Ridge Drive	V3 0467 055
N170 W20137 Willow Ridge Drive	V3 0467 054
N170 W20157 Willow Ridge Drive	V3 0467 053
N170 W20179 Willow Ridge Drive	V3 0467 052
N170 W20201 Willow Ridge Drive	V3 0467 051
N170 W20229 Willow Ridge Drive	V3 0467 050
N170 W20253 Willow Ridge Drive	V3 0467 049
N170 W20271 Willow Ridge Drive	V3 0467 048
N170 W20297 Willow Ridge Drive	V3 0467 047
N170 W20331 Willow Ridge Drive	V3 0467 046

A report showing plans and specifications for the improvements, the estimated cost of improvements and a schedule of proposed assessments are on file at the Public Works Building W194 N16660 Eagle Drive, Jackson WI 53037 and may be inspected there during any business day between the hours of 7:30 AM and 4:00 PM.

YOU ARE FURTHER NOTIFIED that the Village Board will hear all interested person, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the above-described report at 7:30 PM on the 13th day of September 2022 in the Jackson Municipal Complex at N168 W19851 Main Street. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.

Village of Jackson
Willow Ridge Drive Reconstruction Project 2021
Reconstruction of Willow Ridge Drive from Hunters Road to Ridgeway Drive
FINAL Property Assessment
August 24, 2022

Title	First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Phone Number	Email Address	Onsite Inspection Completed	Linear Frontage	Estimated Sidewalk Installed (S.F.)	Sidewalk Installation Unit Price (\$/S.F.)	Estimated Sidewalk Cost (\$/S.F.)	Storm Sewer Lateral Cost	Total Assessment Amount		
Mr. & Mrs.	George & Andrea	Baumann	Jackson	WI	53037	N170 W20374 Hunters Road	N170 W20374 Hunters Road	V3 0467 000	262-923-6009			90.00	90.00	\$4.35	\$193.75	\$2,461.69	\$2,655.44	50% of Sidewalk	
Mr. & Mrs.	Adam & Danielle	Klmas	Jackson	WI	53037	N170 W20310 Hunters Road	N170 W20310 Hunters Road	V3 0467 045	262-444-4355	adam.klmas@arcadisintl.com		134.03	134.03	\$4.35	\$291.49	\$2,461.69	\$2,753.19	50% of Sidewalk	
Mr. & Mrs.	Cassy & Judy	Wuestenhagen	Jackson	WI	53037	W203 N17041 Willow Ridge Drive	W203 N17041 Willow Ridge Drive	V3 0467 001	262-519-7702	wuesten2003@yahoo.com		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Ms.	Wendy	Lamberth	Jackson	WI	53037	W203 N17061 Willow Ridge Drive	W203 N17061 Willow Ridge Drive	V3 0467 002				80.08	80.08	\$4.35	\$348.35	\$2,461.69	\$2,810.04		
Mr. & Mrs.	Michael	Lance	Jackson	WI	53037	W203 N17072 Willow Ridge Drive	W203 N17072 Willow Ridge Drive	V3 0467 003	262-353-1500	m.lance9095@gmail.net		81.81	81.81	\$4.35	\$355.87	\$2,461.69	\$2,817.57		
Mr. & Mrs.	Karl & Michelle	Bandow	Jackson	WI	53037	W203 N17084 Willow Ridge Drive	W203 N17084 Willow Ridge Drive	V3 0467 004				53.10	53.10	\$4.35	\$230.99	\$2,461.69	\$2,692.68		
Ms.	Deborah	Kucharski	Jackson	WI	53037	N170 W20342 Willow Ridge Drive	N170 W20342 Willow Ridge Drive	V3 0467 005	262-305-5201	dkucharski@abnololol.net		63.42	63.42	\$4.35	\$375.88	\$2,461.69	\$2,737.57		
Mr. & Mrs.	Kevin	Berben	Jackson	WI	53037	N170 W20314 Willow Ridge Drive	N170 W20314 Willow Ridge Drive	V3 0467 006				116.54	116.54	\$4.35	\$506.95	\$2,461.69	\$2,968.64		
Ms.	Antoinette	Samons	Jackson	WI	53037	N170 W20294 Willow Ridge Drive	N170 W20294 Willow Ridge Drive	V3 0467 007				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Ms.	Jessica	Bojack	Jackson	WI	53037	N170 W20268 Willow Ridge Drive	N170 W20268 Willow Ridge Drive	V3 0467 008				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr. & Mrs.	Michael & Deborah	Luotike	Jackson	WI	53037	N170 W20248 Willow Ridge Drive	N170 W20248 Willow Ridge Drive	V3 0467 009	414-499-7753	m.lund63@gmail.com		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr.	Matthew	Schonecker	Jackson	WI	53037	N170 W20224 Willow Ridge Drive	N170 W20224 Willow Ridge Drive	V3 0467 010				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr. & Mrs.	Michael & Lisa	Huettel	Jackson	WI	53037	N170 W20198 Willow Ridge Drive	N170 W20198 Willow Ridge Drive	V3 0467 011				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr. & Mrs.	Bryan & Margaret	Cunfield	Jackson	WI	53037	N170 W20176 Willow Ridge Drive	N170 W20176 Willow Ridge Drive	V3 0467 012				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Ms.	Michele	Niente	Jackson	WI	53037	N170 W20154 Willow Ridge Drive	N170 W20154 Willow Ridge Drive	V3 0467 013				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr.	Isaac	McDermott	Jackson	WI	53037	N170 W20132 Willow Ridge Drive	N170 W20132 Willow Ridge Drive	V3 0467 014	262-707-8970	gavinioindy@shcololol.net		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr. & Mrs.	Ned & Dawn	Fafley	Jackson	WI	53037	N170 W20106 Willow Ridge Drive	N170 W20106 Willow Ridge Drive	V3 0467 015	262-305-1419	ned.fafley@jcl.edu		86.00	86.00	\$4.35	\$374.10	\$2,461.69	\$2,835.79		
Mr. & Mrs.	John & Kathy	Resop	Jackson	WI	53037	N170 W20058 Willow Ridge Drive	N170 W20058 Willow Ridge Drive	V3 0467 016	262-477-4292	JKJR_2000@yahoo.com		80.11	80.11	\$4.35	\$348.48	\$2,461.69	\$2,810.17		
Mr. & Mrs.	Daniel & Wilbetta	Cwiklinski	Jackson	WI	53037	N170 W20030 Willow Ridge Drive	N170 W20030 Willow Ridge Drive	V3 0467 017 001				101.47	101.47	\$4.35	\$220.70	\$1,230.85	\$1,451.54	50% sidewalk	
Mr. & Mrs.	Daniel & Mianon	Hermannson	Ribicon	WI	53074	N170 W20028 Willow Ridge Drive	S3774 High Pointe Circle	V3 0467 017 002				101.47	101.47	\$4.35	\$220.70	\$1,230.85	\$1,451.54	50% sidewalk	
Ms.	Renee	Kroll	Jackson	WI	53037	N170 W19982 Willow Ridge Drive	N170 W19982 Willow Ridge Drive	V3 0015 133 002				98.81	98.81	\$4.35	\$214.91	\$0.00	\$214.91	50% sidewalk	
Ms.	Jean	Schulst	Jackson	WI	53037	N170 W19980 Willow Ridge Drive	N170 W19980 Willow Ridge Drive	V3 0015 133 001				98.81	98.81	\$4.35	\$214.91	\$0.00	\$214.91	50% sidewalk	
Mr.	Kevin	Blattner	Jackson	WI	53037	N170 W19962 Willow Ridge Drive	N170 W19962 Willow Ridge Drive	V3 0015 132 001				95.00	95.00	\$4.35	\$206.63	\$0.00	\$206.63	50% sidewalk	
Ms.	Ann Marie	Henninger	Jackson	WI	53037	N170 W19960 Willow Ridge Drive	N170 W19960 Willow Ridge Drive	V3 0015 132 002	414-803-4089	aherrn219@aol.com		95.00	95.00	\$4.35	\$206.63	\$0.00	\$206.63	50% sidewalk	
		Zilka Properties	DeLafeld	WI	53018	W198 N17045 Ridgeway Drive	232 Steeple Point Circle	V3 0015 023				0.00	0.00	\$4.35	\$0.00	\$0.00	\$0.00		
Ms.	Holly	Prostrowski	Jackson	WI	53037	N170 W1 9959 Willow Ridge Drive	N170 W19959 Willow Ridge Drive	V3 0015 135				108.39	108.39	\$4.35	\$471.50	\$0.00	\$471.50		
Mr. & Mrs.	Norman & Mary	Kuculis	Jackson	WI	53037	N170 W19979 Willow Ridge Drive	N170 W19979 Willow Ridge Drive	V3 0015 134 001				41.84	41.84	\$4.35	\$182.00	\$0.00	\$182.00	50% sidewalk	
Mr. & Mrs.	Jon	Hornung	Jackson	WI	53037	N170 W19981 Willow Ridge Drive	N170 W19981 Willow Ridge Drive	V3 0015 134 002				41.84	41.84	\$4.35	\$182.00	\$0.00	\$182.00	50% sidewalk	
Mr. & Mrs.	Richard & Cheryl	Schroeder-Olzewski	Jackson	WI	53037	N170 W20029 Willow Ridge Drive	N170 W20029 Willow Ridge Drive	V3 0467 018 001	262-677-1263			55.25	55.25	\$4.35	\$240.32	\$0.00	\$240.32	50% sidewalk	
Mr. & Mrs.	Raymond & Lynn	Fadden	Jackson	WI	53037	N170 W20031 Willow Ridge Drive	N170 W20031 Willow Ridge Drive	V3 0467 018 002	262-305-4691	rfadden2000@gmail.com		55.25	55.25	\$4.35	\$240.32	\$0.00	\$240.32	50% sidewalk	
Mr. & Mrs.	James & Nancy	Edyvam	Jackson	WI	53037	N170 W20061 Willow Ridge Drive	N170 W20061 Willow Ridge Drive	V3 0467 019	262-305-2137	mcedyvam@gmail.com		42.15	42.15	\$4.35	\$183.35	\$0.00	\$183.35	50% sidewalk	
Mr. & Mrs.	William & Suzanne	Lee	Jackson	WI	53037	N170 W20109 Willow Ridge Drive	N170 W20109 Willow Ridge Drive	V3 0467 055				46.04	46.04	\$4.35	\$200.27	\$2,461.69	\$2,661.97	50% sidewalk	
Mr. & Mrs.	Daniel & Angela	Oesterreich	Jackson	WI	53037	N170 W20137 Willow Ridge Drive	N170 W20137 Willow Ridge Drive	V3 0467 054				82.00	82.00	\$4.35	\$356.70	\$2,461.69	\$2,818.39		
Ms.	Bonnie	Dider	Jackson	WI	53037	N170 W20157 Willow Ridge Drive	N170 W20157 Willow Ridge Drive	V3 0467 053	414-405-2711	bot4022@gmail.com		75.00	75.00	\$4.35	\$326.25	\$2,461.69	\$2,787.94		
		Coraleen	Janz	Jackson	WI	53037	N170 W20179 Willow Ridge Drive	N170 W20179 Willow Ridge Drive	V3 0467 052	262-677-4607	corry710@hotmail.com		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69	
Mr. & Mrs.	Anthony & Laura	Furrerer	Jackson	WI	53037	N170 W20201 Willow Ridge Drive	N170 W20201 Willow Ridge Drive	V3 0467 051				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr.	Daniel	Fischer	Jackson	WI	53037	N170 W20229 Willow Ridge Drive	N170 W20229 Willow Ridge Drive	V3 0467 050	262-305-5519	rustyfisher@yahoo.com		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr. & Mrs.	Ralph & Donna	Schulz	Jackson	WI	53037	N170 W20253 Willow Ridge Drive	N170 W20253 Willow Ridge Drive	V3 0467 049	262-677-3927			80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr. & Mrs.	Daniel & Kathleen	Strack	Jackson	WI	53037	N170 W20271 Willow Ridge Drive	N170 W20271 Willow Ridge Drive	V3 0467 048	262-677-1836			80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr. & Mrs.	Frank & Renee	Urcikas	Jackson	WI	53037	N170 W20297 Willow Ridge Drive	N170 W20297 Willow Ridge Drive	V3 0467 047				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69		
Mr.	David	Oterach	Jackson	WI	53037	N170 W20331 Willow Ridge Drive	N170 W20331 Willow Ridge Drive	V3 0467 046	262-483-1086	davidoterach@gmail.com		198.41	198.41	\$4.35	\$863.08	\$2,461.69	\$3,324.77		
Totals												3231.80		\$13,678.12	\$71,589.10	\$84,067.22			

	Feet	Unit Price	Total	Number of Properties	Cost per Lateral
Storm Sewer Lateral Pipe	2,031	\$68.00	\$138,114.80	30	\$4,603.83
	2,031	\$36.36	\$73,850.80	30	\$2,461.69
Jackson Sewer Utility subsidizing Storm Sewer Improvements			\$64,264.00		