

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:

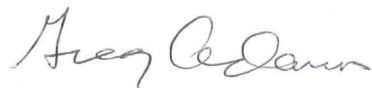
Schedule A – Preliminary Plan Layout and Project Limits Map (on file with the Town Clerk for public inspection)

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.

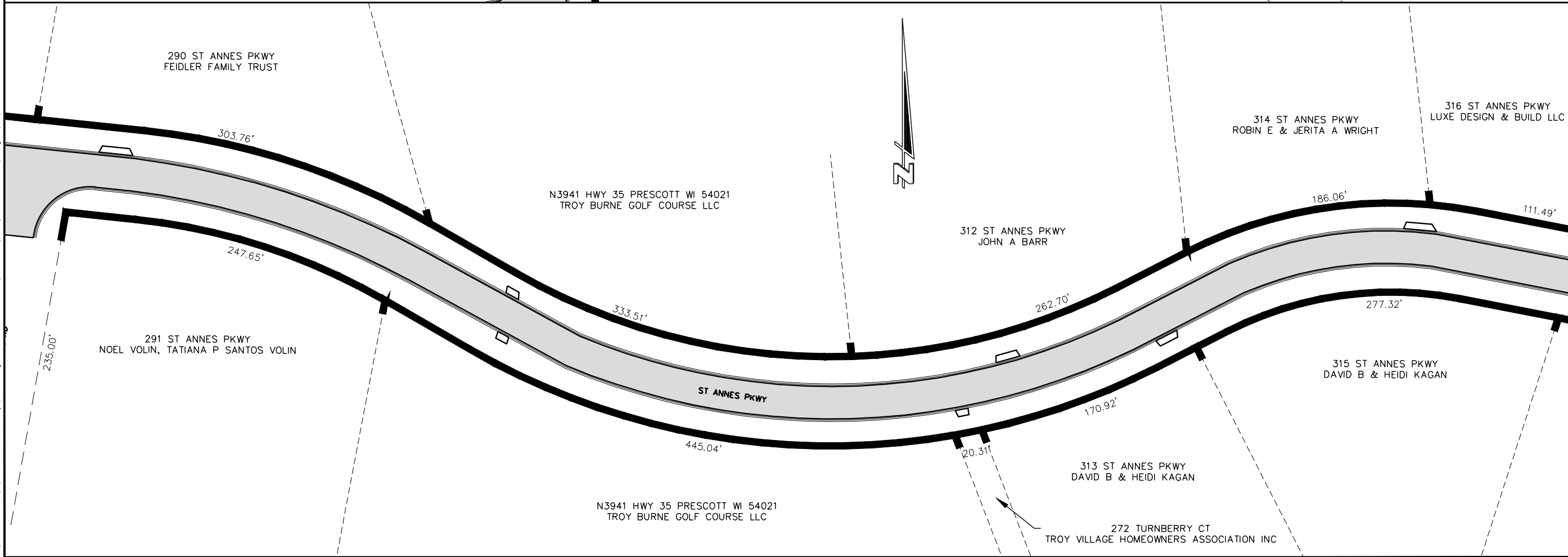
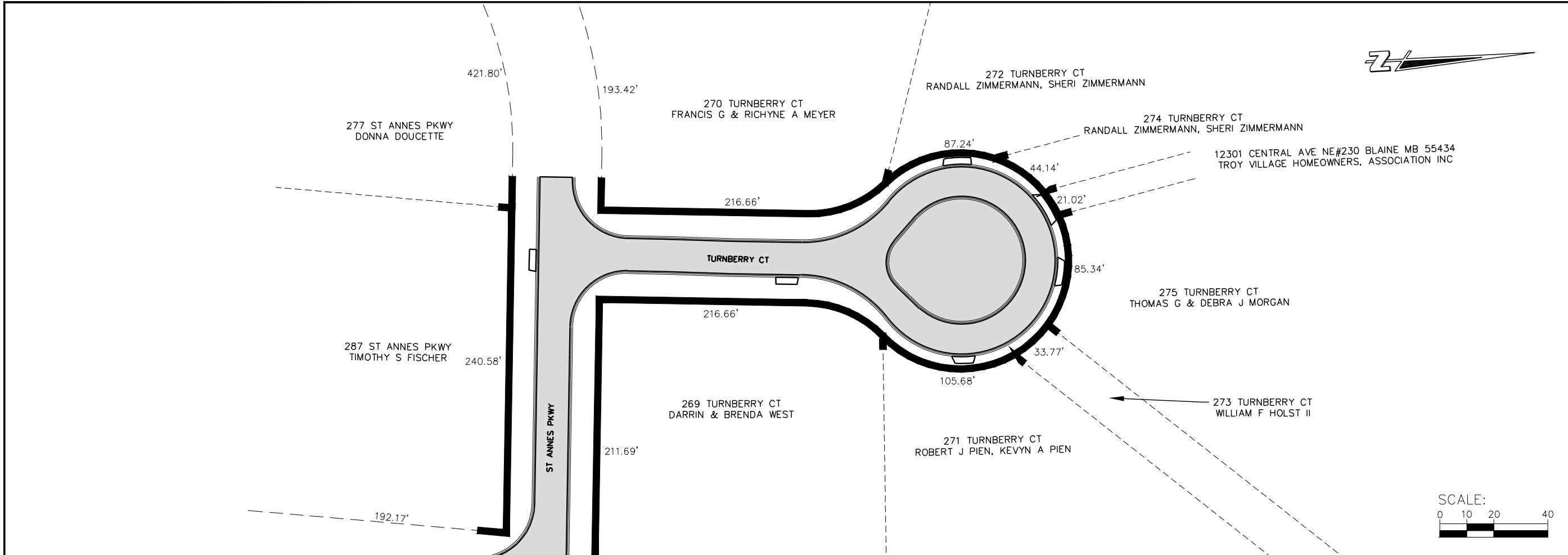


Greg Adams, PE
Civil Engineer



Robert Jones, EIT
Design Engineer

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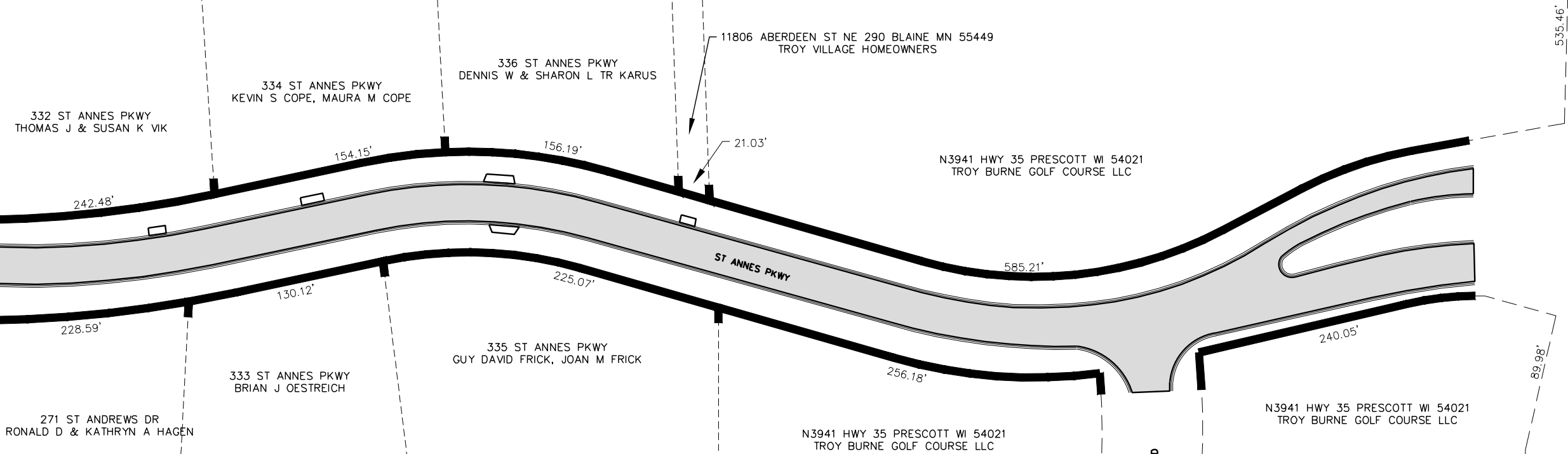
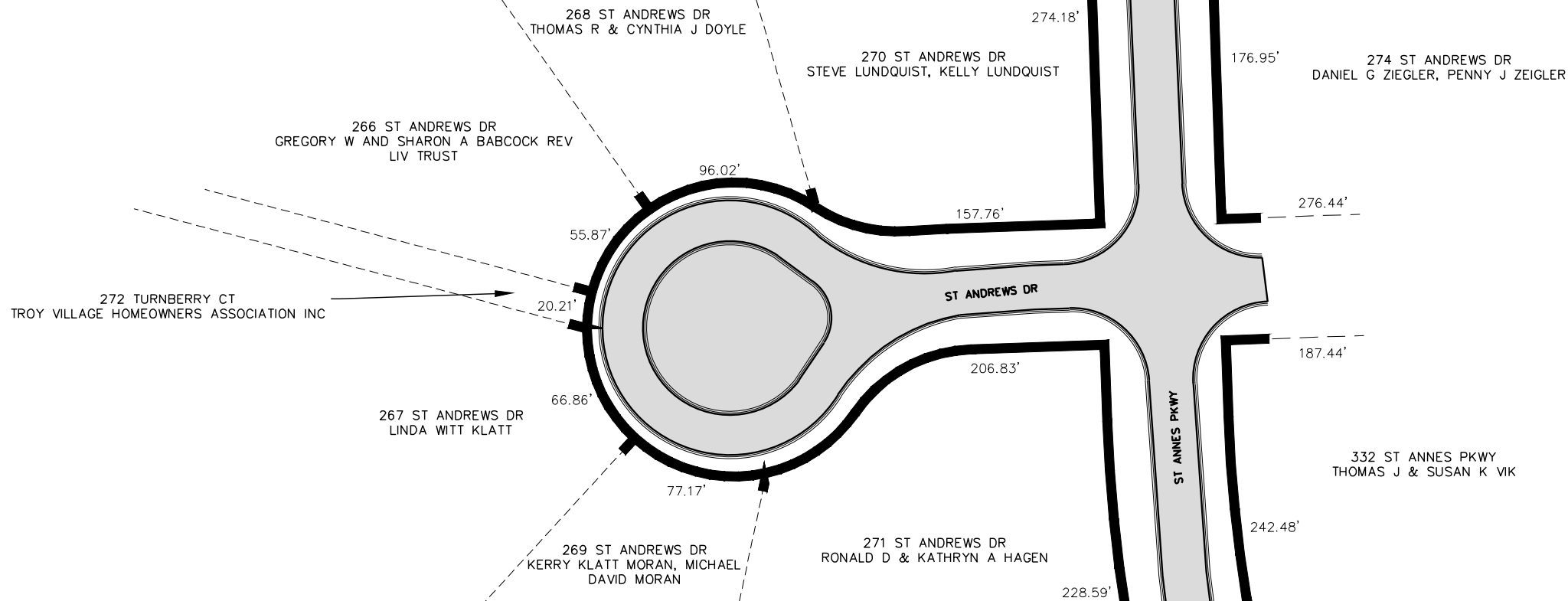
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TOWN OF TROY
VILLAGE ROAD REHABILITATION
ST. CROIX COUNTY, WISCONSIN
SCHEDULE A - ASSESSMENT MAP

SHEET NO.
1 OF 3

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TOWN OF TROY
VILLAGE ROAD REHABILITATION
ST. CROIX COUNTY, WISCONSIN
SCHEDULE A - ASSESSMENT MAP

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

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

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

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.

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

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

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

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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: BJI/GRA/RCJ

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	TIMOTHY S FISCHER	287 ST ANNES PKWY	LOT 32 TROY VILLAGE	040-1247-20-000	432.75	262.03	0.61	\$4,619.63	165.73	\$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	164.72	\$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	159.70	\$1,202.55		\$8,775.71
Residential	ROBERT J PIEN, KEVYN 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	269.07	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	\$1,512.64		\$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: BJI/GRA/RCJ

Average of 42 Residential Project Frontages	Curb and Gutter ERU Assessment	Asphalt Driveway Assessment Rate	Concrete Driveway Assessment Rate
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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	162.71	\$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 HAEFNER	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	040-1249-30-000	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	\$847.08		\$5,542.44
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 WITT 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: BJI/GRA/RCJ

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	187.82	\$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	\$1,666.10	242.06	\$1,822.73		\$3,488.83
Non-Residential	TROY VILLAGE HOMEOWNERS	11806 ABERDEEN ST NE 290 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 BURNE 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 BURNE GOLF COURSE LLC	N3941 HWY 35 PRESCOTT WI 54021	OUTLOT 2 TROY VILLAGE TROY BURNE GOLF CLUB EXC LOT 1 CSM 26-6019	040-1251-20-001	715.08	715.08	3.85	\$29,156.67	97.43	\$733.63		\$29,890.30
Non-Residential	TROY BURNE 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 BURNE GOLF COURSE LLC	N3941 HWY 35 PRESCOTT WI 54021	OUTLOT 8 TROY VILLAGE	040-1251-70-000	521.53	521.53	2.81	\$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