

Road Maintenance Referendum



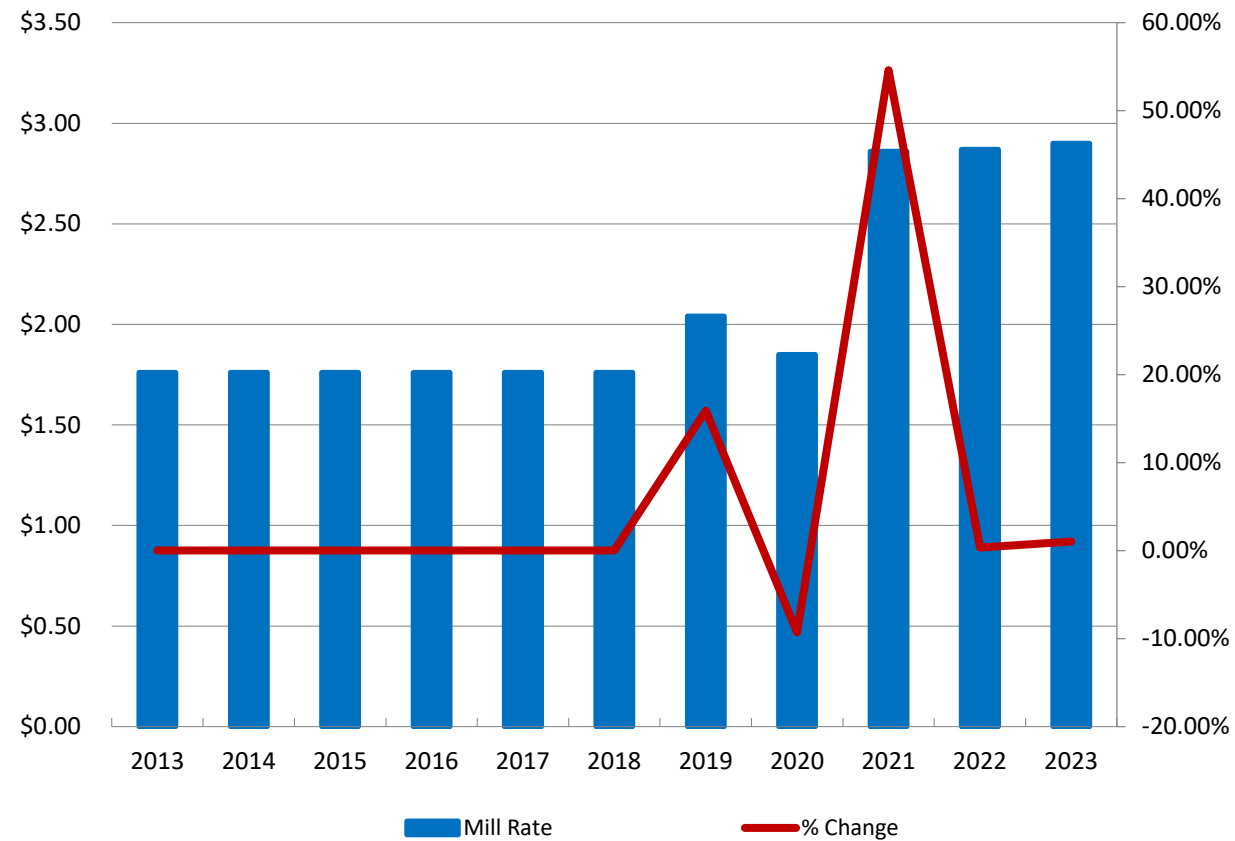
Levy

- In 2006, The State of Wisconsin placed limits on the amount a Town can levy.
- The only levy increase a Town is allowed each year is the percentage of “net new construction”
- Need to ask for approval from taxpayers through a referendum to increase tax levy when the Town is over 3,000 residents.
- Less than 3,000 residents the Town Board can adopt a resolution supporting the increase when approved by a majority in a special town meeting.

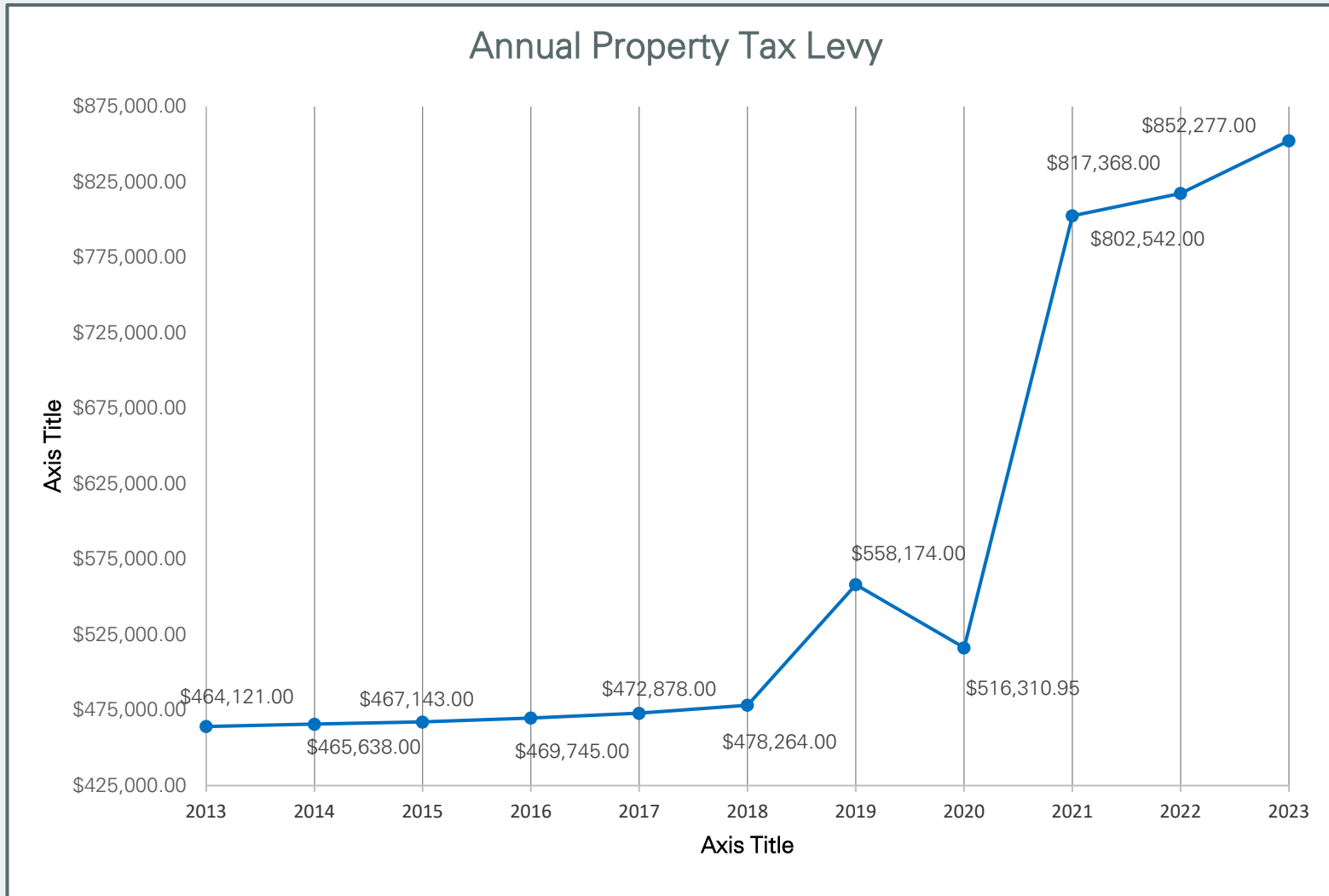
Previous Town Levies

- 2019 Municipal Levy
 - Levy increase of \$79,910 for the main purpose of road improvements.
 - Mill rate was increased 15.9% to \$2.04
- 2020 Municipal Levy
 - Levy decrease of \$41,864 was approved by the Taxpayers.
 - Mill rate was decreased 9.3% to \$1.85
- 2021 Municipal Levy
 - Levy increase of \$286,231 for the main purpose of road improvements.
 - Mill rate was increased 54.6% to \$2.86
- 2022 Municipal Levy
 - Levy increase of \$14,826 based on the rate of new construction and assessed valuation.
 - Mill rate was increased .3% to \$2.87
- 2023 Municipal Levy
 - Levy increase of \$17,956 based on the rate of new construction and assessed valuation along with prior years unused levy carried forward from 2019 (\$8,071).
 - Mill rate was increased 1.05% to \$2.89

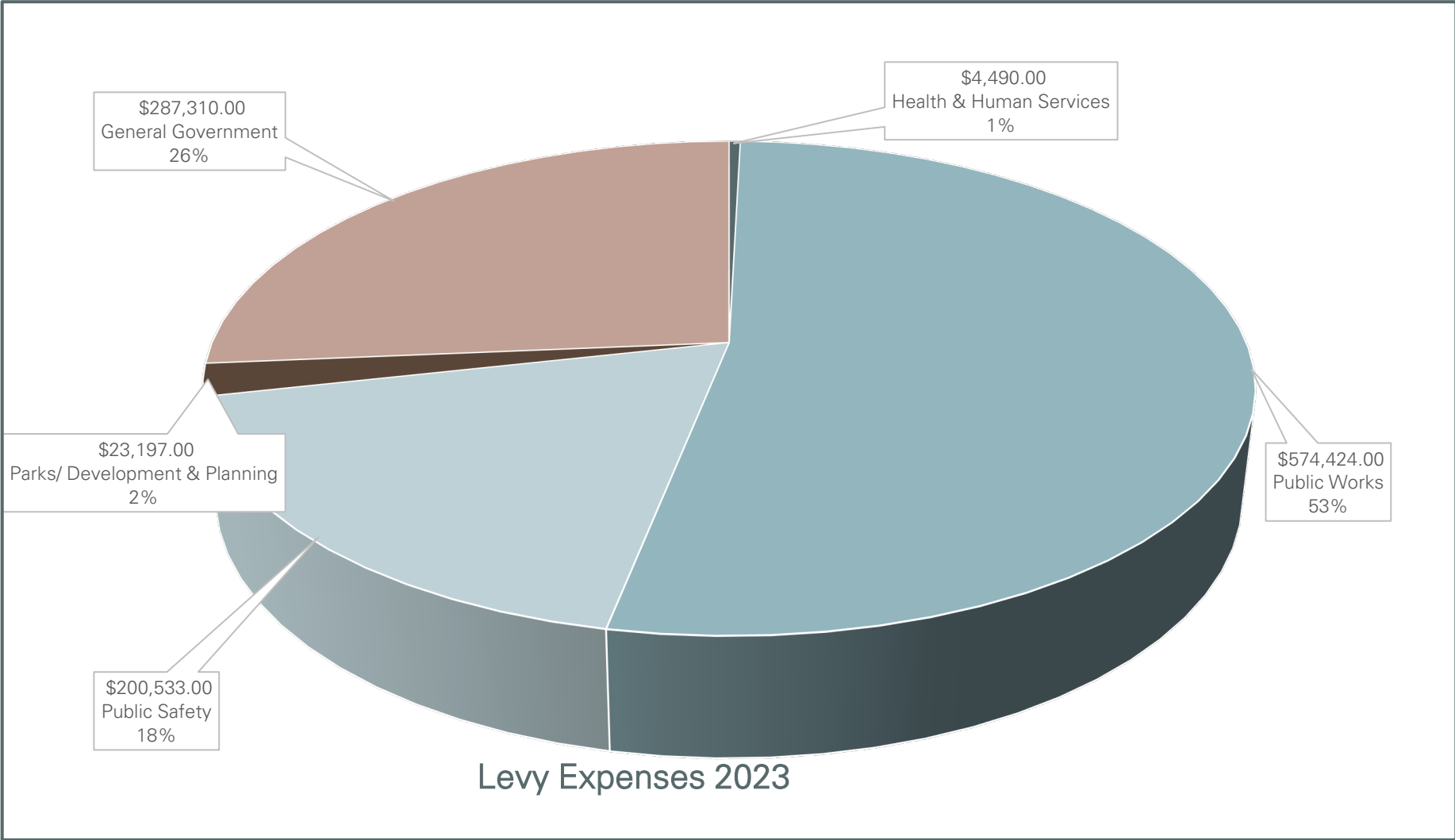
Annual Property Tax Mill Rate



Mill Rate comes into play for property tax purposes for the calculation:
assessed, taxable property value x mill rate ÷ 1,000 = approx. property tax amount



Tax Levy = total amount of funds a local government may collect



Divided levy expenses for 2023

Why a Referendum?

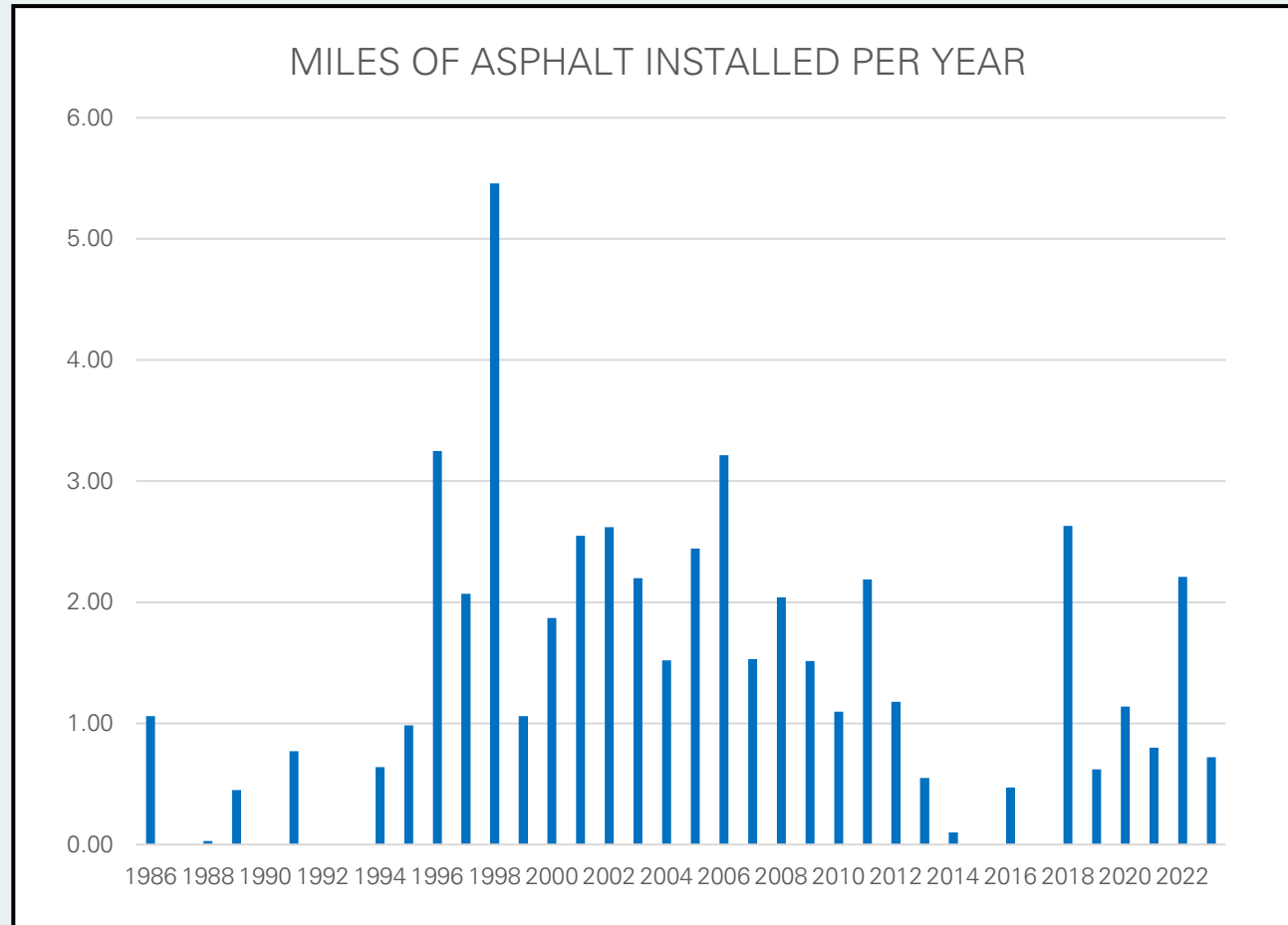
- A low spending Town at the time the levy limit caps forced the Town to remain a low spending Town with a limited ability to increase taxes to match the inflating monetary demands.
 - i.e. road construction, road maintenance, fuel, vehicle maintenance, salaries, and utilities.
- Increased supply and labor costs, coupled with higher road maintenance costs are at a much higher rate than what the Town's current levy can cover.



Town roads

- Total of 63.13 miles in 2023
 - 41.81 miles Seal Coated
 - 9.92 miles Hot Mix Asphalt surface
 - 8.5 miles Scrub Seal/Slurry
 - 2.9 miles Gravel
- 47.1% of the Town roads have a PASER rating of 6 (Good) or higher

Town roads



Town road budget

	2019	2020	2021	2022	2023	2024*
Public Works						
Capital Highway Outlay	-					
53235 · Highway Construction	272,865.14	186,203.72	358,913.14	464,003.84	271,702.18	461,344.00
53236 · Road Maintenance & Repair	33,618.13	22,624.58	24,625.14	37,881.92	42,823.97	30,000.00
Total	306,483.27	208,828.30	383,538.28	501,885.76	314,526.15	491,344.00

*Budgeted values

Town road life cycle

Total Miles of Paved Roads	60		
Total Miles of Stripped Roads	25		
		Life Span of Product in Years	Number of Applications / 30 YRS
			Required Miles per Year
Road Stripping		5	6
Crack Sealing		3	3
Spray Patching		3	6
GSB-88		10	1
Chip Sealing		10	1
Pulverize/Repave		30	1
Shouldering			
Gravel Lift			
Shouldering		10	2

Town roads future costs

	Required Miles per Year	Approx Cost 2024 / Mile	2024 Budget	% Markup	2025 Budget	% Markup	2026 Budget	% Markup	2027 Budget	% Markup	2028 Budget	% Markup	2029 Budget
Road Stripping	5	\$ 2,300	\$ 11,500	7	\$ 12,305	7	\$ 13,166	7	\$ 14,088	7	\$ 15,074	7	\$ 16,129
Crack Sealing	6	\$ 9,811	\$ 58,866	10	\$ 64,753	10	\$ 71,228	10	\$ 78,351	10	\$ 86,186	10	\$ 94,804
Spray Patching	12	\$ 3,396	\$ 40,752	7	\$ 43,605	7	\$ 46,657	7	\$ 49,923	7	\$ 53,418	7	\$ 57,157
Chip Sealing	2	\$ 22,758	\$ 45,516	10	\$ 50,068	10	\$ 55,074	10	\$ 60,582	10	\$ 66,640	10	\$ 73,304
GSB-88	2	\$ 16,754	\$ 33,508	10	\$ 36,859	10	\$ 40,545	10	\$ 44,599	10	\$ 49,059	10	\$ 53,965
Pulverize/Repave	2	\$ 165,911	\$ 331,822	10	\$ 365,004	10	\$ 401,505	10	\$ 441,655	1	\$ 446,072	10	\$ 490,679
Shouldering		\$ 15,000	\$ 30,000	5	\$ 31,500	5	\$ 33,075	5	\$ 34,729	5	\$ 36,465	5	\$ 38,288
Gravel Lift		\$ 19,695	\$ 39,390	5	\$ 41,360	5	\$ 43,427	5	\$ 45,599	5	\$ 47,879	5	\$ 50,273
Shouldering	4	\$ 9,847	\$ 39,388	5	\$ 41,357	5	\$ 43,425	5	\$ 45,597	5	\$ 47,876	5	\$ 50,270
(4) Culvert Replacement			\$ 16,000	10	\$ 17,600	10	\$ 19,360	10	\$ 21,296	10	\$ 23,426	10	\$ 25,768
(2) Wedge Patching			\$ 10,000	10	\$ 11,000	10	\$ 12,100	10	\$ 13,310	10	\$ 14,641	10	\$ 16,105
		Total	<u>\$ 656,742</u>		<u>\$ 715,410</u>		<u>\$ 779,563</u>		<u>\$ 849,728</u>		<u>\$ 886,735</u>		<u>\$ 966,743</u>
Road Budget			<u>\$ 461,344</u>	0.3	<u>\$ 462,728</u>	0.3	<u>\$ 464,116</u>	0.3	<u>\$ 465,509</u>	0.3	<u>\$ 466,905</u>	0.3	<u>\$ 468,306</u>
		shortfall	<u>(\$195,398)</u>		<u>(\$252,682)</u>		<u>(\$315,446)</u>		<u>(\$384,219)</u>		<u>(\$419,830)</u>		<u>(\$498,437)</u>

Town road current 5-year plan

2024					2025					2026					2027					2028				
Road	From	To		Miles	Road	From	To		Miles	Road	From	To		Miles	Road	From	To		Miles	Road	From	To		Miles
Crack Sealing					Crack Sealing	200th st	cty rd f	120th ave	2	Crack Sealing	70th ave	cty rd m	218th st	0.97	Crack Sealing	248th st	cty rd m	100th ave	2.33	Crack Sealing	ravine dr	tn rd 51	town line	1.01
						110th ave	cty rd y	210th st	2		84th ave	233rd st	240th st	1.07					2.33		60th ave	cty rd m	210th st	1.01
								Total	4		233rd st	oak dr	84th ave	0.59							60th ave	220th st	240th st	1.8
													Total	2.63								Total		3.82
Spray Patching	horse lake ln	cty rd Y	200th st	1.04	Spray Patching	210th st	70th ave	60th ave	1.02	Spray Patching	89th ave	217th st	cty rd mm	0.23	Spray Patching	248th st	cty rd m	100th ave	2.45	Spray Patching	sand lake ln	termini	cty rd y	0.67
	120th ave	216th st	summit	1.5		218th st	60th ave	cty rd mm	1.5		88th ave	217th st	cty rd mm	0.24		82nd ave	247th st	248th st	0.17		117th ave	termini	200th st	0.4
	view lane	cty rd f	termini	0.56		68th	218th st	termini	0.79		86th ave	217th st	84th ave	0.35		83rd ave	247th st	248th st	0.13		200th st	cty rd f	120th ave	1.92
	105th ave	view lane	termini	0.16		230th ave	town line	termini	0.51		217th st	84th ave	90th ave	0.76		247th st	82nd ave	83rd ave	0.13		110th ave	cty rd y	210th st	2.04
	100th ave	termini	cty rd S	1.71		60th ave	220th st	240th st	1.8		84th ave	214th st	cty rd mm	1.32		89th ave	248th st	249th st	0.15		70th ave	cty rd m	218th st	1.44
	summit	120th ave	termini	0.55		73rd ave	220th st	termini	0.16		214th	84th ave	84th ave	0.19		88th ave	248th st	249th st	0.15			Total		6.47
	113th ave	hwy 35	cty rd S	1.49		220th st	termini	cty rd m	0.45		207th st	90th ave	termini	0.92		249th st	88th ave	89th ave	0.16					
	84th ave	oak dr	240th st	1.66		maple leaf dr	termini	cty rd m	0.14		horse lk ln	cty rd y	200th st	1.04		cessna rd	termini	simons drive	0.16					
	86th ave	250th st	250th st	0.4		maple leaf ct	termini	maple leaf dr	0.07		85th ave	200th st	termini	0.45				Total	3.5					
	240th st	100th ave	cty rd s	1.7		240th st	town line	hwy 35	3.5				Total	5.5										
			Total	10.77				Total	9.94															
GSB-88	200th st	cty rd f	110th ave	1	GSB-88	oak dr	cty rd m	cty rd mm	1.97	GSB-88	200th st	cty rd f	120th ave	1.92	GSB-88	250th st	86th ave	hwy 35	0.92	GSB-88	120th ave	cty rd y	210th st	1.02
	90th ave	cty rd mm	hwy 35	1.83					1.97		110th ave	cty rd y	210th st	2		86th ave	250th st	250th st	0.4			Total		9.3
			Total	2.83									Total	3.92			Total	1.32						
Chip Sealing	210th st	street 90th ave	120th ave	2.28	Chip Sealing	240th st	clark rd	cty rd S	1.7	Chip Sealing	210th st	60th ave	70th ave	1.02	Chip Sealing	89th ave	217th st	cty rd mm	0.23	Chip Sealing	248th st	cty rd m	100th ave	2.33
	90th ave	200th st	210th st	2.74		235th	termini	90th ave	0.45		68th ave	218th st	termini	0.79		88th ave	217th st	cty rd mm	0.24		82nd ave	247th st	248th st	0.17
	205th st	termini	120th ave	0.57		view lane	cty rd f	termini	0.56		218th st	60th ave	cty rd mm	1.5		86th ave	217th st	84th ave	0.35		83rd ave	247th st	248th st	0.13
	118th ave	termini	205th st	0.05		105th ave	view lane	termini	0.16		217th st	84th ave	90th ave	3.5		217th st	84th ave	90th ave	0.76		247th st	82nd ave	83rd ave	0.13
	120th ave	216th st	summit	1.5		100th ave	termini	cty rd s	1.71		240th st	town line	hwy 35	6.81		84th ave	214th st	cty rd mm	1.32		89th ave	248th st	249th st	0.15
			Total	7.14		113th ave	cty rd S	hwy 35	1.49				Total	6.81		214th	84th ave	84th ave	0.19		88th ave	248th st	249th st	0.16
								Total	6.07							207th st	90th ave	termini	0.92		249th st	88th ave	89th ave	0.15
																horse lake ln	cty rd y	200th st	1.04		cessna rd	termini	simons drive	0.16
																85th ave	200th st	termini	0.45		sand lake ln	termini	cty rd y	0.67
																		Total	5.5		117th ave	termini	200th st	0.4
																					birch lane	110th ave	termini	0.2
																						Total		4.65
Pulverize / Repave	70th ave	210th st	218th st	0.8	Pulverize / Repave	70th ave	termini	dwight lane	0.8	Pulverize / Repave	60th ave	220th st	240th st	1.8	Pulverize / Repave	218th st	60th ave	cty rd M	1.5	Pulverize / Repave	210th st	90th ave	120th ave	3.03
	110th ave	cty rd y	195th st	0.5		dwight ct	termini	dwight lane	0.08		ravine dr	tn rd 51	town line	1.01		clark rd	town line	240th st	0.24			Total		3.03
			Total	1.3		60th ave	cty rd m	210th st	1.01				Total	2.81		93rd ave	240th st	cty rd s	0.76					
						dwight lane	termini	cty rd y	0.61									Total	2.5					
								Total	2.5															
Shouldering	oak dr	cty rd m	cty rd mm	1.97	Shouldering	240th st	town line	hwy 35	3.5	Shouldering	200th st	cty rd m	90th ave	1.94	Shouldering	210th st	cty rd f	120th ave	2.28	Shouldering	218th st	60th ave	cty rd m	1.5
			Total	1.97				Total	3.5				Total	1.94				Total	2.28				Total	1.5

Referendum

The Town Board recently approved a resolution placing the following referendum question on the August 13, 2024 Election ballot. The below referendum question is the wording as prescribed by State Statute §66.0602(4)(c) and the WI Department of Revenue.

The Question: “Under state law, the increase in the levy of the Town of Osceola for the tax to be imposed for the next fiscal year, 2025, is limited to 1.062%, which results in a levy of \$861,339.00. Shall the Town of Osceola be allowed to exceed this limit and increase the levy for the next fiscal year, 2025, for the purpose of road construction, by a total of 36.083% which results in a levy of \$1,178,339.00 and on an ongoing basis, include the increase of \$317,000.00 for each fiscal year going forward?”



Your tax bill

Taxes are calculated off of the assessed value of a property (*shown on your tax bill*). This is how a \$317,000 levy increase will affect your tax bill.

Assessed Value Increase to Tax Bill*

	Annually	Monthly
\$200,000	\$221.61	\$18.47
\$300,000	\$332.42	\$27.70
\$400,000	\$443.24	\$36.94

**These calculations are based on 2023 assessed value figures*

What does the question on the ballot really mean?

The Town Board is requesting a levy (*amount taxed to the property owners*) increase of \$317,000 which will become a permanent part of the annual tax levy to the property owners of the Town for the purpose of adding additional funds to the road construction annual budget. Instead of the estimated 2024 levy of \$861,339 the annual amount will increase to \$1,178,339. This is an estimated 36.083% increase **ONLY** to the Town portion of your total tax bill. The Town portion of your tax bill is approximately 17% of your annual real estate taxes.

What does the question on the ballot really mean?

The Referendum language could be misinterpreted that the increase of \$317,000 would be added on top of the levy in each succeeding year. **This is not the case; if passed, it would be a one-time, base-building, increase of \$317,000** that remains as an ongoing part of the yearly tax levy going forward each year.

Road costs

- 2006 cost of blacktopping one mile: approximately \$83,000
- 2024 cost of blacktopping one mile: approximately \$221,000
- Increase of 166%
- Wisconsin State share revenue has not kept pace with increases



2024 estimated road construction costs

- 1 load Blade Patch / 100ft / 2 lanes \$800
- 1 Culvert Installed \$4,000
- 1 mile Pulverize \$15,000
- 1 mile Single Chip Seal \$23,000
- 1 mile Crack Seal \$10,000
- 1 mile 4" Gravel Base – hauled \$20,000
- 1 mile 2 ½" Blacktop Overlay \$160,000
- 1 mile Total Reconstruction \$221,000



When will your road be reconstructed?

With 63.1 miles of road to maintain, the Town cannot guarantee specific maintenance to any particular road, due to ever-changing road conditions.

Currently the Town is planning for a 30-year pavement life cycle for our roads, if the referendum passes.



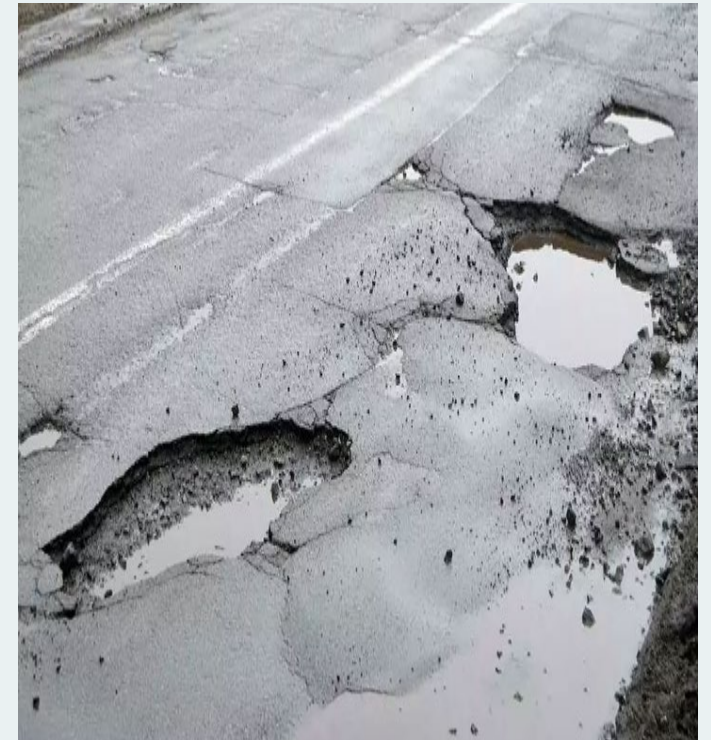
What a YES vote means

The Town will have the ability to continue providing services and public works maintenance at current levels, including fire protection, ambulance services, public works, parks, personnel and equipment, and properly fund the road construction budget for a 30-year pavement life cycle and to better meet current needs for the Town.



What a NO vote means

Due to budgetary restraints, the Town will be forced to reduce and/or eliminate some services currently being provided. For road construction/maintenance, the Town is doing approximately 84% of what is required to properly maintain the roads due to escalating material costs.



Question?



Vote: Tuesday, August 13, 2024, 7:00a.m. – 8:00 p.m.

**Thank
you**

Town of Osceola residents vote at the Town Hall

516 East Avenue North, Dresser, WI 54009

Register to vote at www.myvote.wi.gov