



AMENDED PRELIMINARY SPECIAL ASSESSMENT REPORT

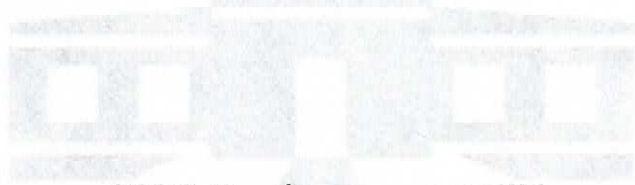
Clements Road Addition Improvements

Town of Greenfield
La Crosse, WI

June 21, 2024

N1800 Town Hall Road
La Crosse WI 54601
Phone (608) 452-4700
Email: Clerk@greenfieldxwi.gov
www.greenfieldxwi.gov

**AMENDED PRELIMINARY
SPECIAL ASSESSMENT REPORT**



2024 Road Improvements

Clements Road Addition

Town of Greenfield, La Crosse Wi

Project No. 2

Prepared by Jill Murphy, Town Clerk

1800 Town Hall Road
La Crosse WI 54601
Phone (608) 785-4100
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AMENDED PRELIMINARY REPORT ON PROPOSED SPECIAL ASSESSMENTS FOR
PUBLIC IMPROVEMENTS AGAINST PROPERTIES LOCATED IN THE TOWN OF
GREENFIELD WISCONSIN

This report is submitted in accordance with the requirements of §66.0703, Stats., and the preliminary resolution of the municipal governing body of The Town of Greenfield, Wisconsin, dated April 8th, 2024, determining to levy special assessments on benefited properties for the public improvements described in Schedule A of this report to be made in the assessment district described in Schedule B and shown in Schedule C of this report. The town imposes this special assessment under its police power authority. The Town has determined that all benefited parcels benefit equally from the improvement; and the Town has thus determined that each parcel should be assessed an equal share of the total cost of the public improvement. All Plans and Specifications for the aforementioned municipal project are on file with the clerk of the municipality.

This report consists of the following schedules attached hereto:

Schedule A – Preliminary plans and specifications;

Schedule B - Estimate of entire cost of proposed improvements;

Schedule C - Schedule of proposed assessments against each benefited parcel.

Kevin Timm, Town Chairman

Jill Murphy, Town Clerk

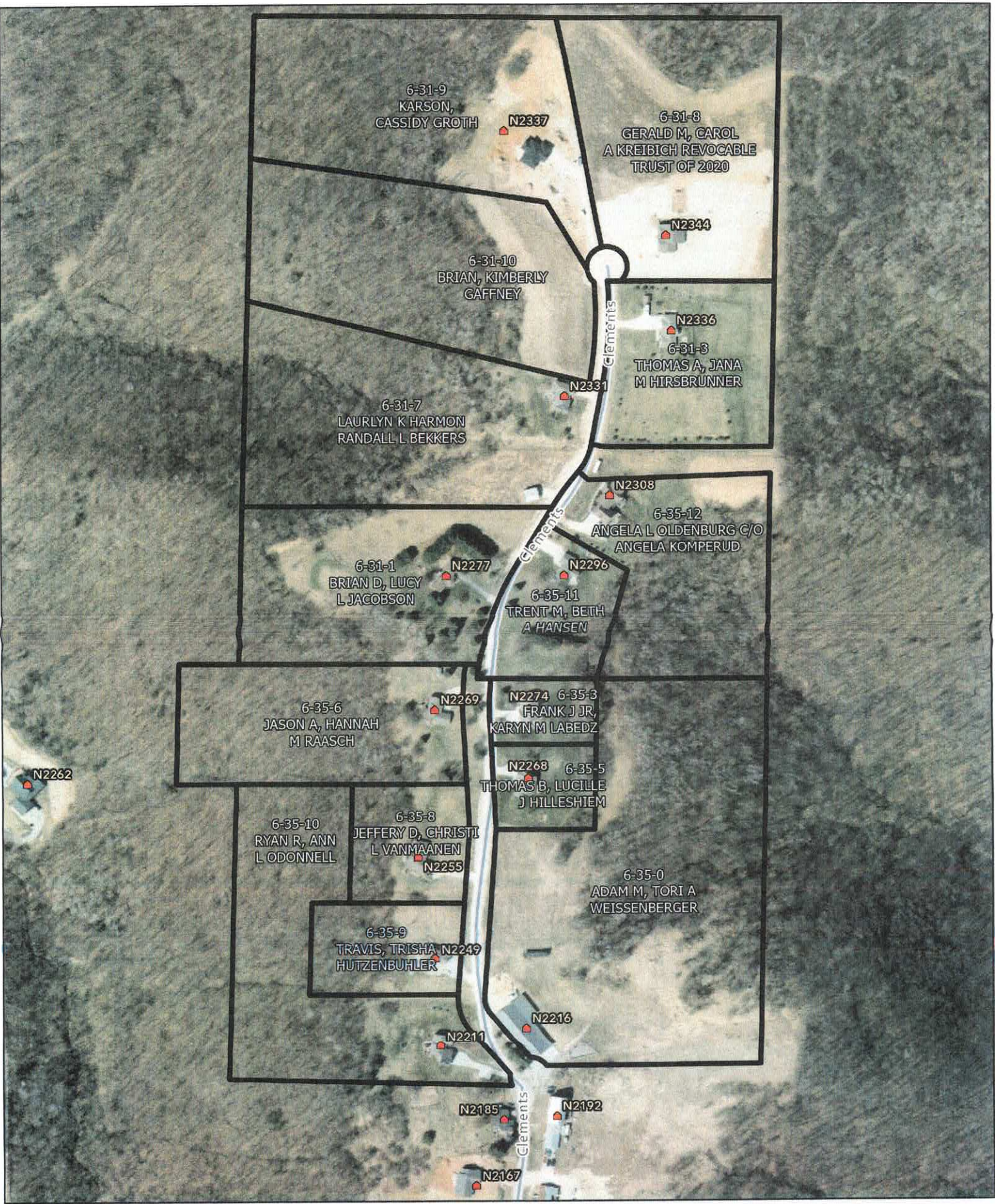
SCHEDULE A – Preliminary Plans and Specifications

Clements Road Addition

Installation of public improvements (* see below) work will be bid as part of the Town of Greenfield contract work. Preliminary plans and specifications for this project are available for review at the Town of Greenfield, N1800 Town Hall Road La Crosse, WI 54601 during scheduled appointment hours.

- Fine grade base course to drain, water, and compact
- Pave 3" average depth compacted HMA Pavement in 1" lift
- Place 1' gravel shoulder
- Storm pipe; excavate, install and backfill manhole and pipe.
- Deliver and place riprap.
- Deliver and place base rock.

Questions regarding the project may be directed to Kevin Timm, Town Chairman at (608) 792-4862 or Jill Murphy, Town Clerk at (608) 452-4700 or Cell (608) 769-4138.



6-31-9
KARSON,
CASSIDY GROTH

N2337

6-31-8
GERALD M, CAROL
A KREIBICH REVOCABLE
TRUST OF 2020

N2344

6-31-10
BRIAN, KIMBERLY
GAFFNEY

N2336

6-31-3
THOMAS A, JANA
M HIRSBRUNNER

N2331

6-31-7
LAURLYN K HARMON
RANDALL L BEKKERS

N2308

6-35-12
ANGELA L OLDENBURG C/O
ANGELA KOMPERUD

6-31-1
BRIAN D, LUCY
L JACOBSON

N2277

6-35-11
TRENT M, BETH
A HANSEN

N2296

6-35-6
JASON A, HANNAH
M RAASCH

N2269

N2274 6-35-3
FRANK J JR,
KARYN M LABEDZ

N2268 6-35-5
THOMAS B, LUCILLE
J HILLESHEIM

6-35-10
RYAN R, ANN
L O'DONNELL

6-35-8
JEFFERY D, CHRISTI
L VANMAANEN
N2255

6-35-0
ADAM M, TORI A
WEISSENBERGER

6-35-9
TRAVIS, TRISHA
HUTZENBUHLER
N2249

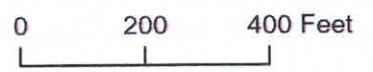
N2211

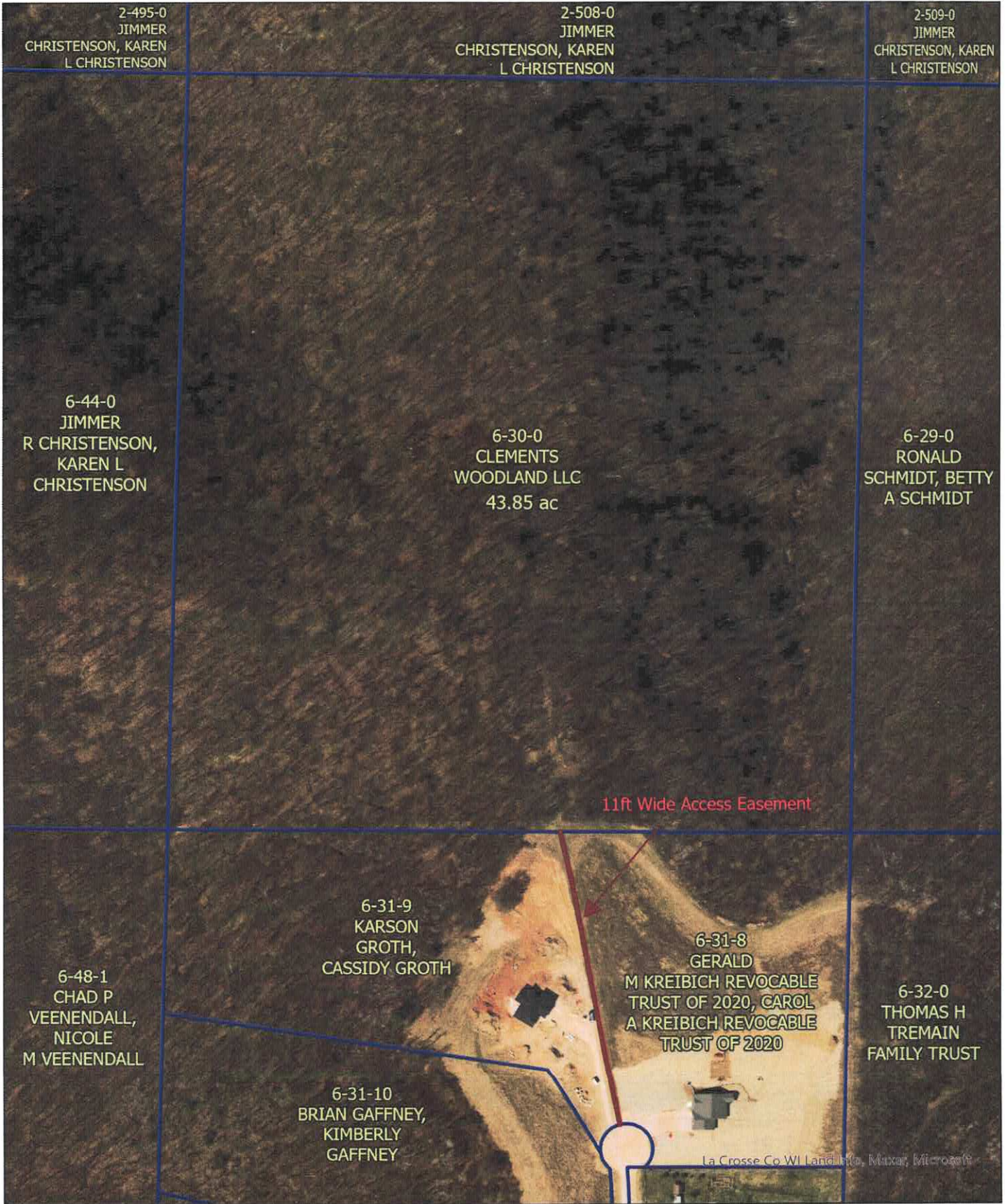
N2216

N2185

N2192

N2167





SCHEDULE B – Estimate of Entire Cost of Proposed Improvements
 2024 Road Improvements

The estimated total cost of improving the following named road in accordance with the plans and specifications in Schedule A is starting from \$160,000 not to exceed \$200,000.

This cost is determined as follows:

Construction Cost Contingency	\$158,000.00
Administrative Overhead/Legal Fees Contingency	\$2,000.00
<hr/>	
Total Estimated Cost of Street Improvement	\$160,000.00

LOAN PAYMENT ESTIMATES

LOAN AMOUNT	1-TIME PYMT	10 YR TOWN	*10 YR per PARCEL	20 YR TOWN	*20 YR per PARCEL
160,000	10,000.00	20,618.00	1,288.63	13,076.34	817.27
170,000	10,625.00	22,414.00	1,400.88	14,216.00	888.50
200,000	12,500.00	26,270.00	1,641.88	16,314.00	1,019.63

*Divided per 16 parcels.

*Based on an interest rate of 5.5%. This rate would be locked for the first 5 yrs. of the amortization.

Future road access:

If any property, of the properties stated in this report, is subdivided into additional parcels, or if any surrounding property is given access to this Clement addition road via an easement (thru any of these original 16 parcels), the newly created parcel or parcel with easement access shall be assessed a payment amount equal to one-time payment amount paid by these original 16 parcels. These monies will be paid to the town and allocated toward future improvements of town roads

ESTIMATES COSTS & SAVINGS TOTALS AND PER EACH PARCEL (16) FOR RD. IMPROVEMENTS				
CONSTRUCT ESTIMATES	LEGAL FEES	TOTALS EST. SO FAR	*SAVINGS - (combining addition w/ Clements area 1) from \$167,177.62 down to \$158,000.00	*SAVINGS- (town splitting entire rd. cost \$279,116.20)
158,000.00	2,000.00	160,000.00	9,177.62	139,558.10
9,875.00	125.00	10,000.00	573.60	8,722.38
				TOTALS
				PARCEL

Invoices/Bills paid for Clements Rd. Addition

Receipts 2019 - 2023	Paid by Town	% Paid by Town/Parcel Owner	Paid w/ ARPA Funding	% Paid by ARPA Funds/Parcel Owner	Total Amount Paid
Attorney	14,757.50	922.34			14,757.50
Midwest Appraisals	33,025.00	2,064.06			33,025.00
LaX Engineering/Surveying	11,900.00	743.75	1,450.00	90.63	13,350.00
New Castle Title Co.	250.00	15.63			250.00
Land Settlements	3,480.00	217.50			3,480.00
Kammel Custom Excavating			35,637.50	2,227.34	35,637.50
St. Joseph Construction			19,823.45	1,238.97	19,823.45
Nodine Culverts			2,478.90	154.93	2,478.90
Milestone Materials	822.30	51.39	22,010.80	1,375.68	22,833.10
Roesler Farms - Straw			210.00	13.13	210.00
Road Plans			16.92	1.06	16.92
Mike Stoll			62.64	3.92	62.64
TOTALS:	64,234.80	4,014.67	81,690.21	5,105.66	145,925.01

* These are the amounts of the bills from 2019 till present for Clements Rd.

**Bills from 2018 and earlier are boxed up, but found correspondence and mtg. minutes suggest there were payments made by the town to the attorney starting in 2018.

***Do not have invoices for certified letters sent out to Clements Rd. residents.

**** On 6/12/19 sheet; states "The survey is complete and the town paid \$6000.00 for this work." This bill is not included in report above

SCHEDULE C – Schedule of Proposed Assessments

Clements Road Addition

The following properties against which the proposed assessments are to be made are benefited by the proposed improvement. *See page 11

Clements Rd. Addition Parcel Information & Easement Information pertaining to 2024 Rd. Placement

PROPERTY	PARCEL #S	LAND OWNER	FIRE #S	CLEMENTS RD LA CROSSE WI 54601	MAILING ADDRESS	ACREAGE	2 -> 1 LOT	LAND EXCHANGE TOWN/OWNERS	LAND PURCHASED BY TOWN/COST	LAND OWNED BY TOWN
1	6-35-10	Ryan R - Ann L ODonnell	N2211	"	Same	6.300		X		
2	6-35-9	Travis - Trisha Hutzenbuhrer	N2249	"	Same	2.000				
3	6-35-8	Jeffery D - Christi L VanMaanen	N2255	"	Same	2.000				
4	6-35-6	Jason A - Hannah M Raasch	N2269	"	Same	4.910				11,491 sq. ft.
5	6-31-1	Brian D - Lucy L Jacobson	N2277	"	Same	6.080				
6	6-31-7	Laurlyn K Harmon - Randall L Bekkers	N2331	"	Same	8.110	X			
7	6-31-10	Brian-Kimberly Galfney	N2331	"	2602 28St S La Crosse WI 54601	7.600				
8	6-31-9	Karson- Cassidy Groth	N2337	"	Same	7.880				
9	6-31-8	Gerald M/Carol A Kreibich Revocable Trust of 2020	N2344	"	Same	7.180				
10	6-31-3	Thomas A- Jana M Hirsbrunner	N2336	"	Same	4.000				
11	6-35-12	Angela L Oldenburg C/O Angela Komperud	N2308	"	Same	5.080				
12	6-35-11	Trent m- Beth A Hansen	N2296	"	Same	2.300			1,957 sq. ft.	
13	6-35-3	Frank J Jr- Karyn M Labedz	N2274	"	Same	1.010			4,154 sq. ft.	
14	6-35-5	Thomas B- Lucille J Hilleshiem	N2268	"	Same	1.250			3,072 sq. ft.	
15	6-35-0	Adam M- Tori A Weissenberger	N2216	"	Same	12.790	X	X		
16		Clements Woodland LLC C/O Stanley Clements		"	N2097 Clements Road La Crosse WI 54601	43.850				
TOTALS									\$3,730.00	