

# VILLAGE OF ALLOUEZ

Allouez Village Hall • 1900 Libal Street • Green Bay, Wisconsin 54301-2453  
Phone No.: (920) 448-2800 • Fax No.: (920) 448-2850

## Department of Public Works

01/30/2023

### 2023 STORM LATERAL SPECIAL ASSESSMENTS

This year the Village of Allouez is proposing to reconstruct the following streets:

1. Roselawn Boulevard – ± 1400' East of Riverside Dr. to Webster Ave.
2. Karen Lane – Libal St. to Greenwald St.
3. Allouez Terrace – Monroe Ave. to Termini
4. Jackson Street – Allouez Terr. to Derby Ln.

As a part of the project, any property that currently does not have a storm sewer lateral will be provided one from the storm sewer in the street to the property line. For those properties sharing an existing lateral, a new separate storm lateral will be provided to each property. In accordance with Village Code, the cost to install a new lateral is assessable to the benefited property owner. The renewal of an existing lateral from the main to the street right-of-way (property line) is not an assessable charge. The proposed assessments are being handled consistent with past practice to ensure equity for all property owners.

The estimated cost to install a new storm lateral is approximately \$2,000 to \$2,500. The storm lateral special assessments by street are currently being computed. The payment procedure is described in the enclosed Engineering Report on Special Assessments. The Final Special Assessment will be computed based on actual project cost and will be mailed after completion of the project, usually in March or April the following year.

A Preliminary Resolution of Intent to Levy Special Assessments is necessary to begin the assessment process. Along with the Village Board adoption of the resolution, the Board will set the date of the Special assessment hearing. Based on the project schedule, staff is recommending that the hearing be held during the Village Board meeting planned for on March 7, 2023.

#### Suggested Motion

A staff recommendation to the Village Board to approve the Preliminary Resolution of Intent to Levy Special Assessments and to set a Public Hearing date of March 7<sup>th</sup>, 2023.

**PRELIMINARY RESOLUTION OF INTENT  
TO LEVY SPECIAL ASSESSMENTS**

**RESOLUTION 2023-02**

BE IT RESOLVED by the Village Board of Allouez, Brown County, Wisconsin:

THAT it intends to perform the following municipal work or improvements:

**STORM SEWER LATERAL INSTALLATION**

in the following assessment district:

Roselawn Boulevard – ± 1400' East of Riverside Drive to Webster Ave.  
Karen Lane – Libal St. to Greenwald St.  
Allouez Terrace – Monroe Ave. to Termini  
Jackson Street – Allouez Terr. to Derby Ln.

  X   Under general taxation powers, and special assessment shall not exceed the benefits to the property.

       Under police powers, and special assessments shall be determined by the Village Board.

The number of installment payments in which the special assessments may be paid shall be determined at the hearing to be held concerning the matters contained in this resolution and the following report.

THAT the Village's Public Work's Director shall prepare the report required by Wisconsin Statute 66.0703, and file the same with the Village Clerk-Treasurer.

PASSED AND ADOPTED by the Village Board on the 7<sup>th</sup> day of February, 2023.

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James F. Rafter, Village President

ATTEST:

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Carrie Zittlow, Village Clerk-Treasurer

## NOTICE OF SPECIAL ASSESSMENT HEARING

WHEREAS the Village Board of Allouez, Brown County, Wisconsin has adopted a resolution that certain improvements be carried out in the following Assessment Area and as provided in the Village of Allouez Street & Utility Reconstruction Project AL-2023-01 & AL-2023-02.

### Proposed Improvements:

Storm Sewer Laterals

### Assessment Area:

1. Roselawn Boulevard – ± 1400' East of Riverside Dr. to Webster Ave.
2. Karen Lane – Libal St. to Greenwald St.
3. Allouez Terrace – Monroe Ave. to Termini
4. Jackson Street – Allouez Terr. to Derby Ln.

THAT special assessments be levied against the appropriate property owners in the Assessment Area and per the Assessment Report.

THAT the Village's Public Works Director has made and filed with the Village Clerk-Treasurer a report complying with the requirements of Wisconsin §66.0703. Said report includes an estimate of the cost of the proposed improvements and an assessment schedule, and any other information relative to the plans and specifications of Project AL-2023-01 & AL-2023-02.

NOTICE IS HEREBY GIVEN that the reports on file in the Clerk-Treasurer's office may be inspected during regular office hours, Monday through Thursday from 7:00 a.m. to 4:30 p.m., and Friday from 7:00 a.m. to 11:00 a.m., at the Allouez Village Hall, 1900 Libal Street, Green Bay, Wisconsin.

NOTICE IS FURTHER GIVEN that the Village Board will hold a public hearing concerning the matters contained in the preliminary resolution, 2023-02 and the report on:

TUESDAY, MARCH 7<sup>th</sup>, 2023  
6:30 P.M.  
ALLOUEZ VILLAGE HALL (1900 Libal St.)

All persons interested, or their representatives, may appear at the hearing and be heard.

Dated this 7<sup>th</sup> day of February, 2023

Carrie Zittlow

Village of Allouez Clerk-Treasurer

Publish February 21<sup>st</sup>, 2023 (Affidavit Requested)

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Phone No.: (920) 448-2800 • Fax No.: (920) 448-2853

## Department of Public Works SPECIAL ASSESSMENT NOTICE

February 16<sup>th</sup>, 2023

This spring the Village of Allouez will begin reconstructing the following streets:

1. Roselawn Boulevard – ± 1400' East of Riverside Dr. to Webster Ave.
2. Karen Lane – Libal St. to Greenwald St.
3. Allouez Terrace – Monroe Ave. to Termini
4. Jackson Street – Allouez Terr. to Derby Ln.

If you are a recipient of this letter, your property will be special assessed for the installation of a new storm sewer lateral.

As a part of the project, any property that currently does not have a storm sewer lateral will be provided one to the property line. For those properties sharing an existing lateral, a new separate storm lateral will be provided to each property. In accordance with Village Code, the cost to install a new lateral is assessable to the benefited property owner. The replacement of existing laterals from the main to the street right-of-way (property line) are not an assessable charge. The proposed assessments are being handled consistent with past practice to ensure equity for all property owners.

The estimated cost of the special assessment by address along with payment procedures are provided on the enclosed Engineering Report on Special Assessments. Special assessment bills are computed and mailed after completion of the project, usually in March or April the following year.

A special assessment hearing will be held before the Allouez Village Board on March 7, 2023 at 6:30p.m. located at Allouez Village Hall, 1900 Libal Street.

Enclosed is a copy of the Engineering Report and Notice of the Hearing. If you have any questions, please feel free to call or email Jeff Piette, Engineering Technician at 920-448-2809, [jeff.piette@villageofallouezwi.gov](mailto:jeff.piette@villageofallouezwi.gov) or my contact information can be found below.

Sincerely,



Sean Gehin, P.E.

Director of Public Works

Village of Allouez

Ph. 920-448-2802

Email: [sean.gehin@villageofallouezwi.gov](mailto:sean.gehin@villageofallouezwi.gov)

# VILLAGE OF ALLOUEZ

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## Department of Public Works

### ENGINEERING REPORT ON SPECIAL ASSESSMENTS INSTALLATION OF: STORM SEWER LATERALS

**HEARING DATE:**  
**March 7<sup>th</sup>, 2023 6:30 P.M.**  
**Allouez Village Hall, 1900 Libal Street**

This report is submitted in accordance with the requirements of Wisconsin §66.0703, and the preliminary resolution of the governing body of the Village of Allouez, Wisconsin, dated February 7<sup>th</sup>, 2023, determining the levy of special assessments on benefitted properties for public improvements described in this report.

#### Purpose of Project:

The purpose of this project is to provide the residents on the following streets with a dependable lateral to the Village's storm sewer system, in compliance with Village of Allouez Ordinance Chapter 350.

#### Assessment Area:

1. Roselawn Boulevard –± 1400' East of Riverside Dr. to Webster Ave.
2. Karen Lane – Libal St. to Greenwald St.
3. Allouez Terrace – Monroe Ave to Termini
4. Jackson Street – Allouez Terr. to Derby Ln.

#### Improvements:

Installation of new 6" PVC storm sewer laterals from the main line to the village right-of-way line on the above listed streets.

#### Method of Assessment:

The amount assessed for the storm sewer laterals will be on a per street basis and shall be based on the amount equal to the actual cost per foot of pipe installed from the main to the right-of-way (property line). The total footage of 6-inch pipe installed on a street shall be multiplied by the cost per foot then divided equally by the number of property owners receiving a lateral to the right-of-way line. The actual cost is obtained from the official bid document of the low bidder.

#### Storm Sewer Lateral Cost Example:

Feet Installed	600
Cost Per Foot	\$65.00
Total Cost of Pipe	\$39,000.00
Total Number of Properties:	20
Cost Per Service	\$1,950.00

#### Establishment of Storm Sewer Lateral Rate:

The costs generated in this report are based on estimates only. The cost assessed to a property owner may not exceed the estimated amount on the engineers estimate spreadsheet and are anticipated to be lower.

#### Financing of Assessment:

Payment for such work or improvements shall be due and payable 30 days from the date of the invoice issued by the Village. If paid within 30 days, no interest shall be added. Not paid within 30 days from the date of the invoice issued by the Village shall automatically be placed on the next five real estate tax bills in equal installments. Interest will be added in the amount of 4 % per year on the unpaid balance. The balance may be paid in full at any time with interest calculated through the month of payment.

#### Hearing:

All persons interested, or their representatives, may appear at the Special Assessment Hearing to be held on Tuesday, March 7<sup>th</sup>, 2023 at 6:30 pm in the Village of Allouez Municipal Building, located at 1900 Libal Street.



2023 STREET UTILITY RECONSTRUCTION -- ASSESSMENT REPORT  
ROSELAWN BOULEVARD -- STORM SEWER LATERALS  
VILLAGE OF ALLOUEZ -- AL-2023-01  
ENGINEERING ESTIMATE

PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER	NUMBER OF LATERALS	ESTIMATED ASSESSMENT	FINAL ASSESSMENT	MAILING ADDRESS
1 Michael C & Jaqueline Krutz	141 Roselawn Boulevard	AL-1651-R-107	1/2	\$1,080.63		same
2 Donald J & Jennifer Joski	161 Roselawn Boulevard	AL-1651-R-106	1/2	\$1,080.63		same
3 James D Meilke	180 Roselawn Boulevard	AL-1651-R-87	1/2	\$1,080.63		same
4 Justin M & Cynthia M Schoen	190 Roselawn Boulevard	AL-1651-R-86	1/2	\$1,080.63		same
5 Nathan C & Jane T Mathes	201 Roselawn Boulevard	AL-1651-R-103	1	\$2,161.25		same
6 Cathy J Halron	221 Roselawn Boulevard	AL-1651-R-101	1/2	\$1,080.63		same
7 Willian A & Patricia A Bodart	241 Roselawn Boulevard	AL-1651-R-100	1/2	\$1,080.63		same
8 Paul E & Susan M Black	240 Roselawn Boulevard	AL-1651-R-82	1	\$2,161.25		same
9 Linda S Immel	281 Roselawn Boulevard	AL-1651-R-98	1/2	\$1,080.63		same
10 Robert J & Kathleen A Brisk	301 Roselawn Boulevard	AL-1651-R-97	1/2	\$1,080.63		same
11 Paul M & Pamela L Heiser	340 Roselawn Boulevard	AL-1651-R-76	2/3	\$1,440.83		same
12 Hanson Trust of 2007	360 Roselawn Boulevard	AL-1651-R-75	2/3	\$1,440.83		same
13 Claire E Rotherham	380 Roselawn Boulevard	AL-1651-R-74	2/3	\$1,440.83		same
			8	\$17,290.00		

Estimated Assessment Calculations:

ESTIMATED FEET OF 6" STORM LATERALS	ESTIMATED COST PER FOOT	TOTAL	NUMBER OF LATERALS	EST. COST/LATERAL
266	\$65.00	\$17,290	8	\$2,161.25





2023 STREET UTILITY RECONSTRUCTION -- ASSESSMENT REPORT  
KAREN LANE -- STORM SEWER LATERALS  
VILLAGE OF ALLOUEZ -- AL-2023-02  
ENGINEERING ESTIMATE

PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER	NUMBER OF LATERALS	ESTIMATED ASSESSMENT	FINAL ASSESSMENT	MAILING ADDRESS
1 Juan E Ponce	502 Karen Lane	AL-806-T-31	1/2	\$877.50		same
2 Steven J & Elizabeth M Neuville	508 Karen Lane	AL-806-T-29	1/2	\$877.50		same
3 Bryanne L Gauger	526 Karen Lane	AL-806-T-26	1/2	\$877.50		same
4 Cynthia Wilkinson	536 Karen Lane	AL-806-T-25	1/2	\$877.50		same
5 Branden R & Mandi M Luehring	533 Karen Lane	AL-806-T-8	1/2	\$877.50		same
6 Patrick P & Diane M Noreika	543 Karen Lane	AL-806-T-9	1/2	\$877.50		same
7 James D & Amy L Klug	546 Karen Lane	AL-806-T-24	1/2	\$877.50		same
8 Eric A Hammond	600 Karen Lane	AL-806-T-23	1/2	\$877.50		same
9 Eric Asher Perez	612 Karen Lane	AL-806-T-21	1/2	\$877.50		same
10 Linda S Van Egeren	618 Karen Lane	AL-806-T-20	1/2	\$877.50		same
11 Richard J & Mary C Douville	624 Karen Lane	AL-806-T-19	1/2	\$877.50		same
12 Roberto C & Anna M Vazquez	630 Karen Lane	AL-806-T-17	1/2	\$877.50		same
			6	\$10,530.00		

Assessment Calculations:

ESTIMATED FEET OF 6" STORM LATERALS	ESTIMATED COST PER FOOT	TOTAL	NUMBER OF LATERALS	EST. COST/LATERAL
162	\$65.00	\$10,530	6	\$1,755.00





2023 STREET UTILITY RECONSTRUCTION -- ASSESSMENT REPORT  
ALLOUEZ TERRANCE -- STORM SEWER LATERALS  
VILLAGE OF ALLOUEZ -- AL-2023-02  
ENGINEERING ESTIMATE

PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER	NUMBER OF LATERALS	ESTIMATED ASSESSMENT	FINAL ASSESSMENT	MAILING ADDRESS
1 Rouse Holdings LLC	700 Allouez Terrace	AL-180	1	\$1,566.50		101 S Military Ave #185 Green Bay WI 54303
2 Mark D & Mary M Schoeberle	706 Allouez Terrace	AL-181	1/2	\$783.25		
3 Derek T Brusda	712 Allouez Terrace	AL-182	1/2	\$783.25		
4 Stacie & Julie M Christian	800 Allouez Terrace	AL-184	1/2	\$783.25		
5 Justin Hendricks	804 Allouez Terrace	AL-185	1/2	\$783.25		
6 Erin E Lehman	808 Allouez Terrace	AL-186	1/2	\$783.25		
7 Aaron R Kupsky	812 Allouez Terrace	AL-187	1/2	\$783.25		
8 Patrick A & Peggy J Kukay	816 Allouez Terrace	AL-188	1	\$1,566.50		
9 Kathryn A Prebelski	904 Allouez Terrace	AL-193	1	\$1,566.50		
10 William P & Jana B Ostrowski	908 Allouez Terrace	AL-194	1/2	\$783.25		
11 Natalie M Mattson	912 Allouez Terrace	AL-195	1/2	\$783.25		
12 Joseph Paul Miller	915 Allouez Terrace	AL-166	1/2	\$783.25		
13 Elizabeth Schott	916 Allouez Terrace	AL-196	1/2	\$783.25		
14 Phillip P & Anna Bitter	919 Allouez Terrace	AL-165	1/2	\$783.25		
15 Erin Fairbain	920 Allouez Terrace	AL-197	1/2	\$783.25		
16 Mark F & Ann T Lamperneur	924 Allouez Terrace	AL-38	1/2	\$783.25		
17 Susan K Kramer	927 Allouez Terrace	AL-37	1/2	\$783.25		
			10	\$15,665.00		

Assessment Calculations:

ESTIMATED FEET OF 6" STORM LATERALS	ESTIMATED COST PER FOOT	TOTAL	NUMBER OF LATERALS	EST. COST/LATERAL
241	\$65.00	\$15,665	10	\$1,567



2023 STREET UTILITY RECONSTRUCTION -- ASSESSMENT REPORT  
JACKSON STREET -- STORM SEWER LATERALS  
VILLAGE OF ALLOUEZ -- AL-2023-02  
ENGINEERING ESTIMATE

PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER	NUMBER OF LATERALS	ESTIMATED ASSESSMENT	FINAL ASSESSMENT	MAILING ADDRESS
1 Daniel A Bain	808 Derby Lane	AL-1459	1/2	\$1,222.00		same
2 Jennifer E Woods	1406 Jackson Street	AL-1474-5	1/2	\$1,222.00		same
3 James F Meyer	1409 Jackson Street	AL-1456	1/2	\$1,222.00		same
4 Kathleen E Kelly	1412 Jackson Street	AL-1474-4	1/2	\$1,222.00		same
5 Robert J & Tammy L Litt	1413 Jackson Street	AL-1455	1/2	\$1,222.00		same
6 Linda B & Alex M Galt	1426 Jackson Street	AL-1477	1/2	\$1,222.00		same
7 John C Abbott & Christine L Tipps	1434 Jackson Street	AL-176	1/2	\$1,222.00		same
8 Payton L Sampson	1435 Jackson Street	AL-173	1/2	\$1,222.00		same
9 Richard G & Karen P Seas	805 Allouez Terrace	AL-174	1	\$2,444.00		same
			5	\$12,220.00		

Assessment Calculations:

ESTIMATED FEET OF 6" STORM LATERALS	ESTIMATED COST PER FOOT	TOTAL	NUMBER OF LATERALS	EST. COST/LATERAL
188	\$65.00	\$12,220	5	\$2,444.00