

RESOLUTION #18-28

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH ROSEWOOD LANE IMPROVEMENT PROJECT 2018

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 10th day of July, 2018, adopted a Preliminary Resolution declaring its intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the installation of water main, water service laterals, and sanitary sewer laterals.

WHEREAS, the governing body held a public hearing at the Jackson Village Hall, located at N168 W20733 Main Street at 7:30 p.m. on the 11th day of December 2018 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 \$133,450.43. 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 2019.
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: Pres. Schwab

Seconded by: Tr. Malcolm

Vote: 7 Ayes 0 Nays

Passed and Approved: Dec. 11, 2018

Michael E. Schwab
Michael E. Schwab - Village President

Attest: Jill Dobratz
Jilline S. Dobratz - Village Clerk-Treasurer

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 Dobratz
Village Official

December 12, 2018
Date



Taking the lead in Washington County.

Assessment Report for Rosewood Lane Improvement Project 2018

Attached is the following information regarding the Rosewood Lane Improvement Project 2018 from CTH P to East Dead End:

1. Plans and Specifications used to bid the project and construct.
2. The cost of the project was \$403,587.00, the base bid was \$403,587.00 and the amount being special assessed for the project is \$133,450.43. The Engineer's Estimate amount was \$423,387.00 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 is being deemed fair and benefiting. The project consisted of the following items:

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

The Village Board has approved to special assess properties along Rosewood Lane, which benefit from the project. The Village along with 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: **Road Paving, Sanitary Sewer Main, Sanitary Sewer Laterals, Water Main, Water Service Laterals, Sidewalk and Storm Sewer Laterals.**

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

Date: November 21, 2018

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 Rosewood Lane Improvement Project 2018:

<u>Property Address</u>	<u>Tax Key Number</u>
N168 W21700 Main Street	V3 0079 00Z
N170 W21785 Rosewood Lane	V3 0084 00A
N170 W21801 Rosewood Lane	V3 0085
N170 W21805 Rosewood Lane	V3 0086
Rosewood Lane	V3 0087 00Z
Rosewood Lane	V3 0082 00E
Rosewood Lane	V3 0082 008

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 Jackson Village Hall and may be inspected there during any business day between the hours of 8:00 AM and 4:30 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 11th day of December 2018 in the Jackson Village Hall at N168 W20733 Main Street. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.

Village of Jackson
TIF #6 Improvement Project (Rosewood Lane)
Construction of Rosewood Drive from CTH P to End
FINAL Property Assessment
November 21, 2018

Title	First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Linear Frontage	Road Paving Cost (L.F.)	Sidewalk & Curbing Cost (L.F.)	Sanitary Sewer Cost (L.F.)	Sanitary Sewer Lateral Cost	Water Service Cost	Water Main Cost (L.F.)	Total Assessment Amount
		Dittmar Prope	Jackson	WI	53037	N168 W2100 Main Street	PO Box 301	V3 007900Z	35.61	\$1,743.02	\$1,205.80	\$1,175.13	\$1,023.00	\$2,500.00	\$1,411.94	\$9,058.89
	Sharon Schumacher	Betty Wren	Jackson	WI	53037	N170 W21785 Rosewood Lane	N170 W21785 Rosewood Lane	V3 008400A	98.20	\$4,806.65	\$3,325.18					\$8,131.84
Mr. & Mrs.	Andrew & Rebecca	Tinlin	Jackson	WI	53037	N170 W21801 Rosewood Lane	N170 W21801 Rosewood Lane	V3 00885	75.00	\$3,671.07	\$2,539.60					\$6,210.67
Ms.	Barbara	Carbine	Jackson	WI	53037	N170 W21805 Rosewood Lane	N170 W21805 Rosewood Lane	V3 00886	275.00	\$13,460.59	\$9,311.87	\$9,075.00	\$1,023.00	\$2,500.00	\$10,903.75	\$46,274.21
	Sheryl & Jay	Heppie	Jackson	WI	53037	Rosewood Lane	3963 Mayfield Road	V3 008700Z	100.54	\$4,921.19	\$3,404.42	\$3,317.82	\$1,023.00	\$2,500.00	\$3,986.41	\$19,152.84
Ms.	Debra	Schneider	West Bend	WI	53095	Rosewood Lane	3745 CTY HWY NN	V3 008200E	160.32	\$7,847.28	\$5,428.65	\$5,290.56	\$1,023.00	\$2,500.00	\$6,356.69	\$28,446.18
Mr. & Mrs.	Roland & Lynn	Krug	Summerfield	WI	34491	Rosewood Lane	17979 SE 115th Circle	V3 008200B	81.39	\$3,983.84	\$2,755.97	\$2,685.87	\$1,023.00	\$2,500.00	\$3,227.11	\$16,175.80
									826.06	\$40,433.65	\$27,971.50	\$21,544.38	\$5,115.00	\$12,500.00	\$25,885.90	\$133,450.43

Final Bid Cost	
Scope	Cost
Utilities	\$250,465.00
Curbing & Sidewalks	\$62,613.00
Paving & Stone	\$90,509.00
Total	\$403,587.00

Jackson Sewer Connection Fee	Jackson Water Impact Fee
\$4,000.00	\$820.00

Each Property without service will pay at time of Connection to Mains the listed fees

RESOLUTION 18-17

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS, UNDER SECTION 66.0703 OF THE WISCONSIN STATUTES

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin is pursuing the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses for the benefit of the properties described on Exhibit A hereto.

BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin:

1. The Village Board hereby declares its intention to exercise its police power under Section 66.0703 of the Wisconsin Statutes to levy special assessments upon the properties described in Exhibit A hereto, for special benefits conferred upon such property by the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
2. The Village Board hereby determines that the construction of such improvements is in the best interest of, and for the health and welfare of the municipality and the property benefited by the improvements, and therefore constitutes an exercise of the police power.
3. The amount of such assessments shall be determined and levied upon completion of the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
4. The number of installments, rate of interest, and the terms of payment will be included in the Final Resolution after the Public Hearing; which will be held upon completion of the project, when final costs have been determined.
5. Every Special Assessment levied under this Resolution, shall be a lien against the property assessed, from the date of the Final Resolution of the Village Board determining the levy.
6. The Village Engineer shall prepare a report consisting of the following:
 - a. Preliminary of the final plans and specifications for the Public Works.
 - b. An estimate of the entire cost of the proposed improvements.
 - c. A schedule of the proposed properties against which the assessments are to benefit.
 - d. A statement that each property against which the assessments are proposed, has been inspected and is benefited, setting forth the basis of such benefit.
- c. Upon completion of the report, the Village Engineer shall file a copy with the Village Clerk, and with the Village Treasurer.

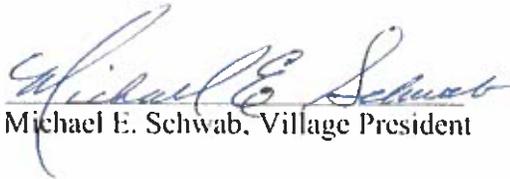
7. The Village Clerk shall make a copy of the report available for public inspection.

Introduced by: Pres. Schwab

Seconded by: Trustee Hippel

Vote: 6 Aye 0 Nay

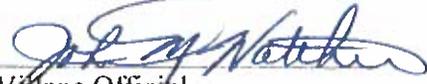
Passed and Approved: July 10, 2018


Michael E. Schwab, Village President

Attest: 
John M. Walther, Village Administrator

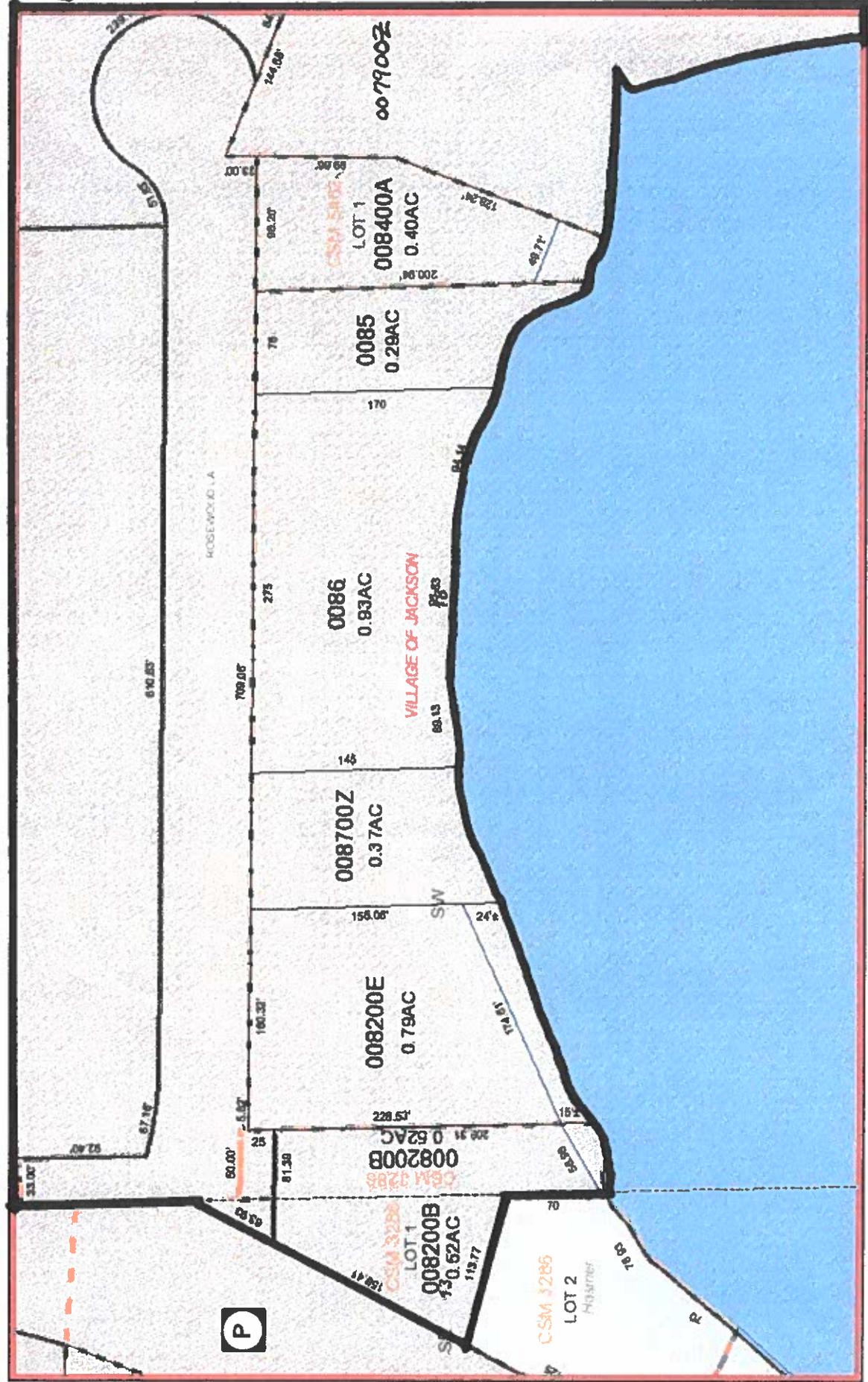
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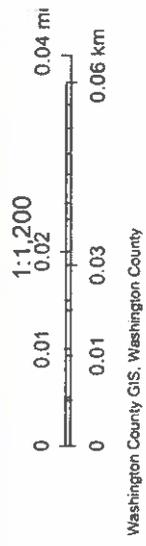

Village Official

July 11, 2018
Date

ArcGIS WebMap EXHIBIT A



June 21, 2018



- Washington County Landmarks
- Public Open Spaces
- Meander Line
- City, Village or Town Hall
- Airports
- PLSS Monument
- Libraries
- Landhook
- Trails
- PLSS Boundary

Village of Jackson
TIF #6 Improvement Project (Rosewood Lane)
Construction of Rosewood Drive from CTH P to End
Preliminary Property Assessment
July 10, 2018

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Mr & Mrs	Sharon Schumacher	Betty Wren	Jackson	WI	53037	NI 70 W21785 Rosewood Lane	NI 70 W21785 Rosewood Lane	V3 008400A	98.20	\$4,806.65	\$3,325.18					\$8,131.84
Mr & Mrs	Andrew & Rebecca	Tinlin	Jackson	WI	53037	NI 70 W21801 Rosewood Lane	NI 70 W21801 Rosewood Lane	V3 0085	75.00	\$3,671.07	\$2,539.60					\$6,210.67
Ms	Barbara	Carbine	Jackson	WI	53037	NI 70 W21805 Rosewood Lane	NI 70 W21805 Rosewood Lane	V3 0086	275.00	\$13,460.59	\$9,311.87	\$9,075.00	\$1,023.00	\$2,500.00	\$10,903.75	\$46,274.21
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									924.55	\$45,254.50	\$31,306.50	\$24,794.55	\$5,115.00	\$12,500.00	\$29,791.03	\$148,761.58

Final Bid Cost	
Scope	Cost
Utilities	\$250,465.00
Curbing & Sidewalks	\$62,613.00
Paving & Stone	\$90,509.00
Total	\$403,587.00