

PRELIMINARY ENGINEERING REPORT



GEM FAMILY PROPERTY SANITARY SEWER & WATER MAIN CONSTRUCTION

FOR THE
VILLAGE OF HARRISON
CALUMET COUNTY, WISCONSIN

APRIL 15, 2026

McMAHON ASSOCIATES, INC.

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McM. No. H0006-09-25-00630



PRELIMINARY ENGINEERING REPORT

PURSUANT TO SEC. 66.0703(1)(b) WISCONSIN STATS., AS AMENDED

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1. This Engineer's Report, submitted on behalf of the above-named Village, is prepared in compliance with Section 66.0703(1)(b), Wisconsin Statutes, as amended.
2. That all preliminary and final plans and specifications for the aforementioned Village project are on file with the Clerk of the Village.
3. That following hereinafter is the cost of the work or improvements, based upon actual construction costs for said work or improvements by the named Village.
4. That hereinafter follows an estimate, as to each parcel of property affected, of the assessment of benefits to be levied against each affected parcel.
5. The same is attached hereto and incorporated herein as a schedule of proposed assessments.
6. That it has been determined by the Board of the aforementioned Village and the Engineer for the Village, that the property against which the assessments are made are benefited from said proposed work, improvements and installation of the same, and that all assessments are pursuant to Section 66.0703(1)(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said Commission, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

McMAHON ASSOCIATES, INC.

Lee R. Reibold, P.E.
Associate / Sr Municipal & Civil Engineer

Family Property Sanitary Sewer & Water Main Construction
 son Utilities/Village of Harrison
 Primary Schedule of Costs Based Upon Bid Results
 No. H0906-09-25-00630

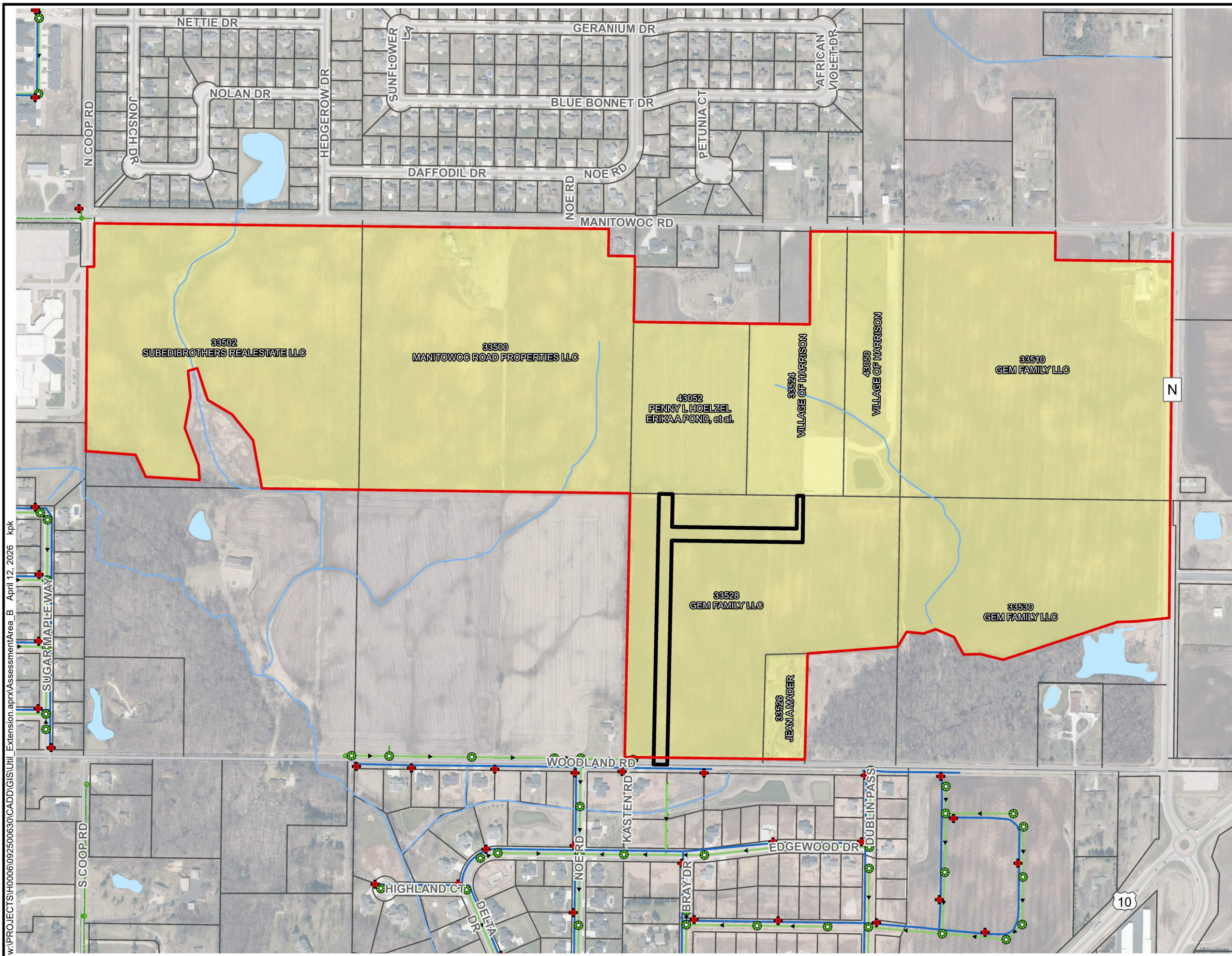
Description	Area-Wide Sanitary Sewer Assessable Costs			Area-Wide Water Main Assessable Costs			Direct GEM Family Sanitary Sewer & Water Lateral Assessable Costs			Direct Village of Harrison-Farmers Field Park Lateral Costs			Harrison Utility Sanitary Sewer Connection Fee Costs			
	Quantity	Unit	Unit Price	Total	Quantity	Unit Price	Total	Quantity	Unit Price	Total	Quantity	Unit Price	Total	Quantity	Unit Price	Total
12-inch SDR 35 PVC sanitary sewer	106	L.F.	\$73.00	\$7,738.00	106	\$48.91	\$5,184.46							106	\$24.09	\$2,553.54
8-inch SDR 26 PVC sanitary sewer	1,294	L.F.	\$71.00	\$91,874.00	1,294	\$69.00	\$89,286.00							1,294	\$2.00	\$2,588.00
8-inch SDR 35 PVC sanitary sewer	669	L.F.	\$69.00	\$46,161.00	669	\$46.00	\$30,774.00							669	\$68.00	\$45,372.00
48-inch sanitary sewer manhole	176.80	V.F.	\$424.00	\$74,963.20	98.00	\$424.00	\$41,571.20							64.35	\$424.00	\$27,284.40
4-inch SCH 40 PVC sanitary sewer lateral	1,820	L.F.	\$26.00	\$47,320.00				1,299	\$26.00	\$33,774.00	521	\$26.00	\$13,546.00			\$0.00
4-inch SCH 40 PVC sanitary sewer lateral riser	226	V.F.	\$31.00	\$7,006.00										226	\$31.00	\$7,006.00
			\$275,062.20	\$181,335.46				\$0.00				\$33,774.00				\$39,431.94
Tapping valve and sleeve	1	EACH	\$6,954.00	\$6,954.00												\$0.00
8-inch C909 water main	2,010	L.F.	\$43.00	\$86,430.00	2,010	\$43.00	\$86,430.00									\$0.00
6-inch water main	23	L.F.	\$19.00	\$437.00												\$0.00
8-inch resilient wedge gate valve	6	EACH	\$3,273.00	\$19,638.00	6	\$3,273.00	\$19,638.00									\$0.00
6-inch resilient wedge gate valve	5	EACH	\$2,369.00	\$11,845.00	5	\$2,369.00	\$11,845.00									\$0.00
Hydrant	6	EACH	\$6,759.00	\$40,554.00	6	\$6,759.00	\$40,554.00									\$0.00
1-1/4-inch SDR 9 PE Water lateral	1,130	L.F.	\$18.00	\$20,340.00	1,130	\$18.00	\$20,340.00									\$0.00
1-1/4-inch Corporation, Curb Stop, and Curb Box	27	EACH	\$697.00	\$18,819.00	27	\$697.00	\$18,819.00									\$0.00
2-inch SDR 9 PE Water lateral	501	L.F.	\$20.00	\$10,020.00										501	\$20.00	\$10,020.00
2-inch Corporation, Curb Stop, and Curb Box	1	EACH	\$1,719.00	\$1,719.00										1	\$1,719.00	\$1,719.00
			\$216,756.00	\$165,858.00				\$0.00				\$39,159.00				\$11,739.00
Utility Trench Compaction Certification	1	L.S.	\$11,919.00	\$11,919.00	0.50	\$11,919.00	\$5,959.50									\$0.00
Clearing and Grubbing	1	L.S.	\$3,162.00	\$3,162.00	0.50	\$3,162.00	\$1,581.00									\$0.00
Strip & Stockpile Topsoil	1	L.S.	\$19,065.00	\$19,065.00	0.50	\$19,065.00	\$9,532.50									\$0.00
Lawn turf restoration	1,100	S.Y.	\$8.00	\$8,800.00	371	\$8.00	\$2,969.77							729	\$8.00	\$5,830.23
4-inch HMA Pavement restoration	1	L.S.	\$2,871.00	\$2,871.00	0.50	\$2,871.00	\$1,435.50									\$0.00
Tracking Pad	1	EACH	\$1,141.00	\$1,141.00	0.50	\$1,141.00	\$570.50									\$0.00
Temporary Ditch Check	4	EACH	\$159.00	\$636.00	2	\$159.00	\$318.00									\$0.00
Silt Fence	400	L.F.	\$2.40	\$960.00	200	\$2.40	\$480.00									\$0.00
			\$48,554.00	\$21,411.27				\$21,312.50				\$0.00				\$5,830.23
			Total = \$640,372.20	\$202,746.73				\$187,170.50				\$72,933.00				\$38,090.03
Surveying, Engineering Design & Bidding Services	5.1%		\$27,500.00	\$27,500.00			\$9,525.27									\$1,938.43
Construction Administration Services	5.6%		\$30,000.00	\$30,000.00			\$10,381.20									\$2,184.66
On-Site Observation	3.2%		\$17,500.00	\$17,500.00			\$5,666.97									\$1,233.55
Construction Contingency	10%		\$54,037.22	\$54,037.22			\$18,717.05									\$3,809.00
			Total = \$669,409.42	\$251,161.28				\$231,865.55				\$90,348.91				\$47,185.67
								\$187,170.50				\$72,933.00				\$38,090.03
								\$ 9,525.27								\$ 1,938.43
								\$ 10,381.20								\$ 2,184.66
								\$ 6,061.53								\$ 1,233.55
								\$ 18,717.05								\$ 3,809.00
								\$90,348.91				\$47,185.67				\$48,848.02

GEM Family Property Sanitary Sewer & Water Main Construction
Harrison Utilities/Village of Harrison
Preliminary Schedule of Assessments
MCM No. H0906-09-25-00630

Area-Wide Sanitary Sewer Assessment Rate =
 Area-Wide Water Main Assessment Rate =

\$1,304.67 per acre
 \$1,204.43 per acre

Parcel ID	Property Owner	Mailing Address	Property Address	Total Parcel Area (acres)	Assessable Area (acres)	Sanitary Sewer Assessment	Water Main Assessment	Direct Lateral Assessments	Total Project Assessments
33502	SUBEDIBROTHERS REALESTATE LLC	3045 WINNEPEG ST	WI 54952 MANITOWOC RD	39.81	34.57	\$ 45,102.31	\$41,637.28	\$0.00	\$ 86,739.58
43052	PENNY L HOELZEL	W5859 MANITOWOC ROAD	WI 54915 MANITOWOC RD	10.70	10.70	\$ 13,959.93	\$12,887.44	\$0.00	\$ 26,847.37
33528	GEM BACK 40 DEVELOPMENT LLC	19 CORN SILK CT	WI 54180 WOODLAND RD	37.47	30.72	\$ 40,079.34	\$37,000.21	\$90,348.91	\$ 167,428.46
33510	GEM FAMILY LLC	19 CORN SILK CT	WI 54180 COUNTY N	37.98	36.78	\$ 47,985.62	\$44,299.07	\$0.00	\$ 92,284.70
33526	JEAN A MADER REVOCABLE TRUST	W5844 WOODLAND RD	WI 54952 W5844 WOODLAND RD	2.53	2.37	\$ 3,092.06	\$2,854.51	\$0.00	\$ 5,946.57
33530	GEM FAMILY LLC	19 CORN SILK CT	WI 54180 COUNTY N	34.00	20.29	\$ 26,471.68	\$24,437.96	\$0.00	\$ 50,909.64
33500	MANITOWOC ROAD PROPERTIES LLC	733 MIDWAY RD	WI 54952 W5971 MANITOWOC RD	39.32	38.34	\$ 50,020.90	\$46,177.99	\$0.00	\$ 96,198.89
43050	VILLAGE OF HARRISON	W5298 STATE ROAD 114	WI 54952 W5807 MANITOWOC RD	8.28	8.02	\$ 10,463.42	\$9,659.56	\$0.00	\$ 20,122.98
33524	VILLAGE OF HARRISON	W5298 STATE ROAD 114	WI 54952 MANITOWOC RD	10.86	10.72	\$ 13,986.02	\$12,911.53	\$47,185.67	\$ 74,083.22
				220.95	192.51	\$ 251,161.28	\$231,865.55	\$137,534.57	\$ 620,561.40



Mapped Features

- Project Area
- Assessment Area
- Existing Sanitary System
- Existing Water System
- Existing Parcel Line

Source: Calumet County, 2022-24.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.



McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.

FIGURE 1
SANITARY SEWER AND
WATERMAIN CONSTRUCTION
ASSESSMENT AREA
HARRISON UTILITIES
VILLAGE OF HARRISON
CALUMET COUNTY, WISCONSIN

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