

**2012
Lacy Road Extension
Preliminary Assessment Report**

May 2014



5155-02-80 (WIS-DOT)

**City of Fitchburg
Department of Public Works
5520 Lacy Road
Fitchburg, WI 53711**

Introduction

This report is required by the Common Council of the City of Fitchburg as per Resolution Number R-13-12, declaring Intent to Exercise Special Assessment Powers and as required by §66.07 of Wisconsin Statutes. It is submitted to the Common Council as a Preliminary Assessment Report for the construction of the Lacy Road Extension.

This report contains the following:

- 1. Opinion of Project Costs.....Tables 1
- 2. The Preliminary Assessments for the subject properties with list of property owners.....Exhibit A
- 3. "Preliminary Resolution Declaring Intent".....Appendix A
- 4. The Assessment District boundary map and legal description.....Appendix B

I. 1. Statement of Benefits

The improvements will abut the properties within the proposed assessment districts as shown and described in Appendix B.

A. Street Improvements including pavement, curb and gutter, pedestrian path, storm sewer, grading and lighting.

The following benefits will result to the properties where street improvements are to be installed:

- 1. Improved public safety (police, fire, and ambulance) vehicle access to the properties.
- 2. Access for public service vehicles such as refuse, recycling, and snow plowing.
- 3. Better general access to the properties
- 4. Improved value of the properties by the ability to develop in the future and by improved drainage.
- 5. Improved drainage along the front of the property for future development.
- 6. A safe and efficient means of pedestrian transportation.
- 7. A defined street and pedestrian path to minimize the inconvenience to private owners and pedestrians.

In this project, properties will generally benefit in proportion to their front footage. Therefore, the front footage method of assessment best assures that each property owner pays a proportionate share of the street costs.

B. Right of Way

The same benefits will result to the properties where street improvements are to be installed.

In this project, properties can only benefit from street improvements if the land under the proposed street is purchased or has already been dedicated as street right of way. Therefore the adjoining properties are assessed based on the area of land that is required from their parcel.

II. Opinion of Costs

The opinion of project costs shown in Tables 1 contain the estimated construction cost, engineering, legal, and administrative fees.

Table 1

Assessments for street improvements are based on the estimated construction costs plus technical services and land. Assessments are based linear foot frontage with a total of 2,870 linear feet. Street costs include pavement, curb, gutter, storm sewer, pedestrian path, lighting, & grading.

ASSESSABLE PROJECT COST

Item	Cost	Cost per lineal foot
Street	\$315,786.10	\$110.03
Right of Way	\$217,976.50	\$75.95
Total Assessable	\$533,762.60	\$185.98

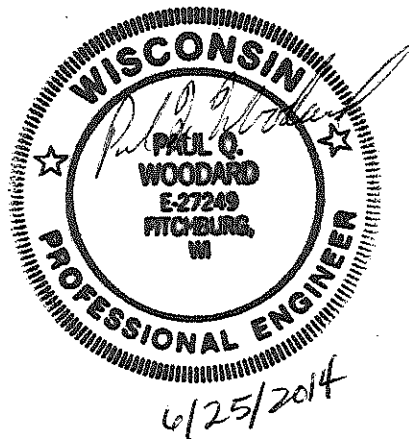


Exhibit A

Lacy Road Extension Assessments

Parcel Address	Parcel Number	Owner	Linear Feet	Street Cost	per LF	Right of Way Cost	per LF	Total	Deferred Amount
5136 LACY RD FITCHBURG WI 53711	0609-122-9502-2	DUANE OSBORN	2,870	\$ 315,786.10		\$ 217,976.50	75.95	\$ 533,762.60	\$ 533,762.60

Shawn Pfaff, Mayor
Introduced By

Public Works
Prepared by

Board of Public Works/Finance
Referred to

February 14, 2012
Date

RESOLUTION R-13-12
PRELIMINARY ASSESSMENT RESOLUTION FOR
THE EXTENSION OF LACY ROAD FROM USH 14 INTERCHANGE TO CTH "MM"

Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers Under Municipal Police Powers pursuant to §66.0701 Wisconsin Statutes, and Fitchburg Code of Ordinances Section 10-213 to 10-216 for the cost of extending Lacy Road from USH 14 to CTH MM in the City of Fitchburg.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg, Dane County, Wisconsin that

1. The Common Council hereby declares its intention to exercise its police power under Sec. 66.0703 Wis. Stats. as incorporated in Section 10-215 of the Fitchburg Ordinances, to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property by installation of a public roadway.
2. The property to be assessed lies within the following described assessment district:

ASSESSMENT DISTRICT

All properties in the SE1/4 of the NW1/4 sec 12-T6N-R9E, City of Fitchburg, Dane County, Wisconsin excluding CSM 6793 & also excluding R/W of Lacy Road.

3. The City Council hereby determines that the improvements constitute an exercise of the police power for the health, safety and welfare of the public.
4. The total amount assessed against the properties in the defined assessment district shall not exceed 100% of the City's direct and indirect costs of the improvements including, but not limited to, actual construction costs and related costs of engineering and legal services, administrative expense and borrowing costs related to the project.
5. The assessment against any parcel may be paid in cash or equal annual installments in accordance with schedule below, with interest on the unpaid balance at one percent (1%) over the City's borrowing rate. If the installment method is selected the remaining balance is due at time of transfer or sale of ownership of parcel.

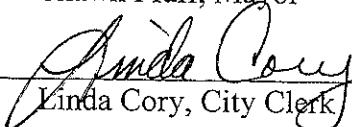
Assessment Schedule:

- a. If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
- b. If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) annual installments.

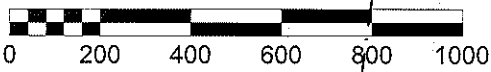
- c. If the assessment is at least \$1000.00 but less than \$4,999.00, the assessment shall be paid in five (5) annual installments.
 - d. If the assessment is greater than \$5000.00, the assessment shall be paid in seven (7) or more annual installments.
6. The City Engineer shall prepare a Preliminary Assessment Report which shall consist of:
- a. Plans and specifications for the improvements.
 - b. An estimate of the entire direct and indirect cost of the improvements.
 - c. A schedule of the proposed assessments as to each parcel of property within the defined assessment district.
 - d. A statement that the respective properties against which the assessments are proposed are benefitted.
7. When the Preliminary Assessment Report is completed, the City Engineer shall file a copy of the Report with the City Clerk for public inspection.
8. Upon receiving the report of the City Engineer, the Clerk shall cause notice to be given pursuant to § 66.0703(7) Wisconsin Statutes, stating the nature of the proposed improvement, 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 matter contained in the Preliminary Resolution and the Report. The notice shall be published as a Class 1 notice under Wis. Stat. Ch. 985 and a copy shall be mailed at least ten (10) days before the hearing, to every interested person whose post office address is known or can be ascertained with reasonable diligence.
9. The hearing shall be held before the Board of Public Works at a time set by the City Clerk in accordance with § 66.0703(7) Wis. Stats.

Adopted this 28th day of February, 2012.

Approved By: 
Shawn Pfaff, Mayor

Attested By: 
Linda Cory, City Clerk

Appendix B



LEGAL DESCRIPTION

PART OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 12,
T6N, R9E, EXCLUDING CSM 6793,
CITY OF FITCHBURG, DANE COUNTY, WI

ASSESSMENT
DISTRICT

1435' FRONTAGE

U.S.H. 14°

RIGHT OF WAY
ASSESSED

EASEMENTS
ASSESSED

File: P:\Engineering\Urban\PROJECTS\Cherry\Lacy Rd Interchange\AutoCAD\Drawings\Layout\EXHIBIT B User: g\wander Plotted: May 07, 2013 - 12:08pm



ASSESSMENT DISTRICT
LACY ROAD EXTENSION

PROJECT NO.:	SCALE: 1" = 400'
SHEET NO.:	DATE: 3/8/13
EXHIBIT B	REVISION: 3/15/13