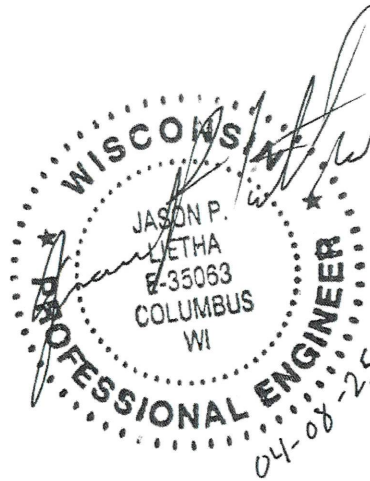


Preliminary Special Assessments for 2025 Street and Utility Improvements

Columbus, Wisconsin

April 8 2025



Prepared for:

City of Columbus
Columbia County, Wisconsin

Contents

In accordance with Preliminary Resolution No. 2-25 of The Common Council of the City of Columbus, dated January 21, 2025, this report presents the preliminary construction quantities and costs associated with the residential portion of the 2025 Street and Utility Reconstruction in accordance with the approved plans and specifications and a schedule of the preliminary assessments.

The assessable work includes:

- Full cost of curb and gutter, regardless of style or type (not including intersections).
- Full cost for concrete driveway aprons.
- Full cost for sidewalk through driveways (6" thick).
- 50% of the cost for new sidewalk in terrace areas (not including intersections and through driveway aprons).
- 15% of the cost of storm sewer within the right-of-way, with 85% of the cost to the City and 15% of the cost to the property owner.

List of Appendices

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Appendix A

City of Columbus Resolution No. 2-25

RESOLUTION NO. 2-25

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, installation of curb and gutter, driveway aprons, stormwater improvements, 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 Brookside Lane west of Avalon Road and abutting the cul-de-sac on the west end of Brookside Lane.
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 21st day January, 2025.

CITY OF COLUMBUS

By: Joseph Hammer
Joseph Hammer, Mayor

Attest: Susan L. Caine
Susan L. Caine, Clerk

Appendix B
Construction Bid Prices
From 02/14/2025

CITY OF COLUMBUS
2025 Street and Utility Improvements

4/08/2025

No	Description		Approx	Unit	Total
		Unit	Quantity	Price	Price
Base Bid					
1	Traffic Control	LS	1	\$4,500.00	\$4,500.00
2	Tracking Pad	EA	1	\$1,000.00	\$1,000.00
3	Inlet Protection	EA	18	\$155.00	\$2,790.00
4	Silt Fence	LF	796	\$3.00	\$2,388.00
5	Full Depth Saw Cutting	LF	136	\$6.00	\$816.00
6	Construct Roadway to Subgrade	LS	1	\$45,000.00	\$45,000.00
7	Excavation Below Subgrade (EBS)	CY	805	\$36.00	\$28,980.00
8	Geogrid Subgrade Reinforcement	SY	4127	\$3.00	\$12,381.00
9	Crushed Aggregate Base Course	TON	2355	\$13.00	\$30,615.00
10	(30-Inch) Concrete Curb and Gutter	LF	1760	\$20.00	\$35,200.00
11	6-Inch Concrete Driveway Apron	SF	2136	\$9.00	\$19,224.00
12	New Concrete Sidewalk	SF	6280	\$9.00	\$56,520.00
13	Detectable Warning Fields	EA	6	\$450.00	\$2,700.00
14	2.25-Inch Asphaltic Concrete Binder Course	TON	420	\$88.00	\$36,960.00
15	1.75-Inch Asphaltic Concrete Surface Course	TON	310	\$80.00	\$24,800.00
16	Topsoil, Seed, Fertilizer, (Class 1) (Type A) Erosion Mat	LS	1	\$28,500.00	\$28,500.00
17	8-Inch PVC Sanitary Sewer w/ Granular Backfill	LF	45	\$110.00	\$4,950.00
18	12-Inch PVC Sanitary Sewer w/ Granular Backfill	LF	634	\$115.00	\$72,910.00
19	48-Inch Sanitary Sewer Manhole w/ Frame and Cover	EA	3	\$4,900.00	\$14,700.00
20	6-Inch PVC Sanitary Sewer Lateral	LF	306	\$88.00	\$26,928.00
21	Raise Existing Sanitary Sewer Manhole	VF	7	\$400.00	\$2,800.00
22	12-Inch RCP Class V Storm Sewer w/ Granular Backfill	LF	243	\$75.00	\$18,225.00
23	18-Inch RCP Class IV Storm Sewer w/ Granular Backfill	LF	78	\$85.00	\$6,630.00
24	24-Inch RCP Class IV Storm Sewer w/ Granular Backfill	LF	160	\$90.00	\$14,400.00
25	2'x3' Standard Catch Basin Precast Box w/ Frame and Grate	EA	13	\$2,400.00	\$31,200.00
26	48-Inch Storm Sewer Manhole w/ Frame and Cover	EA	1	\$4,000.00	\$4,000.00
27	60-Inch Storm Sewer Manhole w/ Frame and Cover	EA	4	\$5,400.00	\$21,600.00
28	6-Inch Storm Sewer Lateral	LF	106	\$50.00	\$5,300.00
29	6-Inch DIP Water Main w/Granular Backfill	LF	12	\$110.00	\$1,320.00
30	8-Inch DIP Water Main w/Granular Backfill	LF	97	\$120.00	\$11,640.00
31	10-Inch DIP Water Main w/Granular Backfill	LF	84	\$180.00	\$15,120.00
32	12-Inch DIP Water Main w/Spoil Backfill	LF	475	\$160.00	\$76,000.00
33	12-Inch DIP Water Main w/Granular Backfill	LF	665	\$170.00	\$113,050.00
34	8-Inch Water Main Valve	EA	3	\$3,800.00	\$11,400.00
35	10-Inch Water Main Valve	EA	2	\$4,200.00	\$8,400.00
36	12-Inch Water Main Valve	EA	5	\$4,600.00	\$23,000.00
37	Hydrant Assembly	EA	4	\$8,200.00	\$32,800.00
38	6-Inch Water Lead	LF	50	\$120.00	\$6,000.00
39	1-Inch Copper Water Services - Open Trench w/Granular Backfill	LF	293	\$85.00	\$24,905.00
40	1-Inch Tap and Corporation Valve	EA	8	\$450.00	\$3,600.00
41	1-Inch Curb Valve and Curb Box	EA	8	\$450.00	\$3,600.00
42	Pipe Insulation	LF	40	\$85.00	\$3,400.00
43	Street Trees	EA	4	\$500.00	\$2,000.00
44	Tree Removal	ID	95	\$50.00	\$4,750.00
TOTAL					\$897,002.00

Appendix C

Preliminary Total Assessment

CITY OF COLUMBUS

2025 Street and Utility Improvements

4/08/2025

EXPLANATION OF ASSESSABLE COSTS

1. New Concrete Sidewalk

The assessable cost is based on the area of sidewalk to be installed for each parcel and does not include intersections. 100% of the cost of sidewalk through the driveway is assessed to the respective property owner. This project will be receiving sidewalk on the north and south side (both sides). As a result the sidewalk cost will be shared 50% by property owners and 50% by the City for that portion of sidewalk along the property frontage minus the sidewalk through the driveway assessed at 100%.

2. 6 - Inch Concrete Driveway Approach

The assessable cost is based on the area of new concrete driveway approach for each parcel.

3. 30-Inch Concrete Curb and Gutter

The assessable cost is based on the length of new curb and gutter along the frontage of each parcel and does not include intersections. The quantity of 30-Inch Concrete Curb and Gutter per parcel is calculated in attached table.

4. 12-Inch RCP CL V Storm Sewer w/Granular Backfill

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.

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

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.

6. 24-Inch RCP CL IV Storm Sewer w/Granular Backfill

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.

7. New 48-Inch Storm Manhole w/Frame and Cover

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. New 60-Inch Storm Manhole w/Frame and Cover

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.

9. 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.

10. 6-Inch PVC Storm Sewer Lateral

The assessable cost for this item is based on the parcel served by each lateral. The cost assessed to each parcel is listed in attached tables.

CITY OF COLUMBUS
2025 Street and Utility Improvements
4/08/2025
Total Preliminary Assessments Per Parcel

Assessment Amounts Per Parcel									

Parcels include cost of storm lateral

CITY OF COLUMBUS
2025 Street and Utility Improvements
4/08/2025
30-Inch Concrete Curb & Gutter

Parcel No.	Address	Frontage	Curb Lengths per Frontage (LF)	Unit Price	30-Inch Concrete Curb and Gutter
11211-1327	218 Avalon Road	Brookside	128.20	\$20.00	\$ 2,564.00
11211-1345	302 Brookside Lane	Brookside	128.20	\$20.00	\$ 2,564.00
11211-1262	424 Parkview Drive	Brookside	100.00	\$20.00	\$ 2,000.00
11211-1263	402 Brookside Lane	Brookside	133.11	\$20.00	\$ 2,662.20
11211-1264	402 Brookside Lane	Brookside	81.23	\$20.00	\$ 1,624.60
11211-1265	407 Brookside Lane	Brookside	57.33	\$20.00	\$ 1,146.60
11211-1266	405 Brookside Lane	Brookside	82.88	\$20.00	\$ 1,657.60
11211-1267	403 Brookside Lane	Brookside	106.72	\$20.00	\$ 2,134.40
11211-1268	401 Brookside Lane	Brookside	100.00	\$20.00	\$ 2,000.00
11211-1269	305 Brookside Lane	Brookside	100.00	\$20.00	\$ 2,000.00
11211-1270	303 Brookside Lane	Brookside	100.00	\$20.00	\$ 2,000.00
11211-1271	301 Brookside Lane	Brookside	100.00	\$20.00	\$ 2,000.00

CITY OF COLUMBUS
2025 Street and Utility Improvements
4/08/2025
Sidewalk in Driveways

TAX PARCEL	LOT ADDRESS	OWNER	MAILING ADDRESS	STREET FRONTAGE	Sidewalk area within Driveway (SF)	Total Area of apron to ROW	Sidewalk Length through Drive	Unit Price	Total Sidewalk Cost through Driveway
11211-1327	218 Avalon Road	Jared Guellig	218 Avalon Road	Brookside	0.00	-	0.00	\$9.00	\$ -
11211-1345	302 Brookside Lane	James McCann	Columbus WI 53925	Brookside	90.00	187.36	18.00	\$9.00	\$ 810.00
11211-1262	424 Parkview Drive	Steven A. Vick	Columbus WI 53925	Brookside	0.00	-	0.00	\$9.00	\$ -
11211-1263	402 Brookside Lane	Terry L. Pribbeno	Columbus WI 53925	Brookside	133.50	280.10	26.70	\$9.00	\$ 1,201.50
11211-1264	407 Brookside Lane	Justin Robert & Crystal Lyn Morgan	Columbus WI 53925	Brookside	50.70	105.56	10.14	\$9.00	\$ 456.30
11211-1265	407 Brookside Lane	Brien Sanders	Columbus WI 53925	Brookside	112.50	190.68	22.50	\$9.00	\$ 982.35
11211-1267	403 Brookside Lane	Ronald P. & Lorraine A. Durst	Columbus WI 53925	Brookside	109.15	192.36	21.83	\$9.00	\$ 1,012.50
11211-1268	401 Brookside Lane	Kerry J. & Kathleen M. Freidel	Columbus WI 53925	Brookside	81.25	169.91	16.25	\$9.00	\$ 731.25
11211-1269	303 Brookside Lane	Robert & Sandra Pratt Living Trust	Columbus WI 53925	Brookside	87.85	185.60	17.57	\$9.00	\$ 790.65
11211-1270	303 Brookside Lane	Todd A. & Bridget E. Morris	Columbus WI 53925	Brookside	89.30	188.85	17.86	\$9.00	\$ 803.70
11211-1271	301 Brookside Lane	James R. & Peggy J. First	Columbus WI 53925	Brookside	102.50	215.18	20.50	\$9.00	\$ 922.50
					107.65	228.53	21.53	\$9.00	\$ 968.85

CITY OF COLUMBUS
2025 Street and Utility Improvements
4/08/2025
Sidewalk

Parcel No.	Address	Frontage	Sidewalk Lengths per Frontage (LF)	Sidewalk Minus Driveway Width (LF)	Sidewalk Through Drive (100%)	Sidewalk Outside of Drive (50%)
11211-1327	218 Avalon Road	Brookside	128.20	128.20	\$ -	\$2,884.50
11211-1345	302 Brookside Lane	Brookside	128.20	110.20	\$ 810.00	\$2,479.50
11211-1262	424 Parkview Drive	Brookside	100.00	100.00	\$ -	\$2,250.00
11211-1263	402 Brookside Lane	Brookside	133.11	106.41	\$ 1,201.50	\$2,394.23
11211-1264	402 Brookside Lane	Brookside	81.23	71.09	\$ 456.30	\$1,599.53
11211-1265	407 Brookside Lane	Brookside	57.33	34.83	\$ 1,012.50	\$783.68
11211-1266	405 Brookside Lane	Brookside	82.88	61.05	\$ 982.35	\$1,373.63
11211-1267	403 Brookside Lane	Brookside	106.72	90.47	\$ 731.25	\$2,035.58
11211-1268	401 Brookside Lane	Brookside	100.00	82.43	\$ 790.65	\$1,854.68
11211-1269	305 Brookside Lane	Brookside	100.00	82.14	\$ 803.70	\$1,848.15
11211-1270	303 Brookside Lane	Brookside	100.00	79.50	\$ 922.50	\$1,788.75
11211-1271	301 Brookside Lane	Brookside	100.00	78.47	\$ 968.85	\$1,765.58

CITY OF COLUMBUS
2025 Street and Utility Improvements
4/08/2025
Concrete Driveway Approaches

Parcel No.	Address	Frontage	Qty (SF)	Unit Price	Total
11211-1327	218 Avalon Road	128.20	-	\$9.00	\$ -
11211-1345	302 Brookside Lane	128.20	187.36	\$9.00	\$ 1,686.24
11211-1262	424 Parkview Drive	100.00		\$9.00	\$ -
11211-1263	402 Brookside Lane	133.11	280.10	\$9.00	\$ 2,520.90
11211-1264	402 Brookside Lane	81.23	108.56	\$9.00	\$ 977.04
11211-1265	407 Brookside Lane	57.33	190.68	\$9.00	\$ 1,716.12
11211-1266	405 Brookside Lane	82.88	192.36	\$9.00	\$ 1,731.24
11211-1267	403 Brookside Lane	106.72	169.91	\$9.00	\$ 1,529.19
11211-1268	401 Brookside Lane	100.00	185.60	\$9.00	\$ 1,670.40
11211-1269	305 Brookside Lane	100.00	188.85	\$9.00	\$ 1,699.65
11211-1270	303 Brookside Lane	100.00	215.18	\$9.00	\$ 1,936.62
11211-1271	301 Brookside Lane	100.00	228.53	\$9.00	\$ 2,056.77

CITY OF COLUMBUS

2025 Street and Utility Improvements

4/08/2025

Storm System Assessed By Property

Parcel No.	Address	Frontage Street	Frontage Length (LF)	% of Total	100% Sub-total System Cost	15% Sub-total System Cost	Total Storm Water Assessment (% of total)
11211-1327	218 Avalon Road	Brookside	128.20	10.53%	\$10,112.96	\$2,616.94	15%
11211-1345	302 Brookside Lane	Brookside	128.20	10.53%	\$10,112.96	\$2,766.94	15%
11211-1262	424 Parkview Drive	Brookside	100.00	8.21%	\$7,888.43	\$1,933.26	15%
11211-1263	402 Brookside Lane	Brookside	133.11	10.93%	\$10,500.28	\$1,575.04	15%
11211-1264	402 Brookside Lane	Brookside	81.23	6.67%	\$6,407.77	\$961.17	15%
11211-1265	407 Brookside Lane	Brookside	57.33	4.71%	\$4,522.43	\$678.37	15%
11211-1266	405 Brookside Lane	Brookside	82.88	6.81%	\$6,537.93	\$980.69	15%
11211-1267	403 Brookside Lane	Brookside	106.72	8.76%	\$8,418.53	\$1,262.78	15%
11211-1268	401 Brookside Lane	Brookside	100.00	8.21%	\$7,888.43	\$1,183.26	15%
11211-1269	305 Brookside Lane	Brookside	100.00	8.21%	\$7,888.43	\$1,183.26	15%
11211-1270	303 Brookside Lane	Brookside	100.00	8.21%	\$7,888.43	\$1,183.26	15%
11211-1271	301 Brookside Lane	Brookside	100.00	8.21%	\$7,888.43	\$1,183.26	15%
TOTAL			1,217.67	100%	\$96,055.00	\$17,508.25	18%

Parcels include assessed cost for storm lateral

CITY OF COLUMBUS

2025 Street and Utility Improvements

4/08/2025

Storm System Costs

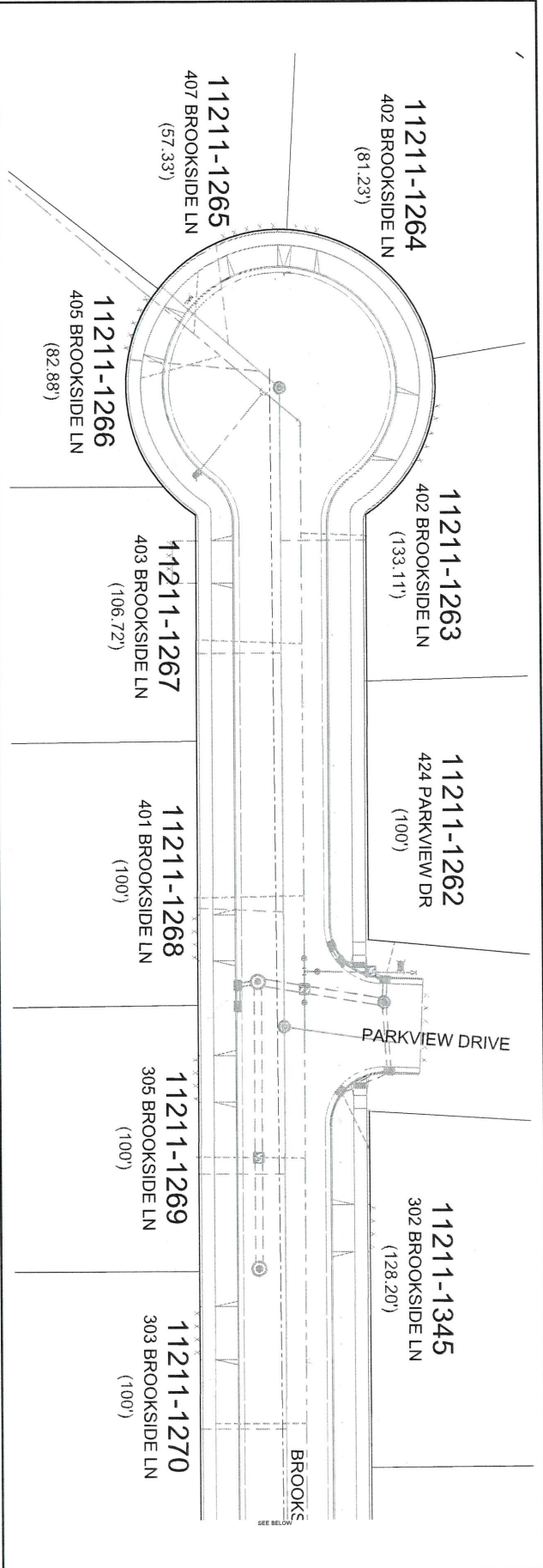
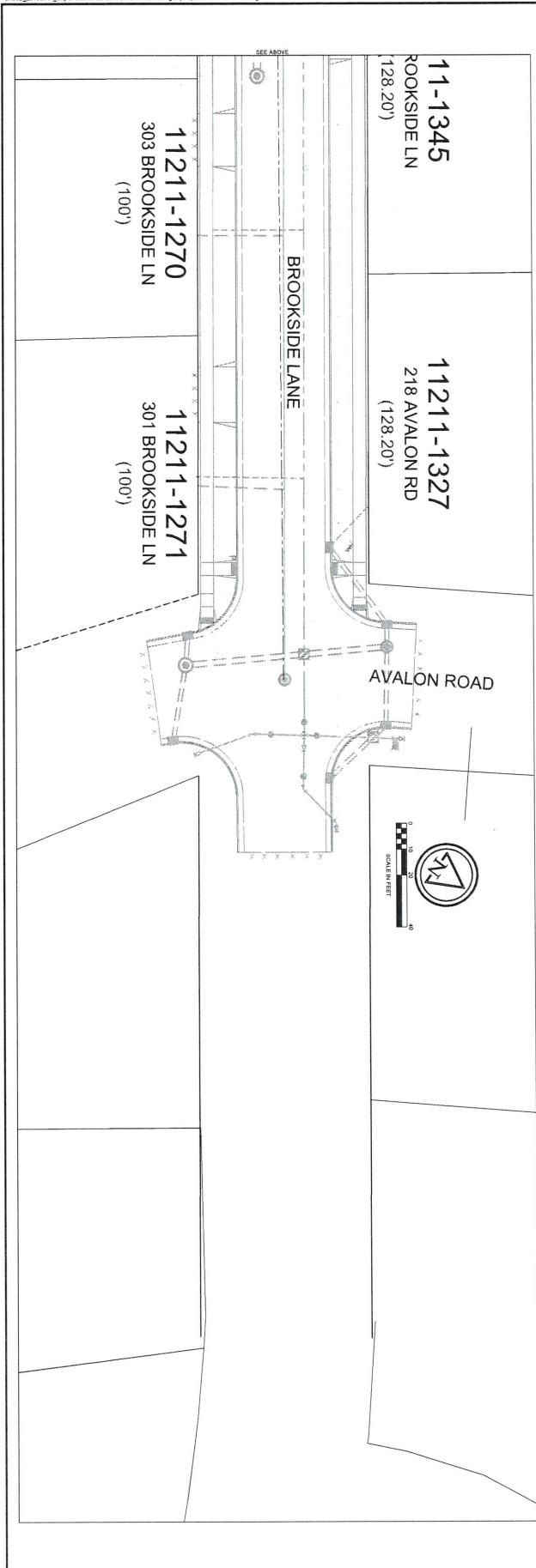
Note: for location and contributing properties for each system, see maps in Appendix E

Storm Sewer Total Project One Contributing Area

Item No	Item	Unit	Quantity	Unit \$	Total
22	12-Inch RCP Class V Storm Sewer w/ Granular Backfill	LF	243	\$ 75.00	\$ 18,225.00
23	18-Inch RCP Class IV Storm Sewer w/ Granular Backfill	LF	78	\$ 85.00	\$ 6,630.00
24	24-Inch RCP Class IV Storm Sewer w/ Granular Backfill	LF	160	\$ 90.00	\$ 14,400.00
25	2'x3' Standard Catch Basin Precast Box w/ Frame and Grate	EA	13	\$ 2,400.00	\$ 31,200.00
26	48-Inch Storm Sewer Manhole w/ Frame and Cover	EA	1	\$ 4,000.00	\$ 4,000.00
27	60-Inch Storm Sewer Manhole w/ Frame and Cover	EA	4	\$ 5,400.00	\$ 21,600.00
				Total	\$96,055.00

Appendix D

Parcel Location Map



Appendix E

Storm Sewer System Map

