

Final Assessments for 2024 Street and Utility Reconstruction

(Commercial Drive)

Columbus, Wisconsin

October 30, 2024

Prepared for:

**City of Columbus
Columbia County, Wisconsin**

Contents

In accordance with Preliminary Resolution No. 15-23 of The Common Council of the City of Columbus, dated November 21, 2023, this report presents the final construction quantities and estimated costs associated with the 2024 Street and Utility Reconstruction in accordance with the approved plans and specifications and a schedule of the proposed assessments.

The assessable work includes:

- Full cost of driveway culverts and endwalls for each driveway.
- Full cost for driveway aprons (Asphalt).
- 15% of the cost of storm system (including ditching) is within the right-of-way, with 85% of the cost to the City and 15% of the cost to the property owner.

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Appendix A

City of Columbus Resolution No. 15-23

RESOLUTION # 15-23

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY
SPECIAL ASSESSMENTS UNDER MUNICIPAL POLICE POWERS
PURSUANT TO SECTION 66.0703, STATS.**

The City of Columbus, Columbia County, Wisconsin, by its Common Council, hereby resolves as follows:

1. The City of Columbus Common Council hereby declares its intention to exercise its police power under Section 66.0703, Stats., to levy special assessments upon property in the Assessment District hereafter described, for benefits conferred upon such properties by reason of the following public work and improvements: Street replacement, utility improvements, driveway aprons, stormwater improvements, removal and replacement of existing sidewalks and restoration.
2. The Properties to be assessed lie within the following described Assessment District, all lying within the City of Columbus, Columbia County, Wisconsin:
 - a. the Lots abutting both sides of Commercial Drive, between Dix Street and Maple Avenue.
3. The total amount assessed against the properties in the described Assessment District shall not exceed 100% of the administrative expenses and total costs of the improvements.
4. The Common Council determines that the improvements constitute an exercise of the police power for the health, safety and general welfare of the municipality and its inhabitants.
5. The Municipal Engineer, Ruekert & Mielke Inc. shall prepare a report which shall consist of:
 - a. Preliminary Plans and specifications for the improvements; and
 - b. Schedule of proposed assessments for all properties within the Assessment District.
6. When the report is completed, the Municipal Engineer shall file a copy of the report with the Municipal Clerk for public inspection.
7. All interested persons and owners of the property affected by this special assessment shall be provided with the notice and hearing requirements as set forth in sec. 66.0703(7)(a) Stats.

8. The assessment against any parcel may be paid in cash or in annual installments, the number of which shall be determined at the public hearing on the proposed assessments.

Dated this 21 day NOV, 2023.

CITY OF COLUMBUS

By:

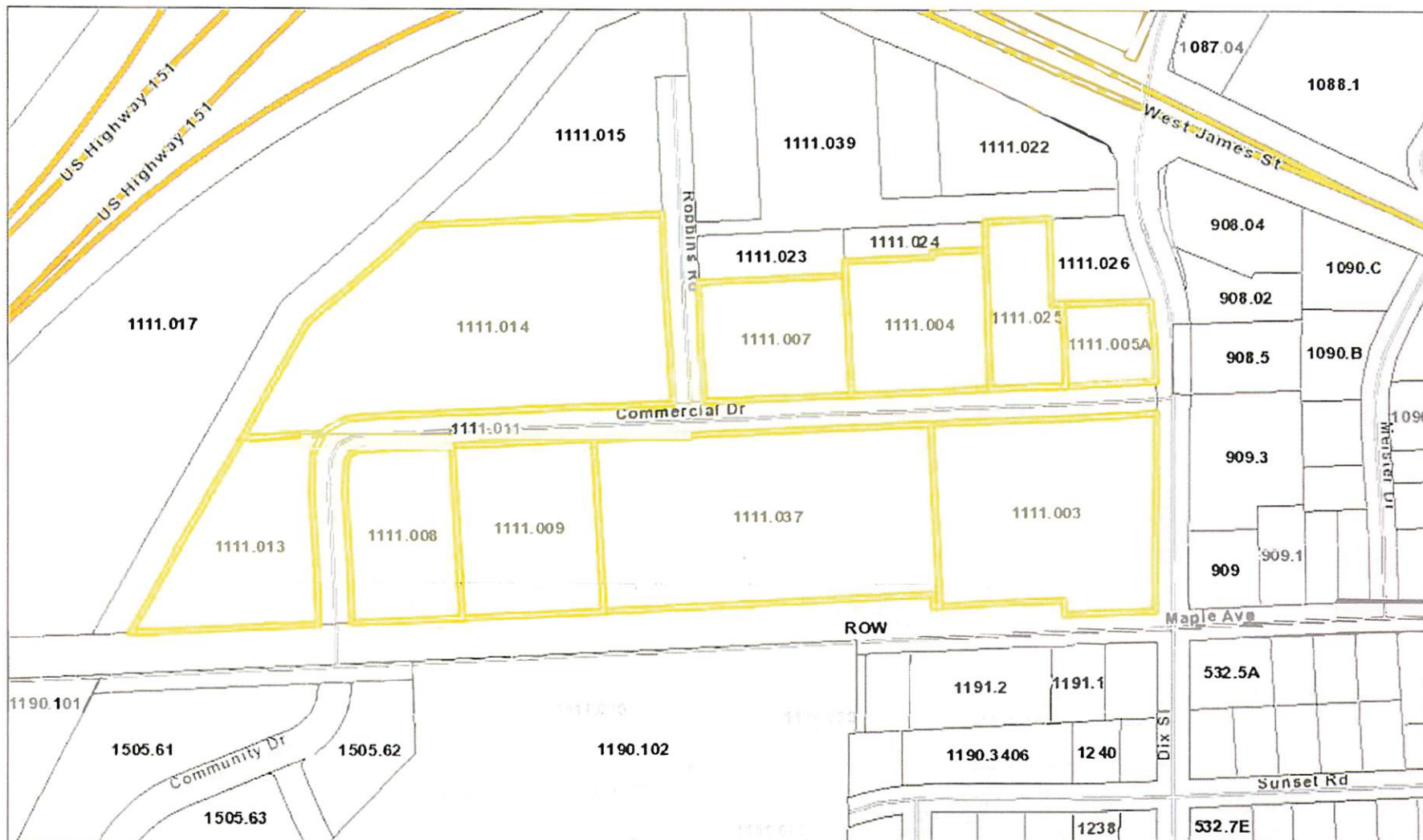


Joseph Hammer, Mayor

Attest:



Patricia Goebel, Clerk



City of Columbus

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The City of Columbus does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 303'



City of Columbus

105 N Dickason Blvd
Columbus, WI 53925
920-623-5900

Print Date: 10/26/2023

Appendix B
Construction Bid Prices
From 02/02/2024

CITY OF COLUMBUS					
2024 Street and Utility Reconstruction					
10/30/2024					
Bid Pricing from 02/02/2024					
COMMERCIAL DRIVE					
ITEM		CONSTRUCTION TOTALS			
No	Description	Unit	Approx Quantity	Unit Price	Total Price
Grading, Pavement, and Erosion Control					
27	Traffic Control	LS	1	\$7,500.00	\$7,500.00
28	Tracking Pad	EA	1	\$1,500.00	\$1,500.00
29	Pulverize Asphalt	SY	9415	\$1.75	\$16,476.25
30	Inlet Protection - Type D	EA	6	\$125.00	\$750.00
31	Stone Ditch Checks	EA	6	\$100.00	\$600.00
32	Full Depth Saw Cutting	LF	720	\$4.00	\$2,880.00
33	Roadway Ditching	LS	1	\$78,000.00	\$78,000.00
34	Excavation Below Subgrade (EBS)	CY	1400	\$12.00	\$16,800.00
35	Crushed Aggregate Base Course	TON	1800	\$12.00	\$21,600.00
36	30-Inch Concrete Curb and Gutter	LF	375	\$28.50	\$10,687.50
37	Remove and Replace Concrete Sidewalk	SF	175	\$15.50	\$2,712.50
38	Detectable Warning Field	EA	2	\$400.00	\$800.00
39	2.25-Inch Asphaltic Concrete Binder Course (MT)	TON	1340	\$79.00	\$105,860.00
40	1.75-Inch Asphaltic Concrete Surface Course (MT)	TON	1050	\$78.00	\$81,900.00
41	Topsoil, Seed, Fertilize, Class 1 Type B Erosion Mat	LS	1	\$45,000.00	\$45,000.00
Storm Sewer					
42	12-Inch RCP Class V Storm Sewer w/ Granular Backfill	LF	376	\$75.00	\$28,200.00
43	12-Inch RCP Storm Endwall	EA	17	\$600.00	\$10,200.00
44	15-Inch RCP Class IV Storm Sewer w/ Granular Backfill	LF	392	\$80.00	\$31,360.00
45	15-Inch RCP Storm Endwall	EA	14	\$700.00	\$9,800.00
46	18-Inch RCP Class IV Storm Sewer w/ Granular Backfill	LF	80	\$90.00	\$7,200.00
47	18-Inch RCP Storm Endwall	EA	4	\$800.00	\$3,200.00
48	2'x3' Standard Catch Basin Precast Box w/ Frame and Grate	EA	6	\$2,600.00	\$15,600.00
Water					
49	Hydrant Assembly	EA	4	\$8,500.00	\$34,000.00
50	6-Inch Water Lead	LF	80	\$150.00	\$12,000.00
51	Pipe Insulation	LF	16	\$5.00	\$80.00
Subtotal					\$544,706.25
GRAND TOTAL					\$544,706.25

Assessable Improvements for 2024 Street and Utility Reconstruction – Commercial Drive

The assessable items from the project are as follows:

1. 2.25-Inch Asphaltic Concrete Binder Course (MT)
2. 1.75-Inch Asphaltic Concrete Surface Course (MT)
3. 12-Inch RCP CL V Storm Sewer w/Granular Backfill
4. 12-Inch RCP Storm Endwall
5. 15-Inch RCP CL IV Storm Sewer w/Granular Backfill
6. 15-Inch RCP Storm Endwall
7. Roadway Ditching
8. 24-Inch x 36-Inch Standard Catch Basin w/Frame and Grate

Appendix C

Final Total Assessment

CITY OF COLUMBUS**2024 Street and Utility Reconstruction**

10/30/2024

EXPLANATION OF ASSESSABLE COSTS**COMMERCIAL DRIVE****1. 12-Inch RCP CL V Storm Sewer w/Granular Backfill**

The assessable cost for this item is based on each lot which contributes and benefits to a specific storm sewer culvert. The cost is assessed at 100% for each driveway to the property owner that owns that driveway. Storm sewer systems and their respective contributing parcels are depicted on the attached exhibits in Appendix E. Overall system costs are listed in attached tables.

2. 12-Inch RCP Storm Endwall

The assessable cost for this item is based on the replacement of driveway culverts that benefit each property. Properties can have several culverts. These culverts endwalls will be required to maintain a functioning system of ditches and culverts to convey water from each property.

3. 15-Inch RCP CL IV Storm Sewer w/Granular Backfill

The assessable cost for this item is based on each lot which contributes and benefits to a specific storm sewer culvert. The cost is assessed at 100% for each driveway to the property owner that owns that driveway. Storm sewer systems and their respective contributing parcels are depicted on the attached exhibits in Appendix E. Overall system costs are listed in attached tables.

4. 15-Inch RCP Storm Endwall

The assessable cost for this item is based on the replacement of driveway culverts that benefit each property. Properties can have several culverts. These culverts endwalls will be required to maintain a functioning system of ditches and culverts to convey water from each property.

5. 18-Inch RCP CL IV Storm Sewer w/Granular Backfill

The assessable cost for this item is based on each lot which contributes and benefits to a specific storm sewer culvert. The cost is assessed at 100% for each driveway to the property owner that owns that driveway. Storm sewer systems and their respective contributing parcels are depicted on the attached exhibits in Appendix E. Overall system costs are listed in attached tables.

6. 18-Inch RCP Storm Endwall

The assessable cost for this item is based on the replacement of driveway culverts that benefit each property. Properties can have several culverts. These culverts endwalls will be required to maintain a functioning system of ditches and culverts to convey water from each property.

7. 24-Inch x 36-Inch Standard Catch Basin w/Frame and Grate

The assessable cost for this item is based on the lot frontage of each lot which contributes and benefits to a specific storm sewer system. The cost is assessed on a percentage basis of total lot frontage for each system. Storm sewer systems and their respective contributing parcels are depicted on the attached exhibits in Appendix E. Overall system costs are listed in attached tables.

8. Roadway Ditching

The assessable cost for this item is based on the lot frontage of each lot which contributes and benefits to a specific storm drainage system. The cost is assessed on a percentage basis of total lot frontage for each system. Storm sewer systems and their respective contributing parcels are depicted on the attached exhibits in Appendix E. Overall system costs are listed in attached tables.

9. 2.25-Inch Asphaltic Concrete Binder Course (MT)

The assessable cost is based on the area of new asphalt driveway approach for each parcel measured from the edge of street to right of way multiplied by width of each driveway. Properties may have multiple driveways

10. 1.75-Inch Asphaltic Concrete Surface Course (MT)

The assessable cost is based on the area of new asphalt driveway approach for each parcel measured from the edge of street to right of way multiplied by width of each driveway. Properties may have multiple driveways

CITY OF COLUMBUS
2024 Street and Utility Reconstruction
10/30/2024
Total Final Assessments Per Parcel
COMMERCIAL DRIVE

								Final Assessment Amounts Per Parcel			
									ASPHALT DRIVEWAY APRONS	CULVERTS W/ ENDWALLS	STORM DITCHING
									100% to Prop. Owners	100% to Prop. Owners	15% to Prop. Owners
	Owner and Description of Property							FINAL			
TAX PARCEL	LOT ADDRESS	OWNER	MAILING ADDRESS		FRONTAGE	FRONTAGE (FT)	TOTAL	Amount	Amount	Amount	
2024 Street and Utility Reconstruction											
1	11211-1111.003	800 Maple Ave	Napleton Equities LLC	800 Maple Ave	Columbus WI 53925	Commercial	480.00	\$1,712.20	\$0.00	\$0.00	\$1,712.20
2	11211-1111.037	115 Commercial Drive	Zittel Family Limited Partnership	115 Commercial Drive	Columbus WI 53925	Commercial	719.00	\$19,251.87	\$4,987.15	\$11,700.00	\$2,564.73
3	11211-1111.008	135 Commercial Drive	Duffy Properties of Columbus LLC	PO Box 250	Columbus WI 53925	Commercial	300.00	\$19,085.07	\$4,414.95	\$13,600.00	\$1,070.12
4	11211-1111.009	145 Commercial Drive	C & S Properties Inc	639 S Main Street Suite 103	Deforest WI 53532	Commercial	300.00	\$17,611.37	\$4,491.24	\$12,050.00	\$1,070.12
5	11211-1111.013	300 Commercial Drive	Mjn Real Estate LLC	6105 Rockwell Drive Ste C	Cedar Rapids IA 52402	Commercial	403.00	\$14,846.50	\$4,418.97	\$8,990.00	\$1,437.53
6	11211-1111.014	200 Robbins Road	Spirit Realty LP	2727 N Harwood	Dallas TX 75201	Commercial	774.00	\$18,665.28	\$4,784.37	\$11,120.00	\$2,760.91
7	11211-1111.007	200 Commercial Drive	Golden Queen Holdings LLC	PO Box 438	Columbus WI 53925	Commercial	310.00	\$6,737.87	\$1,582.07	\$4,050.00	\$1,105.79
8	11211-1111.004	110 Commercial Drive	Columbus Ventures LLC	110 Commercial Drive	Columbus WI 53925	Commercial	300.00	\$8,156.49	\$2,961.37	\$4,125.00	\$1,070.12
9	11211-1111.025	104 Commercial Drive	Teran HE Teran LLC	4967 Highwood Circle	Middleton, WI 53562	Commercial	160.00	\$2,514.19	\$1,943.46	\$0.00	\$570.73
10	11211-1111.005	224 Dix Street	Diaz, Fernando; Diaz, Maria Dejesus	224 Dix Street	Columbus WI 53925	Commercial	190.00	\$2,016.89	\$1,339.14	\$0.00	\$677.74
		TOTAL						\$110,597.72	\$30,922.72	\$65,635.00	\$14,040.00

CITY OF COLUMBUS
2024 Street and Utility Reconstruction
10/30/2024
Culverts

Parcel No.	Owner	Address	Frontage	Storm Endwalls 12-Inch (EA)	Storm Endwalls 15-Inch (EA)	Culvert 1 Assessable Length (LF)	Culvert 2 Assessable Length (LF)	Culvert 3 Assessable Length (LF)	Total Assessable Cost
11211-1111.003	Napleton Equities LLC	800 Maple Ave	Commercial	0	0	0.00	0.00	0.00	\$ -
11211-1111.037	Zittel Family Limited Partnership	115 Commercial Drive	Commercial	4	0	76.00	48.00	0.00	\$ 11,700.00
11211-1111.008	Duffy Properties of Columbus LLC	135 Commercial Drive	Commercial	0	4	85.00	50.00	0.00	\$ 13,600.00
11211-1111.009	C & S Properties Inc	145 Commercial Drive	Commercial	2	4	22.00	32.00	48.00	\$ 12,050.00
11211-1111.013	Mjn Real Estate LLC	300 Commercial Drive	Commercial	2	2	34.00	48.00	0.00	\$ 8,990.00
11211-1111.014	Spirit Realty LP	200 Robbins Road	Commercial	0	4	40.00	64.00	0.00	\$ 11,120.00
11211-1111.007	Golden Queen Holdings LLC	200 Commercial Drive	Commercial	2	0	38.00	0.00	0.00	\$ 4,050.00
11211-1111.004	Columbus Ventures LLC	110 Commercial Drive	Commercial	2	0	39.00	0.00	0.00	\$ 4,125.00
11211-1111.025	Teran HE Teran LLC	104 Commercial Drive	Commercial	0	0	0.00	0.00	0.00	\$ -
11211-1111.005	Diaz, Fernando; Diaz, Maria Dejesus	224 Dix Street	Commercial	0	0	0.00	0.00	0.00	\$ -

	Item	Unit Price
	12" DIA	\$75.00
	15" DIA	\$80.00
	12" Endwall	\$600.00
	15" Endwall	\$700.00

CITY OF COLUMBUS
2024 Street and Utility Reconstruction
10/30/2024
Concrete Driveway Approaches

Parcel No.	Owner	Address	Frontage	Drive 1 QTY (SF)	Drive 2 QTY (SF)	Drive 3 QTY (SF)	TOTAL QTY (SY)	Surface Asphalt Layer (in)	Binder Asphalt Layer (in)	Surface Asphalt (TON)	Binder Asphalt (TON)	Asphalt Unit Price Surface	Asphalt Unit Price Binder	Total
11211-1111.003	Napleton Equities LLC	800 Maple Ave	480				0.00	1.75	2.25	-	-	\$78.00	\$79.00	\$ -
11211-1111.037	Zittel Family Limited Partnership	115 Commercial Drive	719	1541	943		276.00	1.75	2.25	27.77	35.71	\$78.00	\$79.00	\$ 4,987.15
11211-1111.008	Duffy Properties of Columbus LLC	135 Commercial Drive	300	1166	1033		244.33	1.75	2.25	24.59	31.61	\$78.00	\$79.00	\$ 4,414.95
11211-1111.009	C & S Properties Inc	145 Commercial Drive	300	604	779	854	248.56	1.75	2.25	25.01	32.16	\$78.00	\$79.00	\$ 4,491.24
11211-1111.013	Mjn Real Estate LLC	300 Commercial Drive	403	522	689	990	244.56	1.75	2.25	24.61	31.64	\$78.00	\$79.00	\$ 4,418.97
11211-1111.014	Spirit Realty LP	200 Robbins Road	774	1010	1373		264.78	1.75	2.25	26.64	34.26	\$78.00	\$79.00	\$ 4,784.37
11211-1111.007	Golden Queen Holdings LLC	200 Commercial Drive	310	788			87.56	1.75	2.25	8.81	11.33	\$78.00	\$79.00	\$ 1,582.07
11211-1111.004	Columbus Ventures LLC	110 Commercial Drive	300	732	743		163.89	1.75	2.25	16.49	21.20	\$78.00	\$79.00	\$ 2,961.37
11211-1111.025	Teran HE Teran LLC	104 Commercial Drive	160	968			107.56	1.75	2.25	10.82	13.92	\$78.00	\$79.00	\$ 1,943.46
11211-1111.005	Diaz, Fernando; Diaz, Maria Dejesus	224 Dix Street	190	667			74.11	1.75	2.25	7.46	9.59	\$78.00	\$79.00	\$ 1,339.14

CITY OF COLUMBUS
2024 Street and Utility Reconstruction
10/30/2024
Storm System Costs- Ditching and Inlets

Note: for location and contributing properties for each system, see maps in Appendix E

Storm Sewer Total Project One Contributing Area

COMMERCIAL DRIVE

Item No	Item	Unit	Quantity	Unit \$	Total
33	Roadway Ditching	LS	1	\$78,000.00	\$ 78,000.00
48	Storm Sewer Curb Inlet 2'x3' Precast Box w/ Frame and Grate	EA	6	\$2,600.00	\$ 15,600.00
			Shared Costs Storm	TOTAL	\$ 93,600.00

CITY OF COLUMBUS
2024 Street and Utility Reconstruction
10/30/2024
Storm System Assessed By Property

Storm Sewer

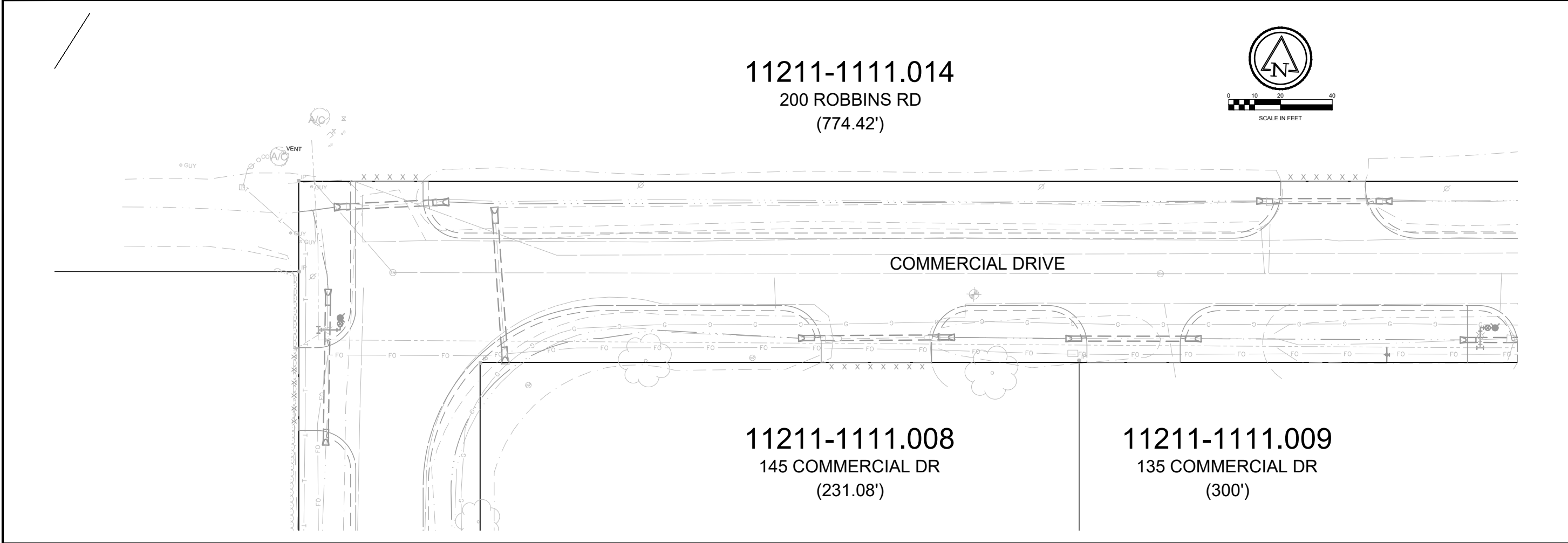
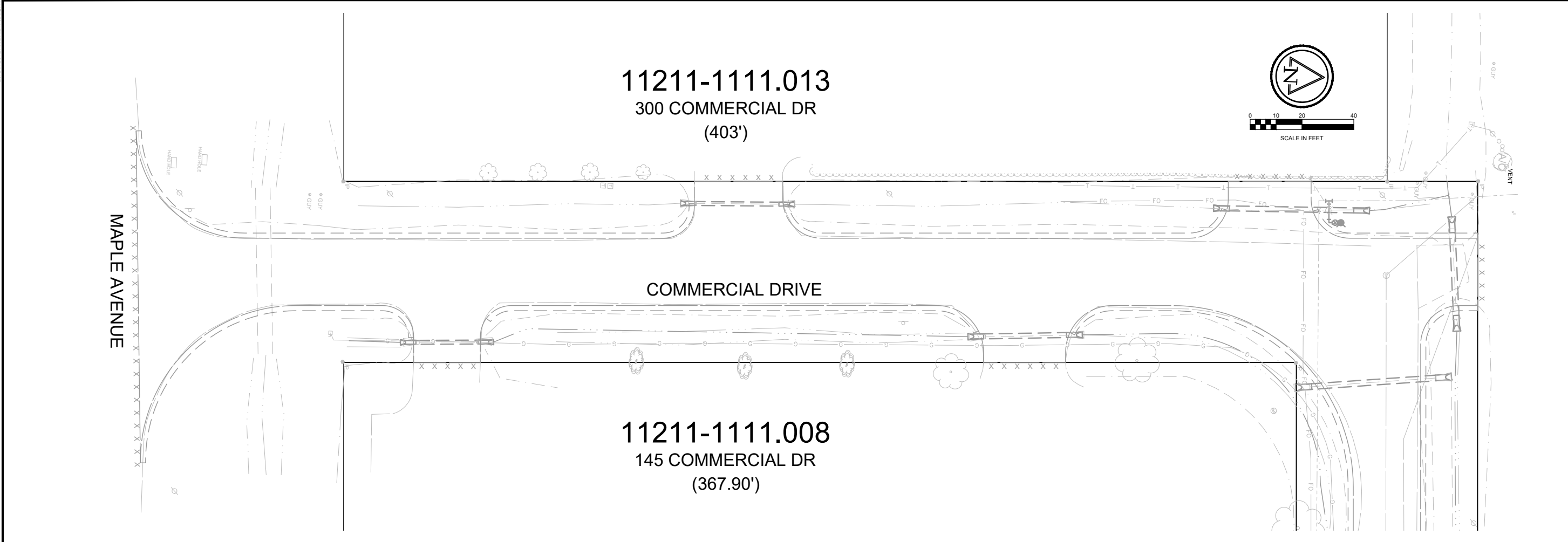
Total Project Area: Commerical Drive

Parcel No.	Owner	Address	Frontage Street	Frontage Length (LF)	% of Total Lot Frontage	100% Sub-total System Cost	15% Sub-total System Cost	Total Storm Water Assessment (% of total)
11211-1111.003	Napleton Equities LLC	800 Maple Ave	Commercial	480	12.2%	\$ 11,414.63	\$ 1,712.20	15%
11211-1111.037	Zittel Family Limited Partnership	115 Commercial Drive	Commercial	719	18.3%	\$ 17,098.17	\$ 2,564.73	15%
11211-1111.008	Duffy Properties of Columbus LLC	135 Commercial Drive	Commercial	300	7.6%	\$ 7,134.15	\$ 1,070.12	15%
11211-1111.009	C & S Properties Inc	145 Commercial Drive	Commercial	300	7.6%	\$ 7,134.15	\$ 1,070.12	15%
11211-1111.013	Mjn Real Estate LLC	300 Commercial Drive	Commercial	403	10.2%	\$ 9,583.54	\$ 1,437.53	15%
11211-1111.014	Spirit Realty LP	200 Robbins Road	Commercial	774	19.7%	\$ 18,406.10	\$ 2,760.91	15%
11211-1111.007	Golden Queen Holdings LLC	200 Commercial Drive	Commercial	310	7.9%	\$ 7,371.95	\$ 1,105.79	15%
11211-1111.004	Columbus Ventures LLC	110 Commercial Drive	Commercial	300	7.6%	\$ 7,134.15	\$ 1,070.12	15%
11211-1111.025	Teran HE Teran LLC	104 Commercial Drive	Commercial	160	4.1%	\$ 3,804.88	\$ 570.73	15%
11211-1111.005	Diaz, Fernando; Diaz, Maria Dejesus	224 Dix Street	Commercial	190	4.8%	\$ 4,518.29	\$ 677.74	15%

Appendix D

Parcel Location Map

Feb 26, 2024 9:59am PLOTTED BY:BHeldmann, SAVED BY:BHeldmann
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2024 STREET AND UTILITY IMPROVEMENTS	
ASSESSMENT PROPERTIES	
CITY OF COLUMBUS	
COLUMBIA COUNTY, WISCONSIN	
© COPYRIGHT 2023 RUEKERT & MIELKE INC.	
DESIGNED BY: JPL	
DRAFTED BY: BWH	
CHECKED BY: AWB	
DATE: FEBRUARY 2024	
FILE NO. 8117-10096	
SHEET NO. AS-03	

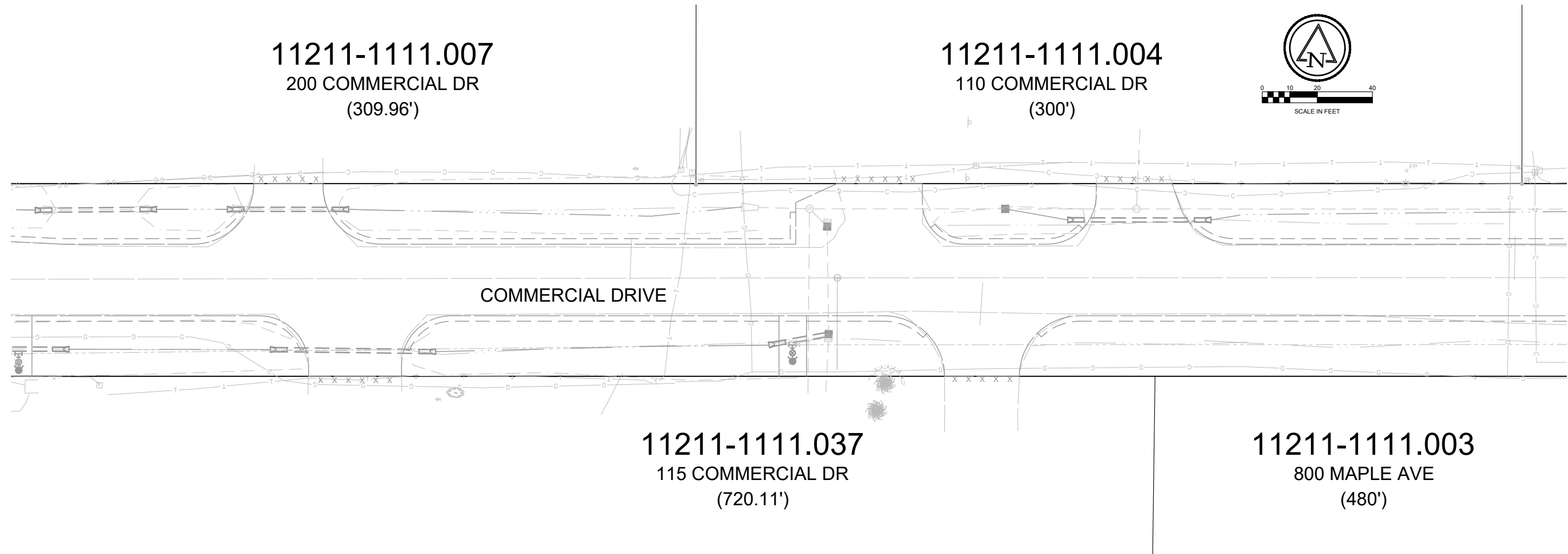
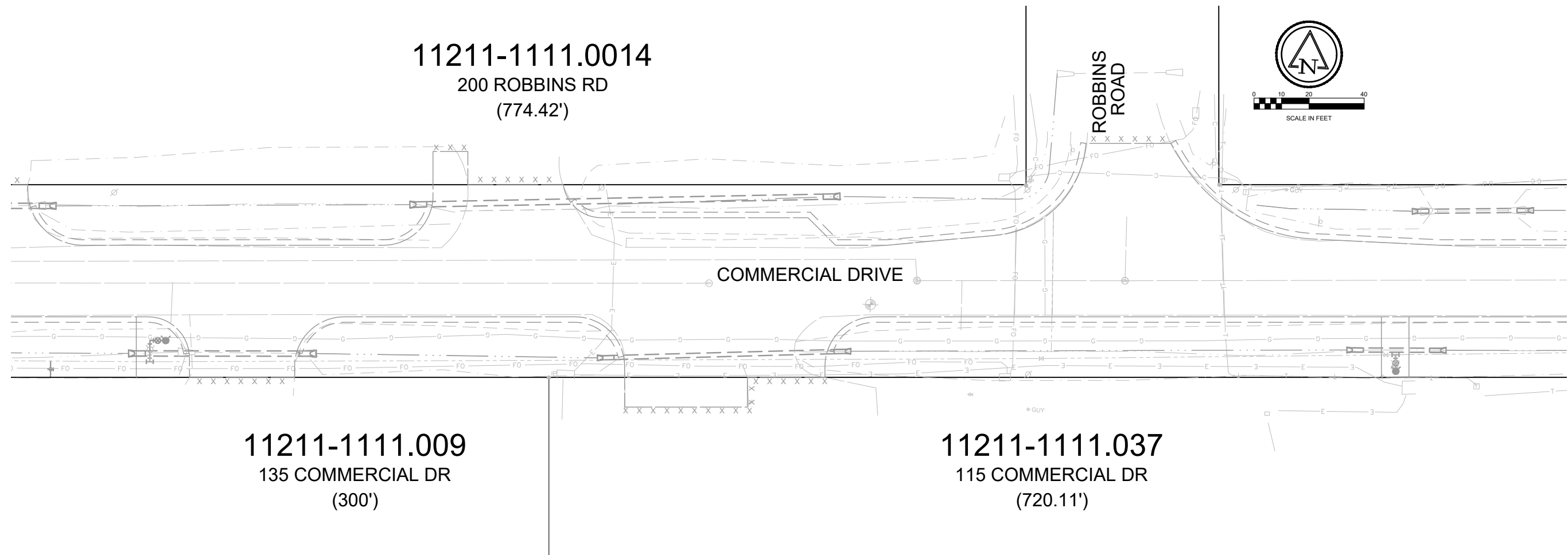
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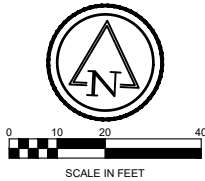
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DRAFT

www.ruekertmielke.com



2024 STREET AND UTILITY IMPROVEMENTS		 Ruekert • Mielke Waukesha • Kenosha • Madison Global Water Center • Fox Valley www.ruekertmielke.com	
ASSESSMENT PROPERTIES CITY OF COLUMBUS COLUMBIA COUNTY, WISCONSIN		A 8 7 6 5 4 3 2 1	
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DATE: FEBRUARY 2024			
FILE NO. 8117-10096			
SHEET NO. AS-04			



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SHEET NO. AS-05	

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REVISIONS	

Appendix E

Storm Sewer System Map

