



# **PRELIMINARY SPECIAL ASSESSMENT REPORT**

## **Park Lane, Park Court & W Jefferson Avenue Improvements**

**Village of Cleveland  
Cleveland, WI**

**Project No. 08002020**

June 2019

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Prepared by:

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**PRELIMINARY REPORT ON PROPOSED SPECIAL ASSESSMENTS FOR PUBLIC  
IMPROVEMENTS AGAINST PROPERTIES LOCATED IN CLEVELAND,  
WISCONSIN**

This report is submitted in accordance with the requirements of §66.0705, Stats., and the preliminary resolution of the municipal governing body of Cleveland, Wisconsin, dated June 25, 2019, 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. 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.

A handwritten signature in cursive script that reads "Daniel Rammer".

Daniel Rammer, P.E.  
Project Engineer

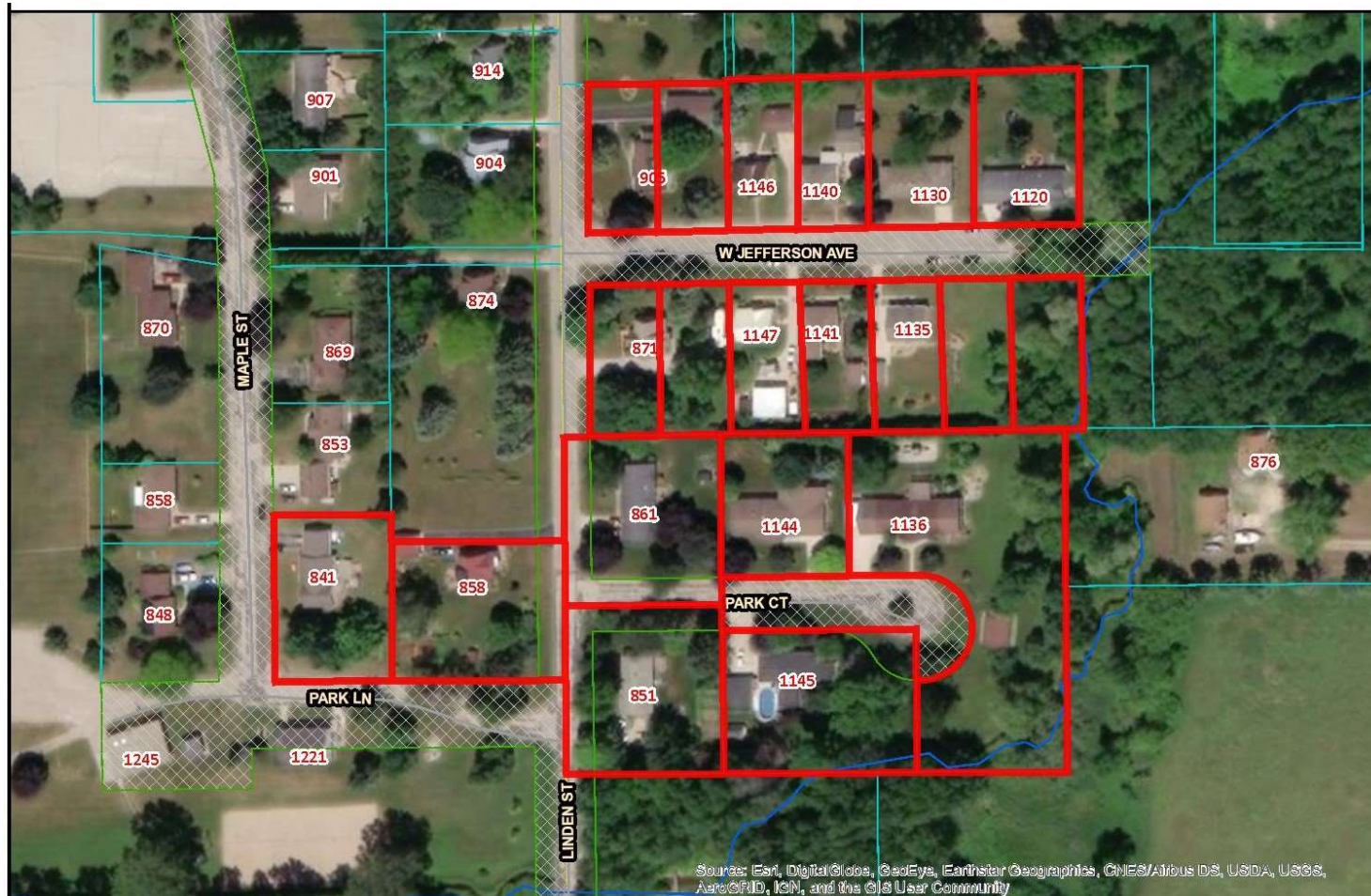
**SCHEDULE A – Preliminary Plans and Specifications**

**Park Lane, Park Court & W Jefferson Avenue Improvements**

Installation of public improvements (street reconstruction and other street repairs: curbs, storm sewer, sanitary sewer, water main etc.) work will be bid as part of the Village of Cleveland contract work. Preliminary plans and specifications for this project are available for review at the Village Offices, 1150 Washington Avenue, during normal office hours.

Questions regarding the project may be directed to Stacy Grunwald, Director of Public Works at (920) 693-8236.

**Park Lane, Park Court & W Jefferson Avenue Preliminary Special Assessment Map**



**SCHEDULE B – Estimate of Entire Cost of Proposed Improvements**

**Park Lane, Park Court and W Jefferson Avenue**

The estimated total cost of improving the following named streets and portions thereof in accordance with the plans and specifications in Schedule A is \$334,400.00. This cost is determined as follows:

Park Lane, Park Court & W Jefferson Ave Improvement Project	\$254,100.00
Contingency	\$25,500.00
Engineering fees (design and construction)	\$51,900.00
Administrative Overhead/Legal Fees (1%)	<u>\$2,900.00</u>
<b>Total Estimated Cost of Street Improvement</b>	<b>\$334,400.00</b>

**SCHEDULE C – Schedule of Proposed Assessments**

**Park Lane, Park Court and W Jefferson Avenue**

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

Preliminary Special Assessment Schedule  
Park Lane (Maple Street to Linden Street)  
Village of Cleveland

Title	First Name	Last Name	Spouse Name	Physical Address	Mailing Address	City	State	ZIP	Parcel #	Total Front Footage (FT)	Acreage	Cul De Sac or Curve (80' Min. Frontage)	Revised Min Front Footage (FT)	Corner Lot	Percent Assessed	Interior Lot Assessment	Corner Lot Less Than 1 Acre	Corner Lot More Than 1 Acre	Total Assessment
Mr. and Mrs. Scott	Mayer	Jacqueline		841 Maple Street	841 Maple Street	Cleveland	WI	53015	031-028-009-023.00	112.5	0.41		112.5	X	60%	\$ -	\$ 10,297.40	\$ -	\$ 10,297.40
Mr. and Mrs. Francis	Koerber	Louise		858 Linden Street	PO Box 6	Cleveland	WI	53015	031-028-009-012.00	165	0.50		165	X	60%	\$ -	\$ 15,102.86	\$ -	\$ 15,102.86
Verans Memorial Park					PO Box 87	Cleveland	WI	53016	031-028-009-013.00	300	15.99			X					\$ -
Total Front Footage =										577.5			277.5			\$ -	\$ 25,400.26	\$ -	\$ 25,400.26

Estimated Construction Cost = \$ 73,600  
 Estimated Design, Construction Inspection, Permit Cost = \$ 13,700  
 Administrative Cost = \$ 800 1%  
**Total Project Cost = \$ 88,100 Cost Per Foot = \$ 152.55**  
 Village Costs = \$ 62,699.74

Preliminary Special Assessment Schedule  
Park Court (Linden Street to East End)  
Village of Cleveland

Title	First Name	Last Name	Spouse Name	Physical Address	Mailing Address	City	State	ZIP	Parcel #	Total Front Footage (FT)	Acreage	Cul De Sac or Curve (80' Min. Frontage)	Revised Min Front Footage (FT)	Corner Lot	Percent Assessed	Interior Lot Assessment	Corner Lot Less Than 1 Acre	Corner Lot More Than 1 Acre	Total Assessment
Mr. and Mrs. Allen	Stolzmann	Eunice		861 Linden Street	PO Box 24	Cleveland	WI	53015	031-028-014-018.03	125	0.55		125	X	60%	\$ -	\$ 5,178.64	\$ -	\$ 5,178.64
Mr.	Walter	Leonhard		851 Linden Street	851 Linden Street	Cleveland	WI	53015	031-028-014-018.02	125	0.54		125	X	60%	\$ -	\$ 5,178.64	\$ -	\$ 5,178.64
Mr. and Mrs. Greg	Howard	Cheryl		1145 Park Court	1145 Park Court	Cleveland	WI	53015	031-028-014-018.08	234	0.51	X	202		75%	\$ 10,460.84	\$ -	\$ -	\$ 10,460.84
Mr. and Mrs. Steven	Heller	Kristine		1136 Park Court	1136 Park Court	Cleveland	WI	53015	031-028-014-018.06	227.3	1.17	X	227.5		75%	\$ 11,781.40	\$ -	\$ -	\$ 11,781.40
Ms.	Michele	Vogel		1144 Park Court	PO Box 105	Cleveland	WI	53015	031-028-014-018.05	120	0.38		120		75%	\$ 6,214.36	\$ -	\$ -	\$ 6,214.36
Total Front Footage =										831.3			799.5			\$ 28,456.60	\$ 10,357.27	\$ -	\$ 38,813.88

Estimated Construction Cost = \$ 48,000  
 Estimated Design, Construction Inspection, Permit Cost = \$ 8,900  
 Administrative Cost = \$ 500 1%  
**Total Project Cost = \$ 57,400 Cost Per Foot = \$ 69.05**  
 Village Costs = \$ 18,586.12

Preliminary Special Assessment Schedule  
W Jefferson Avenue (Linden Street to East End)  
Village of Cleveland

Title	First Name	Last Name	Spouse Name	Physical Address	Mailing Address	City	State	ZIP	Parcel #	Total Front Footage (FT)	Acreage	Cul De Sac or Curve (80' Min. Frontage)	Revised Min Front Footage (FT)	Corner Lot	Percent Assessed	Interior Lot Assessment	Corner Lot Less Than 1 Acre	Corner Lot More Than 1 Acre	Total Assessment
Mr. and Mrs. Robert	Prigge	Lana		905 Linden Street	905 Linden Street	Cleveland	WI	53015	031-560-002-008.00	67	0.22		67	X	60%	\$ -	\$ 6,771.43	\$ -	\$ 6,771.43
Mr. and Mrs. Robert	Prigge	Lana		W Jefferson Avenue	905 Linden Street	Cleveland	WI	53015	031-560-002-007.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Mrs.	Kathryn	Jaehrig		871 Linden Street	PO Box 156	Cleveland	WI	53015	031-560-001-008.00	67	0.22		67	X	60%	\$ -	\$ 6,771.43	\$ -	\$ 6,771.43
Mrs.	Kathryn	Jaehrig		W Jefferson Avenue	PO Box 156	Cleveland	WI	53015	031-560-001-007.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Mr. and Mrs. Gary	Alfson	Barbara		1147 W Jefferson Avenue	1147 W Jefferson Avenue	Cleveland	WI	53015	031-560-001-006.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Mr.	Brian	Henschel		1141 W Jefferson Avenue	1141 W Jefferson Avenue	Cleveland	WI	53015	031-560-001-005.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Mr.	Thomas	Erdmann		1135 W Jeffers on Avenue	PO Box 174	Cleveland	WI	53015	031-560-001-004.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Mr.	Thomas	Erdmann		W Jefferson Avenue	PO Box 174	Cleveland	WI	53015	031-560-001-003.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Mr.	Thomas	Erdmann		W Jefferson Avenue	PO Box 174	Cleveland	WI	53015	031-560-001-002.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Mr.	Alvin	Hundt		1120 W Jefferson Avenue	1120 W Jefferson Avenue	Cleveland	WI	53015	031-560-002-002.00	100.5	0.34		100.5		75%	\$ 12,696.43	\$ -	\$ -	\$ 12,696.43
Ms.	Christine	Gabsch		1130 W Jefferson Avenue	1130 W Jefferson Avenue	Cleveland	WI	53015	031-560-002-004.00	100.5	0.34		100.5		75%	\$ 12,696.43	\$ -	\$ -	\$ 12,696.43
Mr. and Mrs. Craig	Lallensack	Lanae		1140 W Jeffers on Avenue	1140 W Jefferson Avenue	Cleveland	WI	53015	031-560-002-005.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Mr. and Mrs. Brent	Duzeski	Kasey		1146 W Jeffers on Avenue	1146 W Jefferson Avenue	Cleveland	WI	53015	031-560-002-006.00	67	0.22		67		75%	\$ 8,464.29	\$ -	\$ -	\$ 8,464.29
Total Front Footage =										938			938			\$ 101,571.43	\$ 13,542.86	\$ -	\$ 115,114.29

Estimated Construction Cost = \$ 158,000  
 Estimated Design, Construction Inspection, Permit Cost = \$ 29,400  
 Administrative Cost = \$ 1,600 1%  
**Total Project Cost = \$ 189,000 Cost Per Foot = \$ 168.44**  
 Village Costs = \$ 73,885.71