

October 21, 2021

Resident
XXXX Apache Ln
Weston, WI 54476

Re: Ryan St/Apache Ln Utility Project Update:

Dear Resident:

This letter is in follow up to the Special Assessment Hearing Letters and Project letters you've received earlier in 2021 to give you an update on the project status.

At the June 21, 2021, Village Board Meeting, the Trustees approved Resolution No 2021-017 authorizing the work to proceed on the Apache Ln/Ryan St River Crossing Project. The resolution and updated assessment calculation are attached for your reference.

As part of the resolution, the preliminary costs for the water and sewer connections were reduced such that the engineering costs were removed from the assessment calculation. This, as well as an error found in the spreadsheet, reduces the preliminary water and sewer assessment from \$21,990.18 to \$18,604.26 per lot, a reduction of \$3,385.92.

Additionally, the terms for connecting were modified such that connections will be required when one of the following occurs:

- a) Current private water or wastewater system fails
- b) Sale of property
- c) By the end of the 20th year after the initial billing of the special assessment (likely 2043)
 1. For properties wishing to defer connection longer than 10 years, the Village will need to receive verification that the existing system is still properly functioning. Costs for testing/inspection of the system will be paid for by the Village.

Interest charges to the property owner are also being waived as part of the assessment calculation.

Additionally, a sliding scale of reduced special assessment rates for the sanitary sewer assessment beginning with 25% in year 1 (year 1 begins at time of special



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assessment billing) and reduces each year by 2.5% to year 10 where it will be at 0% after year 10. Below is a table summarizing what the assessment cost would be over the first 10 years.

Year	Sewer Assessment	Water Assessment	Total Sewer/Water Assessment
1	\$6,060.98	\$10,522.96	\$16,583.94
2	\$6,263.01	\$10,522.96	\$16,785.97
3	\$6,465.04	\$10,522.96	\$16,988.00
4	\$6,667.07	\$10,522.96	\$17,190.03
5	\$6,869.11	\$10,522.96	\$17,392.07
6	\$7,071.14	\$10,522.96	\$17,594.10
7	\$7,273.17	\$10,522.96	\$17,796.13
8	\$7,475.20	\$10,522.96	\$17,998.16
9	\$7,677.24	\$10,522.96	\$18,200.20
10	\$7,879.27	\$10,522.96	\$18,402.23
11-20	\$8,081.30	\$10,522.96	\$18,604.26

There will also be an assessment for driveway approaches which is calculated at \$2.82/SF for asphalt driveways and \$5.75 for concrete driveways. This will only be for the portion of the driveway within the road right of way that ends up being replaced and will vary by property.

Payment of the assessment will be allowed over a 10-year period as well. For example, if you connect in 2023, you would have 10 equal installments each year with your final payment then in 2032.

Advance Construction out of Green Bay was awarded the construction contract for the project. However, due to material availability, the contractor was not able to get started on the project right away and the majority of the project is being deferred to next spring/summer.

With that said, the contractor is planning to still complete the river boring portion of the project this fall. The work crossing the river is likely to begin the week of October 25th. There will be some activity at the end of Trotzer Ln as part of the river crossing, otherwise the majority of the work for the river bore will be on the south side of the river on Ryan St.

I will continue to update the construction schedule online at www.westonwi.gov/apacheutilityproject.

Please contact me if you have any other questions. I can be reached at 715-241-2636 or via email at mwodalski@westonwi.gov.

Sincerely,



Michael Wodalski, P.E.
Director of Public Works