

TOWN OF TROY

654 N Glover Rd., Hudson WI 54016

A SPECIAL TOWN BOARD MEETING will be held February 10th, 2026, 6:00pm at the Troy Town Hall.

1. Call to Order
2. Public Hearing – Preliminary Special Assessments for 2026 St. Annes Parkway Road Rehabilitation Project
 - a. Summary of Preliminary Assessment Report; Presentation by Town staff and/or Town Engineer summarizing: Proposed improvements, Estimated project costs, Assessment district, Proposed method of assessment
 - b. Public Comment; Testimony from property owners and other interested persons regarding the preliminary resolution and assessment report.
 - c. Close Public Hearing
3. Discuss and Consider Preliminary Special Assessment Resolution
4. Discuss and Consider Contract for on-site septic design for the Fire Sub-Station by Advanced Environmental.
5. Discuss and Consider Contract for well design of a high capacity well, possible reuse of the existing well at the disposal center site, and well design of a well for potable use should the existing well not be reusable, for the Fire Sub-Station, with Tim Butterfield.
6. Adjourn

Action may be taken on any agenda item. This agenda is subject to change. The posted agenda at the Town Hall serves as primary notice.

April Fredrick

Clerk/Treasurer

NOTICE OF PUBLIC HEARING ON PRELIMINARY SPECIAL ASSESSMENTS FOR
ST. ANNES PARKWAY, ST. ANDREWS DRIVE, TROON COURT, TURNBERRY COURT

CURB AND GUTTER, DRIVEWAY PATCHING, AND RELATED STREET
REHABILITATION WORK INCLUDING EXCAVATION, ASPHALT PAVEMENT, BASE
AGGREGATE, LAWN RESTORATION, AND ENGINEERING

PLEASE TAKE NOTICE that the Town Board of the Town of Troy, Wisconsin, has declared its intention to exercise its police power under §66.0703, Wis. Stats., to levy special assessments upon property within the following assessment district for benefits conferred upon the property by the 2026 St. Annes Parkway Road Rehabilitation Project. The work includes the installation of concrete curb and gutter, driveway patching, pulverizing and repaving of the street surface, limited base and storm improvements, turf restoration, and associated engineering services.

Assessment District:

All properties fronting or partially fronting on:

- St. Annes Parkway (Turnberry Court to County Road F)
- St. Andrews Drive (Southern Cul-de-sac to St. Annes Parkway)
- Troon Court (Southern Cul-de-sac to St. Annes Parkway)
- Turnberry Court (St. Annes Parkway to Northern Cul-de-sac)

A Preliminary Assessment Report prepared by the Town Engineer, showing the proposed plans, cost estimates, and proposed method of assessment (proportional per lot curb assessment with individual driveway patching), is on file with the Town Clerk and may be reviewed during regular business hours or upon request.

Public Hearing Details:

The Town Board will hold a Public Hearing to hear all interested persons, or their agents or attorneys, concerning the preliminary resolution and the report described above.

Date & Time: Tuesday February 10th, 2026 at 6:00 PM

Location: Troy Town Hall, 654 Glover Road, Hudson, Wisconsin

At this hearing, the Board will hear objections and feedback and may revise the proposed assessments based on testimony and evidence received.

April Fredrick
Clerk/Treasurer
Town of Troy

1-16-26

Tim Fischer (701 929-0635 Cell #)
287 St. Annes Parkway
Hudson, WI 54016

Attn: Clerk

Town of Troy,

I vote NO on the improvements for
the street and gutter. It's more than
just the cost. I don't want a patched
up looking driveway and yard. I also
have sprinkler heads on the edges that I
do NOT want disturbed. I could imagine
that almost none of the residents would
vote yes on this. Furthermore, if
I wanted the streets in the area here to
look like city streets with curbs, I would
have bought a house in the city! I want
things to stay just like they are. It
would be nice if the pot-holes were fixed though.
~~1 in 100~~

April Fredrick

From: Noel Volin <noelvolin@hotmail.com>
Sent: Saturday, January 17, 2026 2:03 PM
To: April Fredrick
Cc: Tatiana Volin
Subject: Written Comment: St. Annes Parkway Special Assessment Public Hearing

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Fredrick,

Please find below my written comments regarding the proposed special assessments for the St. Annes Parkway reconstruction project. I am currently traveling abroad and respectfully request that this correspondence be included in the official record for the January 26, 2026 public hearing.

Thank you for your assistance.

Re: Public Hearing on Preliminary Special Assessments: St. Annes Parkway Reconstruction Project

I am a homeowner at the corner of St. Annes Parkway and Lindsey Road and am submitting these written comments regarding the proposed special assessments associated with the St. Annes Parkway reconstruction project.

My property currently has asphalt curb, which has lasted longer than the roadway itself and has performed adequately with no functional failure. The proposed project replaces this existing asphalt curb with concrete curb and gutter, which represents a significant upgrade rather than a like-for-like replacement. I am concerned that the incremental cost of upgrading from asphalt to concrete is being assessed to adjacent property owners, even though the existing curb has demonstrated long-term durability and functionality.

In addition, our neighborhood has a more rural character and is part of a golf course setting. The existing asphalt curb blends appropriately with the surrounding environment, while concrete curb represents a more urban infrastructure standard. In this context, the proposed upgrade does not provide a proportional special benefit to my property.

I am also concerned about the allocation of costs given that St. Annes Parkway functions as a primary roadway within the development and is used regularly by a large portion of residents who do not live along the street. The proposed improvements, including curb and gutter, provide substantial benefit to all users of the roadway. Assessing only the frontage homeowners for improvements that serve the broader neighborhood does not appear proportional to the benefit received.

Finally, as a corner lot, only one frontage of my property is included in the proposed improvements, while the adjacent frontage along Lindsey Road is not. This will result in two different curb types along the same property, with concrete curb on one side and the original asphalt curb on the other. I am concerned about the visual inconsistency this creates, as well as the potential negative impact on the overall appearance and marketability of the property should we decide to sell in the future. I respectfully request that the Town carefully consider the assessment methodology applied to corner lots with partial frontage and ensure that any assessment reflects the limited, partial, and potentially adverse impact of the proposed improvement.

I respectfully request that the Town Board give due consideration to these concerns prior to approving any final resolution on special assessments for this project. I further request that this written comment be included in the official

record of the January 26, 2026 public hearing. Nothing herein is intended to waive any rights I may have under Wisconsin law, including the right to object to or appeal any final assessment determination.

Respectfully submitted,

Noel Patrick Volin
291 Saint Annes Pkwy, Hudson, WI 54016
noelvolin@hotmail.com
612.840.4649

REPORT OF TOWN ENGINEER

Town of Troy, Wisconsin

Preliminary Special Assessment Report

Curb and Gutter, Driveway Patching, and Related Street Rehabilitation Improvements

St. Annes Parkway (County Trunk Highway F to Turnberry Court)

Turnberry Court (St. Annes Parkway to northern cul-de-sac)

Troon Court (St. Annes Parkway to southern cul-de-sac)

St. Andrews Drive (St. Annes Parkway to southern cul-de-sac)

Pursuant to Wisconsin Statutes § 66.0703 and the Town of Troy Code of Ordinances, submitted herewith is the Preliminary Special Assessment Report of the Town Engineer for proposed public improvements to the roadways described herein.

This report is prepared for the purpose of review by the Town Board and for consideration at a public hearing and does not constitute a final levy of special assessments.

The following schedules are attached to and made a part of this report:

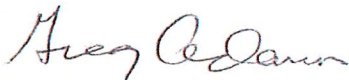
Schedule A – Preliminary Plan Layout and Project Limits Map (on file with the Town Clerk for public inspection)

Schedule B – Project Data Sheet, Opinion of Probable Construction Cost, and Assessment Rate Calculations

Schedule C – Preliminary Schedule of Assessments for Properties within the Assessment District

I hereby certify that the properties proposed to be assessed have been viewed in the field and that such properties will be specially benefited by the proposed improvements under the Town's police power.

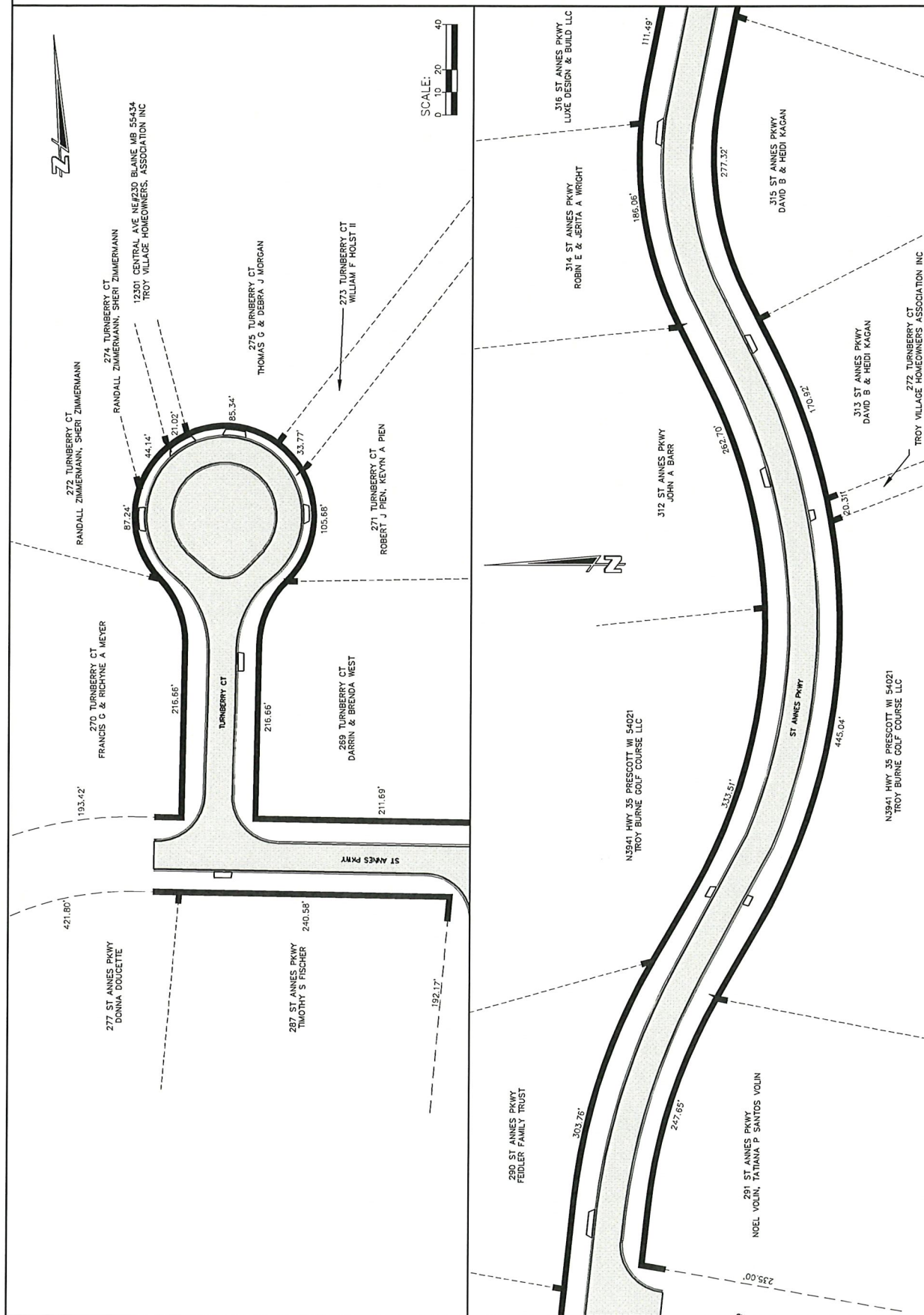
Submitted this 30th day of December 2025.

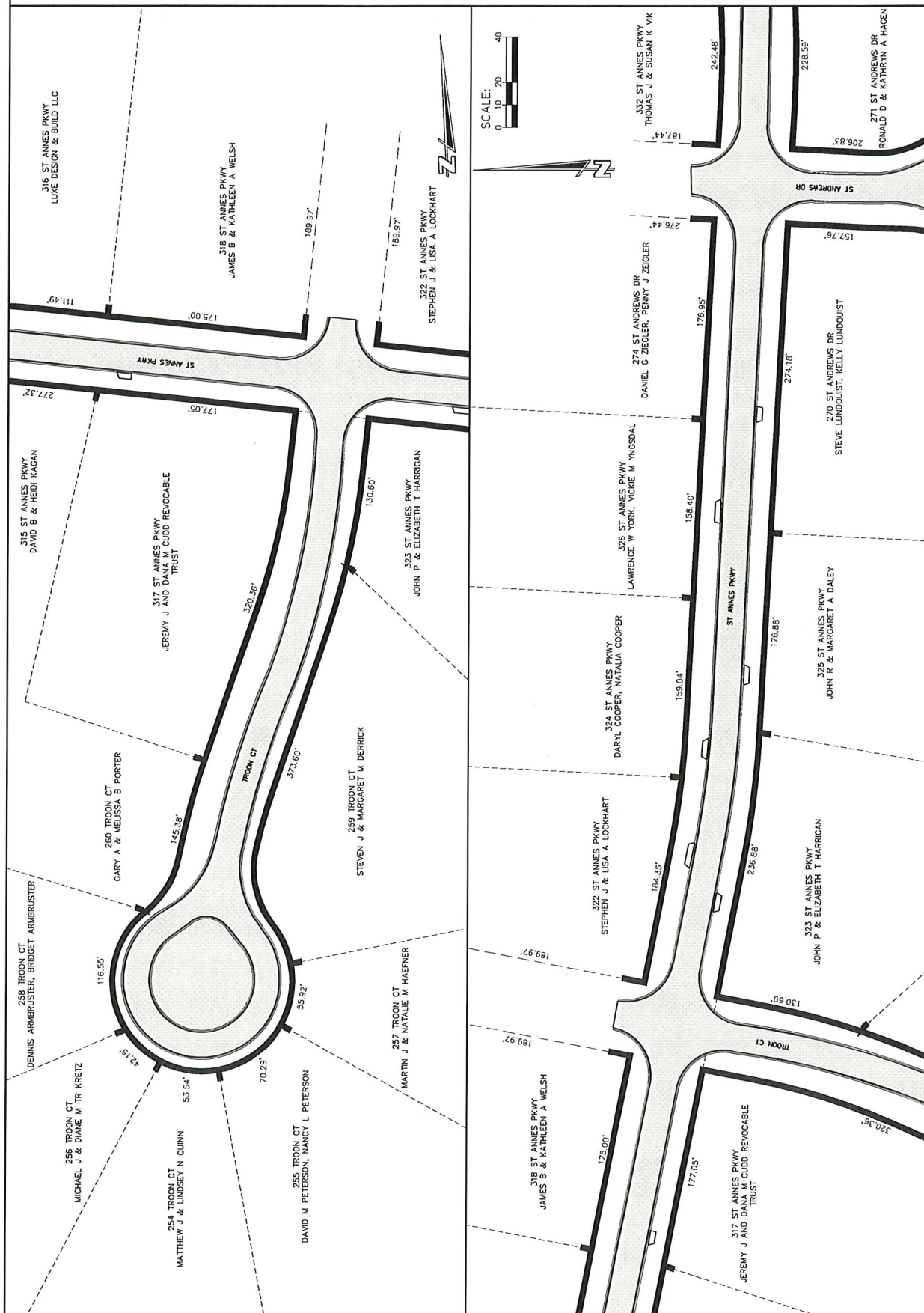


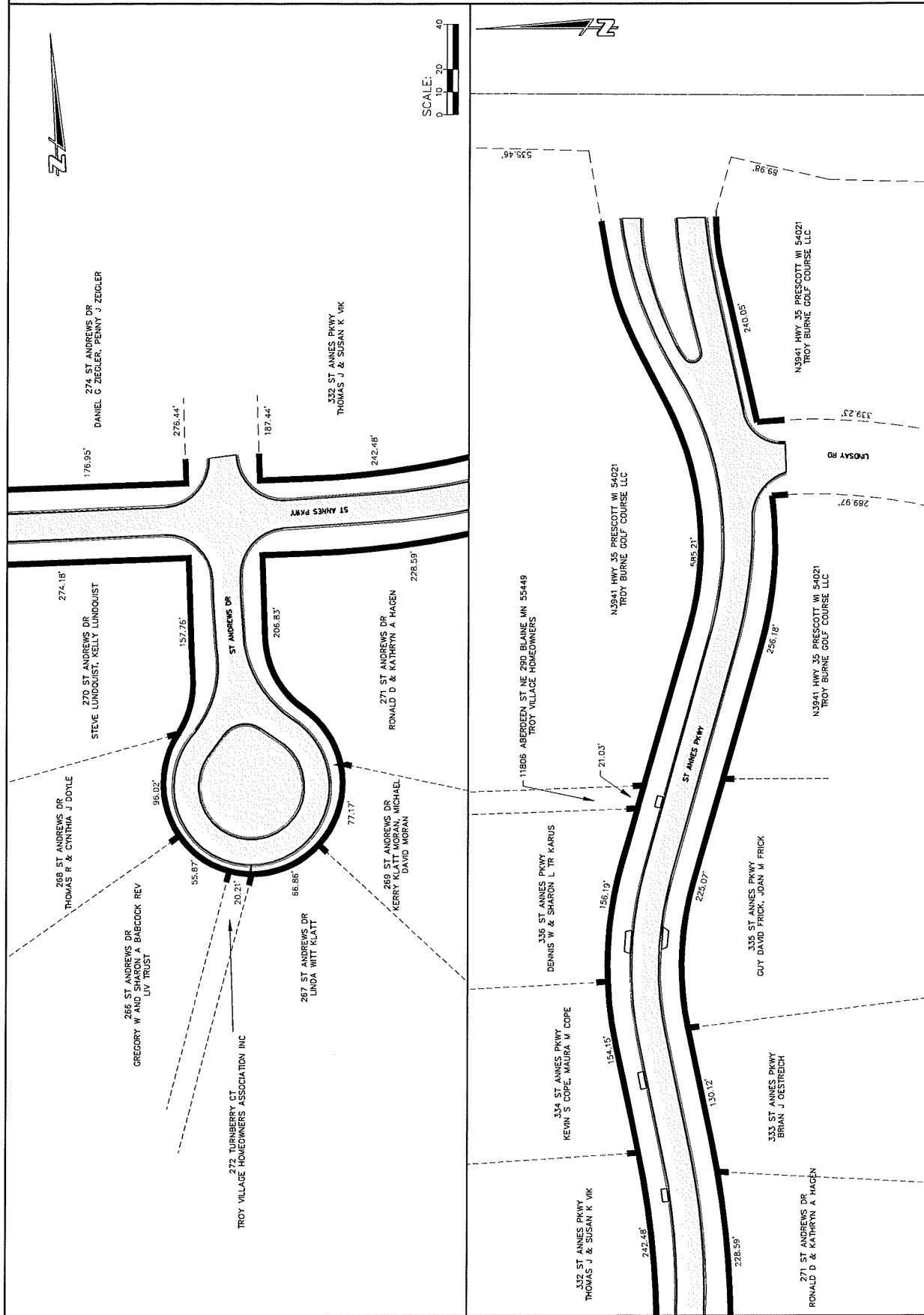
Greg Adams, PE
Civil Engineer



Robert Jones, EIT
Design Engineer







PROJECT DATA SHEET

SCHEDULE B

General Project Information

Location: The proposed improvements are located on St. Annes Parkway, Turnberry Court, Troon Court, and St. Andrews Drive, as identified above. A map of the proposed work limits is included in Schedule A.

Existing Land Use and Zoning: The properties abutting the project area are zoned Agricultural–Residential (AG-RES).

Right-of-Way: All four roadways have a 66-foot-wide public right-of-way. All improvements are proposed to occur within the existing public right-of-way. Cul-de-sac bulbs maintain an approximate 80-foot right-of-way radius.

Initiation: The Town Board adopted a resolution declaring intent to levy special assessments for this project on December 18, 2025, pursuant to Wis. Stat. § 66.0703.

Proposed Improvements

Road: The Town of Troy proposes to rehabilitate St. Annes Parkway, Turnberry Court, Troon Court, and St. Andrews Drive. Improvements include pulverizing existing pavement, placement of crushed aggregate base course, asphaltic pavement, and restoration. Proposed roadway widths are 24 feet, with new concrete curb and gutter throughout the project.

Driveway Aprons: Driveway aprons are proposed to be reconstructed approximately eight (8) feet behind the back of curb toward

PROJECT DATA SHEET

SCHEDULE B

the adjacent property line. Actual driveway dimensions will vary based on site conditions. Driveway work will primarily occur within the public right-of-way. Driveways will be replaced in-kind to match existing surface materials (concrete or asphalt).

Estimated Project Cost and Funding Sources

Estimated Project Cost:

An Opinion of Probable Construction Cost for the proposed improvements is included as Schedule B – Exhibit 1. Exhibit 1 summarizes the total estimated cost of the project, including roadway rehabilitation, curb and gutter, driveway patching, and associated engineering and restoration work.

Allocation of Project Costs:

For purposes of determining the proposed special assessments, the total estimated project cost has been preliminarily allocated as follows:

Schedule B – Exhibit 2: presents the total estimated cost to be funded by the Town of Troy, consisting primarily of roadway rehabilitation work within the 24-foot traveled way up to the curb flag, together with associated costs determined to be of general public benefit.

Schedule B – Exhibit 3: presents the total estimated cost of concrete curb and gutter improvements, proposed to be assessed to benefitted properties on an Equivalent Residential Unit (ERU) basis, as described in this report.

Schedule B – Exhibit 4: presents the total estimated cost of driveway patching, including both concrete and asphaltic driveway surfaces. Exhibit 4 also establishes a unit cost per square foot for concrete driveway patching and for asphaltic driveway

PROJECT DATA SHEET

SCHEDULE B

patching, which is used to calculate the preliminary driveway assessments for individual properties based on the area of driveway reconstructed within the public right-of-way.

Funding Sources:

<u>Cost Category</u>	<u>Estimated Cost</u>
Concrete Curb and Gutter (per ERU)	\$362,300
Driveway Patching (per individual driveway)	\$63,400
Town Share Road Rehabilitation (24' width to curb flag)	\$530,300
Total Project Cost	\$956,000

Preliminary Cost Estimates:

All cost estimates contained in Schedule B are opinions of probable cost and are provided for preliminary planning and assessment purposes only. Final project costs and final assessment amounts will be based on final design, bid results, and actual construction quantities, and will be subject to further Town Board action by separate resolution.

PROPOSED METHOD OF ASSESSMENT

Summary:

The proposed method of assessment reflects the manner in which the Town Board has determined the improvements will specially benefit the properties within the assessment district. The assessment methodology is intended to reasonably and proportionally allocate the cost of improvements based on the nature and extent of benefit received by each property.

The proposed assessment methodology was presented and discussed at the Public Informational Meeting and is

PROJECT DATA SHEET

SCHEDULE B

consistent with the Town's special assessment practices. The Town Board reserves the right to revise the assessment methodology following the public hearing and review of testimony and evidence received.

Curb and Gutter Assessment (ERU):

Concrete curb and gutter costs are proposed to be assessed on an Equivalent Residential Unit (ERU) basis. One ERU is generally assigned to each residential lot within the assessment district. This method was selected because the curb and gutter improvements provide a substantially uniform benefit to each lot by improving drainage, accessibility, street definition, and long-term roadway performance, regardless of minor variations in lot frontage.

Lots that partially front the project limits, as well as corner lots with frontage on only one side of the project area, are proposed to be assessed a proportionate share of one ERU, based on the extent of frontage within the project limits relative to the total lot right-of-way frontage. Such lots may be subject to future special assessments under the same rationale if adjoining Town roads become part of a future improvement project.

Non-residential parcels within the assessment district are proposed to be assessed by establishing an ERU equivalent based on the ratio of the parcel's project frontage to the average residential project frontage, reflecting the proportional benefit received from the curb and gutter improvements.

Driveway Patching Assessment (Per Area Basis):

Driveway patching costs are proposed to be assessed to individual properties on a per area basis, based on the actual square footage of driveway reconstructed within the

PROJECT DATA SHEET

SCHEDULE B

public right-of-way. Separate unit costs are established for concrete and asphaltic driveway surfaces, as shown in Schedule B – Exhibit 4. This method directly allocates costs to the properties receiving the specific driveway work and reflects the proportional benefit conferred.

Special Assessments:

Special assessments are proposed to be levied in accordance with Town policy and Wis. Stat. § 66.0703. A preliminary distribution of proposed assessments is shown in Schedule C.

The assessment amounts shown are preliminary only and are subject to revision based on public testimony, final design, bidding, and final construction costs. Final assessment amounts, payment terms, and any installment options will be determined by separate Town Board action.



Schedule B - Exhibit #1

Client	Town of Troy
Project	Troy Village Rehabilitation, Phase I
Prepared By	Brett Ingli

Project No.	T2708-382
Date	5/7/2025
Revised Date	12/8/2025

St. Annes Parkway (Turnberry Ct - CTH F) , Turnberry Court (St. Annes Parkway - Terminus), Troon Ct (Saint Annes Pkwy - End (South)), St Andrew Dr (Saint Annes Pkwy - End (South))

Item	Unit	Qty	Unit Price	Cost
Saw Cutting	L.F.	930	\$5.00	\$4,650.00
Asphalt and Concrete Pavement Removal	S.Y.	860	\$5.00	\$4,300.00
Asphalt Pavement Pulverizing	S.Y.	14800	\$1.00	\$14,800.00
Excavation (Asphaltic Curb Removal)	C.Y.	1650	\$20.00	\$33,000.00
Crushed Aggregate Base, Roadway	C.Y.	850	\$45.00	\$38,250.00
Crushed Aggregate Base, Driveway	C.Y.	145	\$45.00	\$6,525.00
HMA Pavement, 4 LT 58-28 S, Lower Layer, 1.75"	S.Y.	16100	\$12.00	\$193,200.00
HMA Pavement, 4 LT 58-28 S, Upper Layer, 1.25"	S.Y.	16100	\$11.00	\$177,100.00
HMA Pavement, Driveway	S.Y.	710	\$40.00	\$28,400.00
Concrete Curb and Gutter, 24" Mountable	L.F.	11100	\$18.00	\$199,800.00
Concrete Driveway, 6"	S.F.	1280	\$8.00	\$10,240.00
Adjust Existing Storm Casting	EA.	19	\$500.00	\$9,500.00
Traffic Control	L.S.	1	\$7,000.00	\$7,000.00
Temporary Silt Fence	L.F.	2000	\$5.00	\$10,000.00
Temporary Storm Drain Inlet Protection Erosion Control	EA.	19	\$100.00	\$1,900.00
Temporary Stone Tracking Pad	EA.	1	\$1,000.00	\$1,000.00
Topsoil, Turf, Grasses	S.Y.	6200	\$10.00	\$62,000.00

Subtotal	\$801,700.00
Contingency	\$40,100.00

Construction Subtotal	\$841,800.00
Engineering and Administration	\$114,200.00
Total Project Cost	\$956,000.00

Notes:

1. 5,775 LF of Roadway
2. 6" Pulverize 24' on center of all streets, excavate existing asphaltic curb
3. Proposed 28' BC-BC with 3" asphaltic pavement, 24" mountable concrete curb and gutter
4. Existing storm sewer to remain, adjusting existing structure castings
5. Replace 8' of driveways in-kind
6. Existing concrete curb and brick at CTH F intersection to remain



Schedule B - Exhibit #2

Community Infrastructure • Architecture • Environmental Services

Client	Town of Troy
Project	Troy Village Rehabilitation, Phase I
Prepared By	Brett Ingli

Project No.	T2708-382
Date	5/7/2025
Revised Date	12/8/2025

St. Annes Parkway (Turnberry Ct - CTH F) , Turnberry Court (St. Annes Parkway - Terminus), Troon Ct (Saint Annes Pkwy - End (South)), St Andrew Dr (Saint Annes Pkwy - End (South))

Item	Unit	Qty	Unit Price	Cost
Saw Cutting	L.F.	200	\$5.00	\$1,000.00
Asphalt Pavement Pulverizing	S.Y.	14800	\$1.00	\$14,800.00
Excavation (Asphaltic Curb Removal)	C.Y.	175	\$20.00	\$3,500.00
Crushed Aggregate Base, Roadway	C.Y.	100	\$45.00	\$4,500.00
HMA Pavement, 4 LT 58-28 S, Lower Layer, 1.75"	S.Y.	16100	\$12.00	\$193,200.00
HMA Pavement, 4 LT 58-28 S, Upper Layer, 1.25"	S.Y.	16100	\$11.00	\$177,100.00
Concrete Curb and Gutter, 24" Mountable	L.F.	1180	\$18.00	\$21,240.00
Adjust Existing Storm Casting	EA.	19	\$500.00	\$9,500.00
Traffic Control	L.S.	1	\$7,000.00	\$7,000.00
Temporary Silt Fence	L.F.	2000	\$5.00	\$10,000.00
Temporary Storm Drain Inlet Protection Erosion Control	EA.	19	\$100.00	\$1,900.00
Temporary Stone Tracking Pad	EA.	1	\$1,000.00	\$1,000.00

Subtotal	\$444,700.00
Contingency	\$22,300.00

Construction Subtotal	\$467,000.00
Engineering and Administration	\$63,300.00
Total Project Town Share Estimate	\$530,300.00

Notes:

1. 5,775 LF of Roadway
2. 6" Pulverize 24' on center of all streets, excavate existing asphaltic curb
3. Proposed 28' BC -BC with 3" asphaltic pavement, 24" mountable concrete curb and gutter
4. Existing storm sewer to remain, adjusting existing structure castings
5. Replace 8' of driveways in-kind
6. Existing concrete curb and brick at CTH F intersection to remain



Schedule B - Exhibit #3

Community Infrastructure • Architecture • Environmental Services

Client	Town of Troy
Project	Troy Village Rehabilitation, Phase I
Prepared By	Brett Ingli

Project No.	T2708-382
Date	5/7/2025
Revised Date	12/8/2025

St. Annes Parkway (Turnberry Ct - CTH F) , Turnberry Court (St. Annes Parkway - Terminus), Troon Ct (Saint Annes Pkwy - End (South)), St Andrew Dr (Saint Annes Pkwy - End (South))

Item	Unit	Qty	Unit Price	Cost
Excavation (Asphaltic Curb Removal)	C.Y.	1475	\$20.00	\$29,500.00
Crushed Aggregate Base, Roadway	C.Y.	750	\$45.00	\$33,750.00
Concrete Curb and Gutter, 24" Mountable	L.F.	9920	\$18.00	\$178,560.00
Topsoil, Turf, Grasses	S.Y.	6200	\$10.00	\$62,000.00

St. Annes Parkway & Turnberry Court Subtotal Construction	\$303,800.00
Contingency	\$15,200.00

Construction Subtotal	\$319,000.00
Engineering and Administration	\$43,300.00
Total Project Curb Estimate	\$362,300.00

Notes:

1. 5,775 LF of Roadway
2. 6" Pulverize 24' on center of all streets, excavate existing asphaltic curb
3. Proposed 28' BC -BC with 3" asphaltic pavement, 24" mountable concrete curb and gutter
4. Existing storm sewer to remain, adjusting existing structure castings
5. Replace 10' of driveways in-kind
6. Existing concrete curb and brick at CTH F intersection to remain



Schedule B - Exhibit #4

Client	Town of Troy
Project	Troy Village Rehabilitation, Phase I
Prepared By	Brett Ingli

Project No.	T2708-382
Date	5/7/2025
Revised Date	12/30/2025

St. Annes Parkway (Turnberry Ct - CTH F) , Turnberry Court (St. Annes Parkway - Terminus), Troon Ct (Saint Annes Pkwy - End (South)), St Andrew Dr (Saint Annes Pkwy - End (South))

Item	Unit	Qty	Unit Price	Cost
Saw Cutting	L.F.	730	\$5.00	\$3,650.00
Asphalt and Concrete Pavement Removal	S.Y.	860	\$5.00	\$4,300.00
Crushed Aggregate Base, Driveway	C.Y.	145	\$45.00	\$6,525.00
HMA Pavement, Driveway	S.Y.	710	\$40.00	\$28,400.00
Concrete Driveway, 6"	S.F.	1280	\$8.00	\$10,240.00
Subtotal				\$53,100.00
Contingency				\$2,700.00
Construction Subtotal				\$55,800.00
Engineering and Administration				\$7,600.00
Total Project Driveway Patching Estimate				\$63,400.00

Item	Unit	Qty	Unit Price	Cost
Saw Cutting	L.F.	612	\$5.00	\$3,060.00
Asphalt Pavement Removal	S.Y.	707	\$5.00	\$3,535.00
Crushed Aggregate Base, Driveway	C.Y.	118	\$45.00	\$5,310.00
HMA Pavement, Driveway	S.Y.	710	\$40.00	\$28,400.00
Subtotal				\$40,300.00
Contingency				\$2,049.15
Construction Subtotal				\$42,349.15
Engineering and Administration				\$5,767.98
Total Project Asphaltic Driveway Patching Estimate				\$48,117.14
Total Square Feet of Driveway				6,390
Estimated Cost per Square Foot				\$7.53

Item	Unit	Qty	Unit Price	Cost
Saw Cutting	L.F.	118	\$5.00	\$590.00
Concrete Pavement Removal	S.Y.	153	\$5.00	\$765.00
Crushed Aggregate Base, Driveway	C.Y.	27	\$45.00	\$1,215.00
Concrete Pavement, Driveway	S.F.	1280	\$8.00	\$10,240.00
Subtotal				\$12,800.00
Contingency				\$650.85
Construction Subtotal				\$13,450.85
Engineering and Administration				\$1,832.02
Total Project Concrete Driveway Patching Estimate				\$15,282.86
Total Square Feet of Driveway				1,280
Estimated Cost per Square Foot				\$11.94

SCHEDULE "C"
Preliminary Special Assessment Schedule

St. Annes Pkwy. (Turnberry Ct to CTH F)
Turnberry Ct. (St. Anne's Pkwy to North)
Troon Ct St. (St. Anne's Pkwy to South)
St. Andrews Dr. (St. Anne's Pkwy to South)

Town of Troy

DATE: 10/06/25 rev: 12/30/25

PREPARED BY: BJJ/GRA/RCJ

Average of 42 Residential Project Frontages	185.73	Curb and Gutter ERU Assessment	\$7,573.16	Asphalt Driveway Assessment Rate	\$7.53	Concrete Driveway Assessment Rate	\$11.94
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ERU Type	PROPERTY OWNER	PROPERTY ADDRESS (MAILING ADDRESS, IF APPLICABLE) UNLESS OTHERWISE NOTED, ARE HUDSON, WI 54016	LEGAL DESCRIPTION	PARCEL ID	TOTAL LOT FRONTAGE (FT)	PROJECT FRONTAGE (FT)	ERU RATIO OF PROJECT FRONTAGE	CURB AND GUTTER ASSESSMENT	DRIVEWAY AREA (SF)	ASPHALT DRIVEWAY ASSESSMENT	CONCRETE DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
Residential	TIMOTHY S FISCHER	287 ST ANNES PKWY	LOT 32 TROY VILLAGE	040-1247-20-000	432.75	262.03	0.61	\$4,619.63	185.73	\$1,247.93		\$5,867.56
Residential	DONNA DOUCETTE	277 ST ANNES PKWY	LOT 33 TROY VILLAGE	040-1247-30-000	421.80	23.36	0.06	\$454.39				\$454.39
Residential	FRANCIS G & RICHYNE A MEYER	270 TURNBERRY CT	LOT 42 TROY VILLAGE	040-1248-20-000	410.08	240.63	0.59	\$4,468.16	240.50		\$2,871.54	\$7,339.71
Residential	RANDALL ZIMMERMANN, SHERI ZIMMERMANN	272 TURNBERRY CT	LOT 43 TROY VILLAGE	040-1248-30-000	87.24	87.24	1.00	\$7,573.16	184.72	\$1,240.37		\$8,813.53
Residential	RANDY ZIMMERMANN, SHERI ZIMMERMANN	274 TURNBERRY CT (272 TURNBERRY CT HUDSON WI 54016)	LOT 44 TROY VILLAGE	040-1248-40-000	44.14	44.14	1.00	\$7,573.16				\$7,573.16
Residential	THOMAS G & DEBRA J MORGAN	275 TURNBERRY CT	LOT 45 TROY VILLAGE	040-1248-50-000	85.34	85.34	1.00	\$7,573.16	181.80	\$1,368.94		\$8,942.10
Residential	WILLIAM F HOLST III	273 TURNBERRY CT (N4485 1005TH ST PRESCOTT, WI 54021)	LOT 46 TROY VILLAGE	040-1248-60-000	33.77	33.77	1.00	\$7,573.16	199.70	\$1,202.95		\$8,776.71
Residential	ROBERT J PIEN, KEVIN A PIEN	271 TURNBERRY CT	LOT 47 TROY VILLAGE	040-1248-70-000	105.68	105.68	1.00	\$7,573.16	158.70	\$1,194.99		\$8,768.15
Residential	DARRIN & BRENDA WEST	269 TURNBERRY CT	LOT 48 TROY VILLAGE	040-1248-80-000	428.35	428.35	1.00	\$7,573.16	181.80	\$1,368.94		\$8,942.10
Residential	FEIDLER FAMILY TRUST	290 ST ANNES PKWY	LOT 49 TROY VILLAGE	040-1248-90-000	303.76	303.76	1.00	\$7,573.16	219.96	\$1,656.34		\$9,229.50
Residential	JOHN A BARR	312 ST ANNES PKWY	LOT 50 TROY VILLAGE	040-1249-00-000	262.70	262.70	1.00	\$7,573.16	176.77	\$1,331.12		\$8,904.29
Residential	ROBIN E & JERITA K WRIGHT	314 ST ANNES PKWY	LOT 51 TROY VILLAGE	040-1249-10-000	186.06	186.06	1.00	\$7,573.16	197.87	\$1,489.95		\$9,063.11
Residential	LUXE DESIGN & BUILD LLC	316 ST ANNES PKWY (208 S KNOWLES AVE NEW RICHMOND WI 54017)	LOT 52 TROY VILLAGE	040-1249-20-000	111.49	111.49	1.00	\$7,573.16	172.08		\$2,054.54	\$9,627.70
Residential	NOEL VOLIN, TATIANA P SANTOS VOLIN	291 ST ANNES PKWY	LOT 21 TROY VILLAGE	040-1246-10-000	482.65	289.07	0.56	\$4,240.97	180.13		\$2,150.65	\$6,391.62
Residential	DAVID B & HEIDI KAGAN	313 ST ANNES PKWY	LOT 20 TROY VILLAGE	040-1246-00-000	170.92	170.92	1.00	\$7,573.16	182.80	\$1,376.50		\$8,949.66
Residential	DAVID B & HEIDI KAGAN	315 ST ANNES PKWY (313 ST ANNES PKWY HUDSON WI 54016)	LOT 19 TROY VILLAGE	040-1245-90-000	277.32	277.32	1.00	\$7,573.16				\$7,573.16
Residential	JEREMY J AND DANA M CUDD REVOCABLE TRUST	317 ST ANNES PKWY	LOT 18 TROY VILLAGE	040-1245-80-000	497.41	497.41	1.00	\$7,573.16	200.88	\$1,572.64		\$9,085.80
Residential	GARY A & MELISSA B PORTER	260 TROON CT	LOT 17 TROY VILLAGE	040-1245-70-000	145.38	145.38	1.00	\$7,573.16	219.96	\$1,656.34		\$9,229.50
Residential	DENNIS ARMBRUSTER, BRIDGET ARMBRUSTER	258 TROON CT	LOT 16 TROY VILLAGE	040-1245-60-000	116.55	116.55	1.00	\$7,573.16	231.01	\$1,739.54		\$9,312.70

SCHEDULE "C"
Preliminary Special Assessment Schedule

St. Annes Pkwy. (Turnberry Ct to CTH F)
Turnberry Ct. (St. Anne's Pkwy to North)
Troon Ct St. (St. Anne's Pkwy to South)
St. Andrews Dr. (St. Anne's Pkwy to South)

Town of Troy

DATE: 10/06/25 rev: 12/30/25

PREPARED BY: BJJ/GRA/RCJ

Average of 42 Residential Project Frontages	185.73	Curb and Gutter ERU Assessment	\$7,573.16	Asphalt Driveway Assessment Rate	\$7.53	Concrete Driveway Assessment Rate	\$11.94
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ERU Type	PROPERTY OWNER	PROPERTY ADDRESS (MAILING ADDRESS, IF APPLICABLE) UNLESS OTHERWISE NOTED, ARE HUDSON, WI 54016	LEGAL DESCRIPTION	PARCEL ID	TOTAL LOT FRONTAGE (FT)	PROJECT FRONTAGE (FT)	ERU RATIO OF PROJECT FRONTAGE	CURB AND GUTTER ASSESSMENT	DRIVEWAY AREA (SF)	ASPHALT DRIVEWAY ASSESSMENT	CONCRETE DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
Residential	MICHAEL J & DIANE M TR KRETZ	256 TROON CT	LOT 15 TROY VILLAGE	040-1245-50-000	42.15	42.15	1.00	\$7,573.16	191.84	\$1,444.57		\$9,017.73
Residential	MATTHEW J & LINDSEY N QUINN	254 TROON CT	LOT 14 TROY VILLAGE	040-1245-40-000	53.54	53.54	1.00	\$7,573.16	182.71	\$1,225.24		\$8,798.40
Residential	DAVID M PETERSON, NANCY L PETERSON	255 TROON CT	LOT 13 TROY VILLAGE	040-1245-30-000	70.29	70.29	1.00	\$7,573.16	159.70	\$1,202.55		\$8,775.71
Residential	MARTIN J & NATALIE M HAERNER	257 TROON CT	LOT 12 TROY VILLAGE	040-1245-20-000	55.92	55.92	1.00	\$7,573.16	156.69	\$1,179.86		\$8,753.02
Residential	STEVEN J & MARGARET M DERRICK	259 TROON CT (1438 CTY RD G NEW RICHMOND WI 54017)	LOT 11 TROY VILLAGE	040-1245-10-000	373.60	373.60	1.00	\$7,573.16	151.66	\$1,142.04		\$8,715.21
Residential	JOHN P & ELIZABETH T HARRIGAN	323 ST ANNES PKWY	LOT 10 TROY VILLAGE	040-1245-00-000	367.48	367.48	1.00	\$7,573.16	175.77	\$1,323.56		\$8,896.72
Residential	JAMES B & KATHLEEN A WELSH	318 ST ANNES PKWY (PO BOX 710 HUDSON WI 54016)	LOT 53 TROY VILLAGE	040-1245-30-000	419.31	194.35	0.46	\$3,483.65	185.16		\$2,210.73	\$5,694.38
Residential	STEPHEN J & LISA A LOCKHART	322 ST ANNES PKWY	LOT 62 TROY VILLAGE	040-1250-20-000	438.01	204.62	0.47	\$3,559.39	184.81	\$1,391.63		\$4,951.02
Residential	DARYL COOPER, NATALIA COOPER	324 ST ANNES PKWY	LOT 63 TROY VILLAGE	040-1250-30-000	159.04	159.04	1.00	\$7,573.16	145.64	\$1,096.67		\$8,669.83
Residential	LAWRENCE W YORK, VICKIE M YNGSDAL	326 ST ANNES PKWY	LOT 64 TROY VILLAGE	040-1250-40-000	158.40	158.40	1.00	\$7,573.16	184.81	\$1,391.63		\$8,964.79
Residential	DANIEL G ZIEGLER, PENNY J ZIEGLER	274 ST ANDREWS DR (2186 WOODCREST DR WOODBURY MN 55129)	LOT 65 TROY VILLAGE	040-1250-50-000	453.39	198.26	0.44	\$3,332.19				\$3,332.19
Residential	THOMAS J & SUSAN K VIK	332 ST ANNES PKWY	LOT 68 TROY VILLAGE	040-1250-80-000	429.92	266.12	0.62	\$4,695.36	112.49	\$947.08		\$5,642.44
Residential	JOHN R & MARGARET A DALEY	325 ST ANNES PKWY	LOT 9 TROY VILLAGE	040-1244-90-000	176.88	176.88	1.00	\$7,573.16	175.77	\$1,323.56		\$8,896.72
Residential	STEVE LUNDQUIST, KELLY LUNDQUIST	270 ST ANDREWS DR	LOT 8 TROY VILLAGE	040-1244-80-000	431.94	431.94	1.00	\$7,573.16	322.41	\$2,427.79		\$10,000.95
Residential	THOMAS R & CYNTHIA J DOYLE	268 ST ANDREWS DR	LOT 7 TROY VILLAGE	040-1244-70-000	96.02	96.02	1.00	\$7,573.16	168.74	\$1,270.62		\$8,843.78
Residential	GREGORY W AND SHARON A BABCOCK REV LIV TRUST	266 ST ANDREWS DR	LOT 6 TROY VILLAGE	040-1244-60-000	55.87	55.87	1.00	\$7,573.16	194.85	\$1,467.26		\$9,040.42
Residential	LINDA WHIT KLATT	267 ST ANDREWS DR	LOT 5 TROY VILLAGE	040-1244-50-000	66.86	66.86	1.00	\$7,573.16	195.22		\$2,330.88	\$9,904.04
Residential	KERRY KLATT MORAN, MICHAEL DAVID MORAN	269 ST ANDREWS DR	LOT 4 TROY VILLAGE	040-1244-40-000	77.17	77.17	1.00	\$7,573.16	142.89		\$1,706.11	\$9,279.27
Residential	RONALD D & KATHRYN A HAGEN	271 ST ANDREWS DR	LOT 3 TROY VILLAGE	040-1244-30-000	435.42	435.42	1.00	\$7,573.16	201.88	\$1,520.21		\$9,093.37

SCHEDULE "C"
Preliminary Special Assessment Schedule
St. Annes Pkwy. (Turnberry Ct to CTH F)
Turnberry Ct. (St Anne's Pkwy to North)
Troon Ct St. (St Anne's Pkwy to South)
St. Andrews Dr. (St Anne's Pkwy to South)

Town of Troy
DATE: 10/06/25 rev: 12/30/25
PREPARED BY: BJJ/GRA/RJC

Average of 42 Residential Project Frontages	Curb and Gutter ERU Assessment	Asphalt Driveway Assessment Rate	Concrete Driveway Assessment Rate
185.73	\$7,573.16	\$7.53	\$11.94

ERU Type	PROPERTY OWNER	PROPERTY ADDRESS (MAILING ADDRESS, IF APPLICABLE) UNLESS OTHERWISE NOTED, ARE HUDSON, WI 54016	LEGAL DESCRIPTION	PARCEL ID	TOTAL LOT FRONTAGE (FT)	PROJECT FRONTAGE (FT)	ERU RATIO OF PROJECT FRONTAGE	CURB AND GUTTER ASSESSMENT	DRIVEWAY AREA (SF)	ASPHALT DRIVEWAY ASSESSMENT	CONCRETE DRIVEWAY ASSESSMENT	TOTAL ASSESSMENT
Residential	KEVIN S COPE, MAURA M COPE	334 ST ANNES PKWY	LOT 69 TROY VILLAGE	040-1250-90-000	154.15	154.15	1.00	\$7,573.16	145.64	\$1,096.67		\$8,669.83
Residential	DENNIS W & SHARON L TR KARUS	336 ST ANNES PKWY	LOT 70 TROY VILLAGE	040-1251-00-000	156.19	156.19	1.00	\$7,573.16	167.82	\$1,414.32		\$8,987.48
Residential	BRIAN J OESTREICH	333 ST ANNES PKWY	LOT 2 TROY VILLAGE	040-1244-20-000	130.12	130.12	1.00	\$7,573.16	164.03		\$1,958.42	\$9,531.58
Residential	GUY DAVID FRICK, JOAN M FRICK	335 ST ANNES PKWY	LOT 1 TROY VILLAGE	040-1244-10-000	225.07	225.07	1.00	\$7,573.16	177.78	\$1,338.69		\$8,911.85
Non-Residential	TROY VILLAGE HOMEOWNERS, ASSOCIATION INC	12301 CENTRAL AVE NE#230 BLAINE, MN 55434	OUTLOT 3 TROY VILLAGE	040-1251-30-000	21.02	21.02	0.11	\$833.05	202.89	\$1,527.77		\$2,360.82
Non-Residential	TROY VILLAGE HOMEOWNERS ASSOCIATION INC	272 TURNBERRY CT	OUTLOT 1 TROY VILLAGE	040-1251-10-000	40.52	40.52	0.22	\$1,686.10	242.06	\$1,822.73		\$3,488.83
Non-Residential	TROY VILLAGE HOMEOWNERS	11806 ABERDEEN ST NE 260 BLAINE MN 55449	OUTLOT 10 TROY VILLAGE	040-1254-50-000	21.03	21.03	0.11	\$833.05	100.44	\$756.32		\$1,589.37
Non-Residential	TROY BURNIE GOLF COURSE LLC	N3941 HWY 35 PRESCOTT WI 54021	OUTLOT 4 TROY VILLAGE	040-1251-40-000	333.51	333.51	1.80	\$13,631.69	104.46	\$786.57		\$14,418.26
Non-Residential	TROY BURNIE GOLF COURSE LLC	N3941 HWY 35 PRESCOTT WI 54021	OUTLOT 2 TROY VILLAGE TROY BURNIE GOLF CLUB EXC LOT 1 CSM 25-8019	040-1251-20-001	715.08	715.08	3.85	\$28,156.67	97.43	\$733.63		\$29,890.30
Non-Residential	TROY BURNIE GOLF COURSE LLC	N3941 HWY 35 PRESCOTT WI 54021	OUTLOT 7 TROY VILLAGE EXC AS DESC IN 1241/299 TROY BURN GOLF CLUB	040-1251-80-000	209.71	209.71	1.13	\$8,557.67				\$8,557.67
Non-Residential	TROY BURNIE GOLF COURSE LLC	N3941 HWY 35 PRESCOTT WI 54021	OUTLOT 8 TROY VILLAGE	040-1251-70-000	521.53	521.53	2.61	\$21,280.58				\$21,280.58
Totals					11,492.53	9,663.06	47.84	\$362,300.00	7,670.00	\$48,117.14	\$15,282.86	\$425,700.00

SPECIAL ASSESSMENT SUMMARY	
Concrete Curb Costs (per ERU)	\$362,300.00
Driveway Patching Costs (per Patch Area)	\$63,400.00
Town Project Costs (24' Road Rehabilitation to Curb Flag)	\$530,300.00
TOTAL PROJECT COST	\$956,000.00

CALCULATION	
Residential ERU =	Ratio of Total Lot Frontage to Project Frontage
Non-Residential ERU =	Ratio of Parcel Project Frontage to Average Residential Project Frontage
Driveway =	Estimated Patch Area for either Asphalt or Concrete Replacement

TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN
RESOLUTION NO. 2026-01

**AUTHORIZING THE PRELIMINARY SPECIAL ASSESSMENT REPORT
AND PRELIMINARY SPECIAL ASSESSMENTS
FOR THE 2026 ST. ANNES PARKWAY ROAD REHABILITATION PROJECT**

WHEREAS, the Town Board of the Town of Troy, St. Croix County, Wisconsin, on the 20th day of November 2025 adopted Resolution 2025-06 declaring the intent to exercise its special assessment powers pursuant to Wisconsin Statutes §66.0703 for the 2026 St. Annes Parkway Road Rehabilitation Project; and

WHEREAS, the proposed public improvements include roadway rehabilitation, installation of concrete curb and gutter, driveway patching, restoration of disturbed areas, and related work on:

- St. Annes Parkway (County Trunk Highway F to Turnberry Court)
- Turnberry Court (St. Annes Parkway to northern cul-de-sac)
- Troon Court (St. Annes Parkway to southern cul-de-sac)
- St. Andrews Drive (St. Annes Parkway to southern cul-de-sac); and

WHEREAS, the Town Engineer prepared a Preliminary Special Assessment Report dated December 30, 2025, in accordance with Wis. Stat. §66.0703(5), describing the proposed improvements, estimated project costs, proposed allocation of costs, and a preliminary schedule of assessments; and

WHEREAS, the Town Board conducted a duly noticed Public Hearing on February 10, 2026, pursuant to Wis. Stat. §66.0703(7), at which all interested persons were given an opportunity to be heard regarding the proposed improvements and preliminary assessments; and

WHEREAS, the Town Board has reviewed the Preliminary Special Assessment Report, considered testimony and evidence presented at the public hearing, and finds that certain portions of the improvements confer a special benefit upon properties within the assessment district.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Troy, St. Croix County, Wisconsin, as follows:

1. Public Hearing Findings

The Town Board hereby finds that the public hearing was properly noticed and conducted in accordance with Wis. Stat. §66.0703 and that the record supports proceeding with preliminary special assessments for the project.

2. Adoption of Preliminary Special Assessment Report

The Preliminary Special Assessment Report dated December 30, 2025, including all schedules and exhibits, is hereby approved and adopted for preliminary purposes.

3. Approval of Preliminary Special Assessments

The preliminary special assessments shown in the report are approved for purposes of notice, review, and further consideration. Such assessments are expressly preliminary and subject to revision based on final design, bidding results, actual construction costs, and further action of the Town Board.

4. Reservation of Final Levy Authority

Adoption of this resolution does not constitute a final levy of special assessments. Final assessment amounts, payment terms, and any installment options shall be established by separate resolution following completion of design and receipt of bids.

5. Town Share of Costs

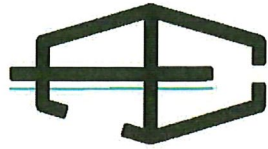
Costs determined to be of general public benefit, including roadway rehabilitation within the traveled way, shall be borne by the Town as described in the Preliminary Special Assessment Report.

Adopted this 10th day of February, 2026.

TOWN BOARD OF THE TOWN OF TROY

By: _____
Chairperson

Attest: _____
Town Clerk/Treasurer



DATE: 01/29/26

W11932 560TH AVE, PRESCOTT, WI 54021
651-327-0074
Ryan@WISeptricSystems.com

EXPIRATION DATE: 04/30/2026

TO: David Carlson
Town of Troy - Town Administrator
654 Glover RD
Hudson, WI 54016
cc: SEH Inc. (Brian Bergstrom)
(952) 215-8118
BBergstrom@sehinc.com

SUMMARY:

The Town of Troy is proposing to construct a new fire station at the existing Town Shop property located at 277 Townsvalley Road, River Falls, Wisconsin 54022 (PIN: 040-1081-80-010). The proposed facility will include multipurpose support spaces and a large apparatus bay.

The multipurpose office area will include two (2) restrooms, laundry facilities, a mechanical room, and up to five (5) floor drains, all discharging domestic wastewater. The apparatus bay will include a trench drain for vehicle washdown and servicing activities.

Wastewater generated from the apparatus bay trench drain is classified as non-domestic wastewater and is generally not eligible for subsurface discharge to an onsite wastewater treatment system. As a result, off-site disposal via a holding tank system is the recommended and proposed design approach for management of this wastewater.

Accordingly, the project will utilize two separate wastewater systems:

- Holding tank system for non-domestic wastewater generated from the apparatus bay, with off-site disposal, and
- An onsite soil-based wastewater treatment system (anticipated mound system) for domestic wastewater sources.

Non-Domestic Wastewater System (Holding Tank):

A site evaluation will be completed to identify appropriate locations for wastewater collection and storage. A POWTS design package will be prepared and submitted to the Wisconsin Department of Natural Resources (WI DNR) for approval.

System 2: Domestic Wastewater System (Mound Anticipated):

A soil and site evaluation will be conducted during non-frozen ground conditions to identify a suitable soil dispersal area. A POWTS design package will be prepared and submitted to the Wisconsin Department of Safety and Professional Services (WI DSPS) for state plan review and approval.

The final deliverables will include design plans prepared for WI DSPS and WI DNR review and approval, suitable for contractor bidding, permitting, and construction. These plans will provide the Town of Troy with a comprehensive, code-compliant wastewater management solution for the proposed fire station.

DESIGNER/SOIL TESTER	PROJECT	PAYMENT TERMS	DUE DATE
Ryan Bechel	Troy Fire Station	50% Down; remainder due upon completion of work	06/30/26

SCOPE OF SERVICES	
Site and Project Evaluation - Review available site information and proposed fire station plans - Evaluate site constraints including setbacks, access, drainage, and topography - Identify feasible locations for domestic wastewater treatment and soil dispersal - Identify feasible locations for non-domestic wastewater collection and holding tank placement	
Soil and Site Investigation - Domestic Wastewater - Perform soil test pits and/or borings in accordance with Wisconsin Administrative Code - Document soil characteristics, limiting conditions, and seasonal groundwater - Identify compliant soil dispersal areas <i>Fieldwork to be completed following spring thaw when ground conditions allow</i>	
Domestic Wastewater POWTS Design (WI DSPS) - Determine domestic wastewater design flows and system sizing - Design onsite wastewater treatment and soil dispersal system (anticipated mound system) - Prepare plans and calculations suitable for bidding and construction - Submit design package to WI DSPS	
Non-Domestic Wastewater System Design - Apparatus Bay (WI DNR) - Evaluate non-domestic wastewater sources and estimated volumes - Design and size a holding tank system for off-site disposal - Design wastewater collection and conveyance from apparatus bay trench drain - Submit design documentation to WI DNR - Holding tank is the recommended and proposed design approach	
Construction Phase Support - Provide limited technical support during construction - Respond to questions related to design intent - Construction observation and certification excluded unless authorized separately	
The scope of services will result in the following deliverables: - One (1) soil and site evaluation for domestic wastewater system siting and applicable county documentation - One (1) conceptual-to-final POWTS design package for domestic wastewater with WI DSPS plan Approval letter - One (1) holding tank design package for non-domestic wastewater with WI DNR plan Approval letter - Bid-level drawings sufficient to define system layout, major components, and design intent - Operation and management documentation for owner use	

SUBTOTAL	\$3,750.00
SALES TAX	NA
TOTAL	\$3,750.00

Project Schedule and Seasonal Limitations:

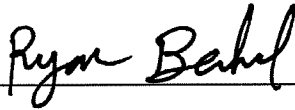
Soil testing and site evaluation fieldwork cannot be completed at this time due to existing winter frost conditions. All fieldwork associated with this project is therefore pending spring thaw and suitable ground conditions. Project timelines are contingent upon completion of soil testing and site evaluation once frost conditions have subsided and site access allows for compliant field investigation. Upon completion of fieldwork, design development, plan preparation, and state agency review will proceed in accordance with applicable regulatory timelines. The project completion schedule shall be automatically extended as necessary to accommodate seasonal limitations. Such extensions shall not be considered a delay or breach of contract but rather an adjustment necessitated by field conditions, weather, and regulatory requirements beyond the control of the designer.

DISCLAIMER:

This proposal is valid solely for the scope of services explicitly outlined herein. Any additional services not specified in this proposal will require a separate written quote and prior client approval.

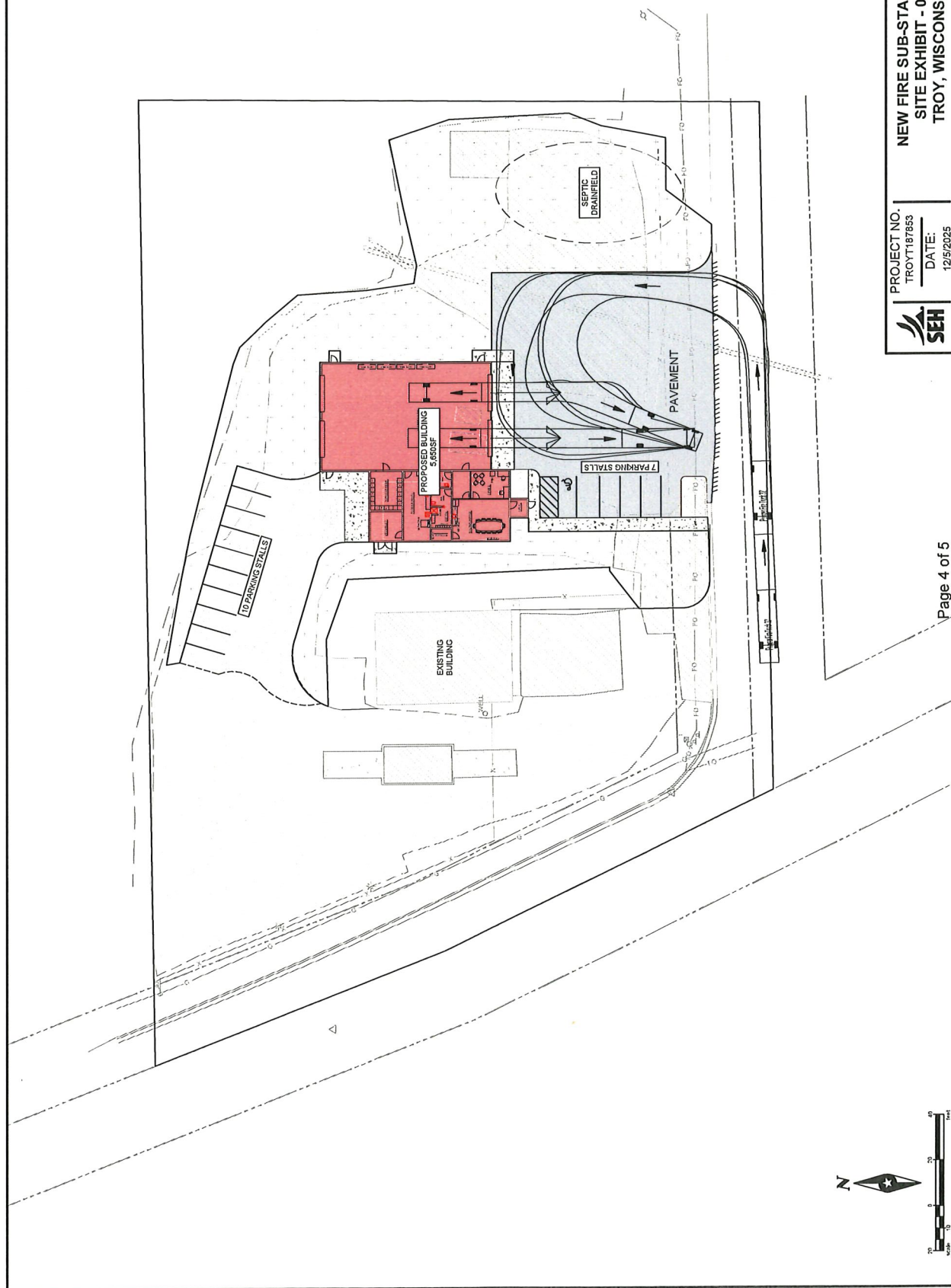
No warranty or guarantee is made regarding the presence of suitable soil conditions or the feasibility of any specific POWTS type at the subject site. This estimate does not include services related to soil saturation determination reports or associated review fees. If such services are determined to be necessary, they will be quoted and approved separately prior to completion. Wisconsin Department of Safety and Professional Services (WI DSPS) state plan review fees are based on the final design flow and may be subject to change without notice. This proposal also excludes fees or services associated with variance requests. Should a variance be required, those services will likewise be quoted separately.

Proposal prepared by: _____



Ryan Bechel - Owner, Advanced Environmental LLC

To accept this proposal, sign here and return: _____



 CONCRETE FOUNDATION WALL

TIM BUTTERFIELD DRILLING INC
395 Reed Street
Somerset, WI 54025 USA
+17152474873
info@timbutterfielddrilling.com
http://www.timbutterfielddrilling.com



Estimate

ADDRESS

TOWN OF TROY
654 GLOVER RD
HUDSON, WI 54016

SHIP TO

TOWN OF TROY
654 GLOVER RD
HUDSON, WI 54016

ESTIMATE # 9593

DATE 02/09/2026

DESCRIPTION	QTY	RATE	AMOUNT
Prepare biddable plans and specifications for a high capacity well to serve the proposed Town of Troy Fire Sub-Station	1	3,825.00	3,825.00
Prepare biddable plans and specifications for a well to serve the potable needs of the Town of Troy Fire Station, either thru the reuse of the existing well or construction of a new well.			
Evaluate existing well adjacent to storage building on the disposal center site for suitability as a potable well for the proposed Town of Troy Fire Sub-Station.	1	1,925.00	1,925.00
Water Sample (Bacterial / Nitrate) of Existing Well	1	225.00	225.00

TERMS: 50% Down-Balance due upon completion. 1.5% will be charged per month on all accounts not paid in full upon completion of work. By signing this agreement well owner acknowledges that they accept the above terms and conditions. Sign, date, and print name below.

SUBTOTAL	5,975.00
TAX	0.00
TOTAL	\$5,975.00

Accepted By

Accepted Date