
Village of Randolph

Incorporated February 25, 1870
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Jodi M. Wade – Clerk / Treasurer
Ellen L. Jung - Deputy Clerk / Treasurer
Julie Buchda – Deputy Clerk/Treasurer
Leann Rahn – Utility Clerk
www.randolphwis.com

Randolph is a village of 1,743 people according to the 2021 census. Randolph is down 3.7% or 68 people since the 2010 census. The median age of the residents is 39.7 for males, and 43.7 for females, the average family size is 3.04 and the average household is 2.35 people. The need for affordable housing in this area is evident. The average income in the area is \$64,219, the median rent cost in the area is \$637/mo.

Currently the real estate market has been experiencing a prolonged period of low market inventory. As of January 17, 2022, there was 1 property on the market, that property is under contract to sell. There are no active available single-family homes listed in the village of Randolph. There is buyer traffic in the area that would absorb up to 25 houses per year according to the averages over the last several years. The completion of this project would bring much needed single-family homes onto the market.

The proposed project is in a public/private partnership with DonEve Inc. DonEve Inc. is a local small family-owned business. They take pride in the communities that they own and manage. The project is intended to improve the infrastructure in an area of our community that when completed would provide much needed affordable owner-occupied housing. Increasing housing options to help draw employees to work and live in the community, as well as increase traffic to area businesses.

The project would include water and sanitary sewer total upgrade from mains to each individual residence. Also, stormwater runoff has been addressed specifically to keep infiltration out of our sanitary service which has been a major problem in this area of our community. The present service was installed over 50 years ago and consists of 6" cast pipe for the water and the sanitary is 2' sections of clay pipe that basically act as a drain field for the whole area, which ends up at our waste water plant.

The owner of the park would be responsible for all the water and sewer laterals, and is committed to filling the park within 5-7 years. At this time there are 11 occupied lots with the potential for 28 more to be filled.

This project is shovel ready.

Plan- Put out for bids by March 15, 2022

Deadline for bids April 15, 2022

With the project to start late summer 2022

With the project to be complete October 2022.

Our Village comprehensive plan drafted October 21, 2008 includes objectives to support neighborhood development in the village as well as support programs that maintain or rehabilitate the village's existing housing stock. We feel that designating this housing to 55+ would open up more single family affordable housing in our community to draw more people into our community to put "roots down" and utilize our school system, shopping, broaden our base for potential employees for our local businesses both here and in our surrounding small communities. Our Objectives include planning for a range of housing that meets the needs of area residents of various income levels, age, lifestyle and health status.

We feel that an upgrade to this park would offer new housing to a range of people, these homes are easily upgraded to be inclusive for handicap accessibility. This type of project brings several positives to our community. It offers quality affordable housing, brand new low maintenance energy star rated homes for less than the cost of renting an apartment. The added benefit of ownership, and pride of ownership within the park community. The owner of the park has experience in creating such a housing communities. Their resume includes 9 such successful projects with a few located in the surrounding communities of Portage, Doylestown, Wisconsin Dells. The most current project in the Town of Hubbard has 76 of these types of homes complete with owner occupants, with an additional 10 lots ready to go and 40 acres for expansion. We feel the success of these projects could easily be duplicated in our community.

Randolph has made it a priority to improve on our sanitary infrastructure.

In 2004 Randolph experienced a rain event which caused flooding in the village. After this event some major upgrades were made via the Hwy 73 project, to move storm water, replace existing sanitary and water.

In 2014/2015 Williams St was upgraded, Pierce St upgrade was completed in 2016. In 2020 Dickinson St was upgraded. These projects help with eliminating clear water inflow into the sewer system. We have been annually televising 2500-3000 ft and repairing problem areas.

Since 2013 14 new home permits have been issued. Single family new house construction permits in the area over the last several years include:

2013- 3 permits were issued average construction cost \$268,300

2014 2 permits were issued, average construction cost \$400,000

2015 1 permit was issued for \$220,000

2016 1 permit was issued for \$375,000

2018 2 permits were issued with an average of \$198,500

2019 3 permits were issued the average was \$264,280

2020 1 permit was issued \$190,000

2021 1 permit was issued \$270,000

We are hoping for an increased pattern of growth over the next few years. With added homes to sell on the market, we would hope buyer interest would increase in the area and also help increase new homes being built in the village increasing tax base and adding to our overall market inventory.

Randolph feels that we would be solving a problem of clear water infiltration into our sewer plant, and a need for increased area affordable housing to help grow our community. The implementation of this project would begin very quickly. We also feel that the feasibility of this project is high, partnering with a small business owner that has experience in the successful completion of such a project. The outcomes of the project would add much needed housing to the area as well as help us control clearwater infiltration, that has to be processed through our wastewater plant.

We are requesting funding in the amount of \$750,000 for this project.

Respectfully,

A handwritten signature in black ink, appearing to read "Kenneth Ireland". The signature is fluid and cursive, with a large initial "K" and "I".

Kenneth Ireland
Village President

Church Street Cost Estimate

3/26/2021

	Quantity	Unit	Unit Cost	Total Cost
Roadway Items				
Mobilization/Bonds/Insurance	1	LS	\$10,000.00	\$10,000.00
Erosion Control	1	LS	\$2,500.00	\$2,500.00
Traffic Control	1	LS	\$250.00	\$250.00
Clearing & Grubbing (3Tree Removals)	3	LS	\$1,200.00	\$3,600.00
Pavement Removal	650	SY	\$3.00	\$1,950.00
Concrete Curb & Gutter Removal	0	LF	\$4.00	\$0.00
Concrete Drive Removal	0	SF	\$2.00	\$0.00
Concrete Drive Apron, 6-Inch	240	SF	\$7.50	\$1,800.00
Unclassified Excavation	275	CY	\$15.00	\$4,125.00
Excavation Below Subgrade (EBS)	100	CY	\$25.00	\$2,500.00
Breaker Run for EBS W/Fabric	100	CY	\$20.00	\$2,000.00
Base Aggregate Dense 1 1/4-Inch	550	TON	\$16.00	\$8,800.00
Concrete Curb & Gutter	490	LF	\$22.00	\$10,780.00
Asphaltic Pavement, 4-Inch Thick	200	TON	\$45.00	\$9,000.00
Pavement Marking, White 6-Inch Epoxy,	48	LF	\$10.00	\$480.00
Category Total:				\$57,785.00
Restoration				
Topsoil, Seed, Fertilize, Erosion Mat	550	SY	\$9.00	\$4,950.00
Category Total:				\$4,950.00
Sanitary Sewer				
Remove Existing Sanitary Manhole	0	EA	\$600.00	\$0.00
Remove Existing 8-Inch Sanitary Sewer	0	LF	\$6.00	\$0.00
Sanitary Sewer, 8-Inch PVC	0	LF	\$70.00	\$0.00
Sanitary Sewer, 4-Inch PVC	0	LF	\$75.00	\$0.00
Manhole 48" Dia. Complete	0	EA	\$4,000.00	\$0.00
Sanitary Sewer Wye, 8-Inch x 4-Inch	0	EA	\$300.00	\$0.00
Sanitary Sewer Trench Backfill	0	TF	\$5.00	\$0.00
Adjust Casting	0	EA	\$650.00	\$0.00
Connect to Existing Sanitary Sewer	0	EA	\$800.00	\$0.00
Category Total:				\$0.00
Watermain				
Abandon Existing Watermain	0	LS	\$500.00	\$0.00
Watermain, 8-Inch D.I.	300	LF	\$80.00	\$24,000.00
Watermain, 8-Inch D.I. Bend	2	EA	\$750.00	\$1,500.00
Watermain, 8 x 8 Tee	1	EA	\$750.00	\$750.00
Watermain, 8 x 6 Tee	1	EA	\$650.00	\$650.00
8-Inch Gate Valve	1	EA	\$2,000.00	\$2,000.00
Hydrant, Complete W/Lead & Valve	1	EA	\$7,000.00	\$7,000.00
Water Service, Corp, CS & Box 1-Inch	0	EA	\$1,000.00	\$0.00
Water Service Complete, 1-Inch Copper	0	EA	\$55.00	\$0.00
Connect to Existing Watermain	1	EA	\$1,500.00	\$1,500.00
Category Total:				\$37,400.00

Category Totals: \$100,135.00

Cont./Eng. (30%): \$30,040.50

Project Total: \$130,175.50

Sunnyside Place Loop Cost Estimate
2/10/2021

	Quantity	Unit	Unit Cost	Total Cost
Roadway Items				
Mobilization/Bonds/Insurance	1	LS	\$25,000.00	\$25,000.00
Erosion Control	1	LS	\$2,500.00	\$2,500.00
Traffic Control	0	LS	\$250.00	\$0.00
Clearing & Grubbing (8 Tree Removals)	8	LS	\$1,200.00	\$9,600.00
Pavement Removal	2,400	SY	\$3.00	\$7,200.00
Concrete Curb & Gutter Removal	40	LF	\$4.00	\$160.00
Concrete Drive Removal	0	SF	\$2.00	\$0.00
Concrete Drives, 6-Inch	3,640	SF	\$7.50	\$27,300.00
Unclassified Excavation	1,260	CY	\$15.00	\$18,900.00
Excavation Below Subgrade (EBS)	175	CY	\$24.00	\$4,200.00
Breaker Run for EBS W/Fabric	175	CY	\$20.00	\$3,500.00
Base Aggregate Dense 1 1/4-Inch	1,800	TON	\$16.00	\$28,800.00
Concrete Curb & Gutter, 24-Inch Ribbon	1,250	LF	\$22.00	\$27,500.00
Concrete Sidewalk, 4-Inch Thick	4,925	SF	\$7.00	\$34,475.00
Detectable Warning Field	0	SF	\$35.00	\$0.00
Asphaltic Pavement, 4-Inch Thick	700	TON	\$75.00	\$52,500.00
Pavement Marking, White 6-Inch Epoxy, HC Crossing	0	LF	\$10.00	\$0.00
Category Total:				\$241,635.00
Restoration				
Topsoil, Seed, Fertilize, Erosion Mat	2,800	SY	\$9.00	\$25,200.00
Category Total:				\$25,200.00
Sanitary Sewer				
Remove Existing Sanitary Manhole	1	EA	\$600.00	\$600.00
Remove Existing 8-Inch Sanitary Sewer	348	LF	\$6.00	\$2,088.00
Sanitary Sewer, 8-Inch PVC	1,300	LF	\$75.00	\$97,500.00
Sanitary Sewer, 4-Inch PVC	800	LF	\$75.00	\$60,000.00
Manhole 48" Dia. Complete	6	EA	\$5,000.00	\$30,000.00
Sanitary Sewer Wye, 8-Inch x 4-Inch	40	EA	\$300.00	\$12,000.00
Sanitary Sewer Trench Backfill	2,100	TF	\$5.00	\$10,500.00
Adjust Casting	6	EA	\$650.00	\$3,900.00
Connect to Existing Sanitary Sewer	1	EA	\$800.00	\$800.00
Category Total:				\$217,388.00
Watermain				
Abandon Existing Watermain	1	LS	\$500.00	\$500.00
Watermain, 8-Inch D.I.	800	LF	\$80.00	\$64,000.00
Watermain, 8-Inch D.I. Bend	6	EA	\$750.00	\$4,500.00
Watermain, 8 x 8 Tee	0	EA	\$750.00	\$0.00
Watermain, 8 x 6 Tee	2	EA	\$650.00	\$1,300.00
8-Inch Gate Valve	2	EA	\$2,000.00	\$4,000.00
Hydrant, Complete W/Lead & Valve	2	EA	\$7,000.00	\$14,000.00
Water Service, Corp, CS & Box 1-Inch	40	EA	\$1,000.00	\$40,000.00
Water Service Complete, 1-Inch Copper	800	EA	\$55.00	\$44,000.00
Watermain Trench Backfill	1,600	TF	\$5.00	\$8,000.00
Connect to Existing Watermain	1	EA	\$1,500.00	\$1,500.00
Category Total:				\$181,800.00

Category Totals:	\$666,023.00
Cont./Eng. (30%):	\$199,806.90
Project Total:	\$865,829.90

P.O. Box 327
Pardeeville, WI 53954
Phone: (920) 348-5941
Mobile (920) 296-4150
E-Mail: DonEve84@hotmail.com

DonEve Incorporated

January 20, 2022

Dodge County Supervisors / Village of Randolph:

A request from the Village of Randolph was discussed regarding the potential redevelopment of Randolph Countryside Estates in the Village of Randolph. Randolph Countryside Estates is a land lease manufactured home community owned by DonEve Inc. For over 30 years, our local family-owned small business has owned and maintained nine manufactured home communities. Our past success is proven throughout Wisconsin and even Dodge County as we take pride in the communities that we own and manage and endeavor to provide quality living at an affordable cost. Our ultimate goal is to enhance the greater community where our properties are located.

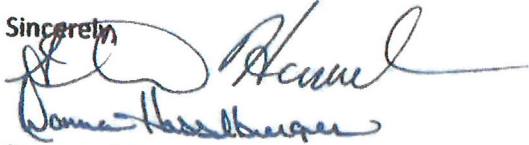
Housing is a critical topic for many of the communities where we own property and we have found that the need has become even more critical during COVID. Workforce housing and senior housing alternatives are part of the demographic that we serve and providing quality affordable housing to our residents has been a staple of our business. Manufactured home communities such as ours provide housing that is immediate with effect installation and units that can be customized to the residents' needs. Our brand-new homes are energy star rated and our parks residents have been held to a high standard of maintenance of their homes that in turn promotes quality neighborhoods and personal pride in their investment. The ability to own property rather than rent an apartment still holds value to Dodge County and, in fact, the overall monthly cost of living in a manufactured home community can be less than apartment rent.

Our goal for the development of Randolph Countryside Estates is to create an affordable community for individuals aged 55+ who are looking for the opportunity to downsize while still owning their own homes. Many of our residents see the need to downsize, escape to the south for the winter, or reduce the maintenance responsibility with their current homes as compelling reasons to consider living in a manufactured home community. Based upon our past experience, we estimate that Randolph Countryside Estates has the potential to be filled within 5 to 7 years. For the Village of Randolph, the added benefit of expanding this housing market of thirty to forty homes is to grow the greater community. By opening up homes within the village, the community can look to attract young families looking for a welcoming community to raise their families.

For reference to the success we have experienced in Dodge County, we are currently working on a similar project at Breezy Point in the Town of Hubbard near Horicon. This is also a 55+ manufactured home community which we have expanded from fifty-six to seventy-six units in seven years. We often have a waiting list of people hoping to own a home within Breezy Point and we see Randolph Countryside Estates has having the same potential.

With that being said, the manufactured housing industry has not escaped the effects of the COVID-19 pandemic that currently grips the world. The demand for affordable housing, supply chain issues and labor shortages have affected our current work and will limit the expansion of our Randolph project more than demand. Regardless, we will keep working to meet the demands of our residents so that we can create a thriving community. With your help focusing on the issues related to the existing utilities and deteriorating roadways, as potentially eligible with the Dodge County ARPA funds, we can continue our work to help address some of the housing and workforce needs for the greater Randolph community.

Thank you in advance for your consideration.

Sincerely,


Steve and Donna Hasselberger
DonEve Inc.



Neogen Randolph
110 Hopkins Drive
Randolph, WI 53956

Date: January 20, 2022

Attn: To Whom it may Concern

RE: Sunnyside Project

To whom it may concern,

On behalf of Neogen Corporation, I am writing to you in support of the village of Randolph's Sunnyside project. The village of Randolph is applying for Federal ARPA dollars for this infrastructure improvement.

This project will provide affordable housing in the village. This subject does come up during interviews for new employees. The subject, affordable housing, is used by applicants in their decision making of accepting our job offer or another offer somewhere else. Single family housing is needed in the village of Randolph.

As a business we are in the design phase of an expansion but need to know we can entice workers to the area where they can live, work and play. This project will answer one of their question. In discussion with Mr. Ireland, we believe the village has the resources and bandwidth to carry out the application as written.

Regards

Stephen Moss
General Manager-Randolph
Neogen Corporation

Neogen Corporation

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neogen-info@neogen.com • www.neogen.com



Randolph School District
110 Meadowood Dr
Randolph WI 53956

January 20, 2022

To Whom it May Concern:

I write to you today in support of the Village of Randolph in applying for the appropriate use of Federal ARPA dollars for infrastructure. As you may be well aware, Under the Rule, the FRF payments may be used to cover costs incurred prior to December 31, 2024, for the purposes of making necessary investments in water, sewer, or broadband infrastructure. On behalf of the Randolph School District, we wholeheartedly support the Village of Randolph's request for this investment.

The village proposal furthers our efforts to provide necessary water and sewer infrastructure replacements to specific areas of Randolph. In doing so, the residential areas positively impacted by the new infrastructure will provide affordable housing, specifically for seniors. In turn, this will provide much-needed single-family homes in the village to be available for new families. As one of the largest employers in the Village, we have difficulty finding employees due to a housing shortage. Moreover, the housing shortage negatively impacts the district's student enrollment preventing the sustainability of the district.

We know that our businesses, school, and community are ready for expansion. The Village of Randolph has acted to increase broadband access in this rural area and must continue that path. To that end, Randolph School District fully supports the water and sewer infrastructure application, submitted by Mr. Ken Ireland for this purpose. I believe we have the means, expertise, and support to carry out the application as written. We appreciate Dodge County taking an interest in helping our community, and thereby, our students grow! Thank you for your consideration of the application.

Respectfully,

Mr. Ty Breitlow
District Administrator, Randolph School District



Randolph School District
110 Meadowood Dr
Randolph WI 53956

January 20, 2022

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Respectfully,

Mr. Ty Breitlow
District Administrator, Randolph School District

Jungseed.com

From Our Garden to Yours

01/18/2022

To whom it may concern,

We here at J. W. Jung Seed Company support the Village of Randolph in their request for funding to improve infrastructure and housing in Dodge County.

J.W. Jung Seed Company has been a family owned and operated business in Randolph since it's opening in 1907. We employ as many as 400 people from Randolph and the surrounding communities each year and continue to grow and are consistently looking to add people to our workforce. Staffing is a constant battle we are fighting. In order find people to work in our company we often must search outside of the community to fill all the roles we have open. If the Village was able to use this grant to build more housing it would be to our benefit and greatly support of all the businesses in Randolph.

As a business member of the community, we utilize the roads sewers and utilities that the village maintains and would not be able to continue providing our products to our customers and jobs to the community without the infrastructure provided by Randolph. During our busy season we are sending out 5,000-10,000 packages each day, as well as trucking products to our other Garden Center locations throughout Wisconsin. With around 400 employees and trucks going in and out of our facilities, daily, it is vitally important to our business, and everyone in Randolph that our roads and utilities are well maintained, and updated, when necessary, money from this grant could be vital to these initiatives.

Thank you for your consideration,



Nathan Zondag

President and CEO of J. W. Jung Seed Co.

335 S High St
Randolph, WI 53957
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