

# FINAL SPECIAL ASSESSMENT REPORT

## Lodi 2020 Pond Street Improvements

City of Lodi  
Lodi, Wisconsin

Project No. 00080098



Prepared by:

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**REPORT ON PROPOSED SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS  
AGAINST PROPERTIES LOCATED IN CITY OF LODI, WISCONSIN**

This report is submitted in accordance with the requirements of 66.0703 Wisconsin Statutes and City of Lodi Ordinance 94-1, and the preliminary resolution of the municipal governing body of City of Lodi, Wisconsin, dated May 19, 2020 determining to levy special assessments on benefited properties for the public improvements described in Schedule B of this report to be made in the assessment district described in Schedule C of this report.

This report consists of the following schedules attached hereto:

Schedule A – Final plans and specifications;

Schedule B – Final cost of improvements and Bid Tabulation;

Schedule C – Method of Determining Assessments;

Schedule D – Schedule of Assessments

**ATTACHMENTS**

SCHEDULE A – “Lodi 2020 Pond Street Improvements” plans and specifications are attached.

SCHEDULE B – Final Cost of Improvements

The final total construction cost of improving Pond Street in Lodi in accordance with the plans and specifications in Schedule A is \$356,475.57. The proposed improvements for the Special Assessments of the Pond Street Improvements include the replacement of concrete curb and gutter, spot replacement of sidewalk on north and west side of the road, and the addition of new sidewalk on the south and east side of the road.

## FINAL COST OF IMPROVEMENTS

## 2020 Pond Street Improvement Project

ITEM NO.	ITEM DESCRIPTION	FINAL QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>GENERAL</b>					
1.	Mobilization, Bonds & Insurance	1	LS	\$5,000.00	\$ 5,000.00
2.	Traffic Control	1	LS	\$785.00	\$ 785.00
<b>EROSION CONTROL</b>					
3.	Sediment Barrier	80	LF	\$4.50	\$ 360.00
4.	Tracking Pad	150	SY	\$8.00	\$ 1,200.00
5.	Inlet Protection, Type C	5	EA	\$36.00	\$ 180.00
6.	Turf Restoration	1	LS	\$6,920.00	\$ 6,920.00
7.	Watering	3	EA	\$100.00	\$ 300.00
<b>STREET WORK</b>					
8.	Grubbing Stumps		EA	\$230.00	\$ -
9.	Concrete Curb & Gutter Removal	1,400	LF	\$1.40	\$ 1,960.00
10.	Unclassified Excavation	1	LS	\$26,900.00	\$ 26,900.00
10.	Excavation Below Subgrade (EBS)	206	CY	\$11.60	\$ 2,391.69
11.	Dense Graded Base, 3-Inch	1,918	TON	\$9.70	\$ 18,607.80
12.	Dense Graded Base, 1-1/4-Inch	2,305	TON	\$10.00	\$ 23,050.60
13.	Haul & Place Recycled Asphalt		CY	\$12.00	\$ -
14.	24-Inch Concrete Curb & Gutter	1,425	LF	\$16.00	\$ 22,800.00
15.	Concrete Sidewalk, 4-Inch	2,815	SF	\$4.50	\$ 12,668.40
16.	Concrete Sidewalk or Driveway, 6-Inch	1,201	SF	\$6.40	\$ 7,687.04
17.	Detectable Warning Field	40	SF	\$28.00	\$ 1,120.00
18.	Concrete Quality Control	1	LS	\$657.00	\$ 657.00
19.	Asphaltic Concrete Pavement, 4-Inch	2,613	SY	\$15.78	\$ 41,233.14
20.	Asphaltic Concrete Pavement, 2-Inch	153	SY	\$24.00	\$ 3,672.00
21.	Relocate Chainlink Fence End Post	1	EA	\$400.00	\$ 400.00
<b>SANITARY SEWER</b>					
22.	8" PVC Sanitary Sewer	607	LF	\$55.00	\$ 33,385.00
23.	8" x 6" Wye	10	EA	\$139.00	\$ 1,390.00
24.	6" Sanitary Lateral	256	LF	\$64.00	\$ 16,384.00
25.	Sanitary Sewer Manhole	2	EA	\$3,341.00	\$ 6,682.00
26.	Connect to Existing Manhole	1	EA	\$840.00	\$ 840.00
<b>STORM SEWER</b>					
21.	Storm Inlet, Type 3	3	EA	\$1,960.00	\$ 5,880.00
22.	15" HDPE Storm Sewer	191	LF	\$51.00	\$ 9,741.00
23.	15" x 12" HDPE Reducing Bend	1	EA	\$830.00	\$ 830.00
24.	Connect to Existing Storm Sewer	1	EA	\$507.00	\$ 507.00
<b>WATER MAIN</b>					
25.	8" DIWM	744	LF	\$68.00	\$ 50,592.00
26.	6" DIWM	66	LF	\$67.00	\$ 4,422.00
27.	Hydrant, Complete	2	EA	\$3,850.00	\$ 7,700.00
28.	8" Valve & box	4	EA	\$2,016.00	\$ 8,064.00
29.	6" Valve & Box	2	EA	\$1,581.00	\$ 3,162.00
30.	8" x 6" Tee	2	EA	\$600.00	\$ 1,200.00
31.	8" x 8" Tee	2	EA	\$693.00	\$ 1,386.00
32.	8" x 4" Reducer	2	EA	\$317.00	\$ 634.00
33.	8" x 6" Reducer	1	EA	\$384.00	\$ 384.00
34.	8" Bend	2	EA	\$584.00	\$ 1,168.00
35.	Connect to Existing Water Main	4	EA	\$1,480.00	\$ 5,920.00
36.	1" Water Service Connection	11	EA	\$460.90	\$ 5,069.90
37.	1" Water Service	257	LF	\$44.00	\$ 11,286.00
38.	Insulation	32	SF	\$3.00	\$ 96.00
39.	Imported Granular Backfill	0	CY	\$17.00	\$ -
40.	Abandon Existing Water Main	1	LS	\$1,860.00	\$ 1,860.00
<b>Total \$</b>					<b>356,475.57</b>

SCHEDULE C. Method of Determining Assessments.

Assessment District. The assessment district includes all properties fronting both sides of Pond Street from Fair Street easterly and northerly to its intersection with Elizabeth Street.

Statement of Benefit. The properties within the assessment district against which the assessments are to be made under City of Lodi’s police powers are benefited by the proposed improvements because curb and gutter will be replaced to define the street, improve roadway drainage, and provide easier maintenance and overall safer conditions. Sidewalk will be replaced and new sidewalk added to provide safer and accessible pedestrian conditions.

Method of Determining Assessments. The City of Lodi’s policy is to assess one half (50%) of the total construction costs, including engineering, for curb and gutter replacement and for sidewalk replacement to the benefited properties.

**24-Inch Curb & Gutter**

100% of the curb and gutter is being replaced. The frontage foot assessment for concrete curb and gutter is determined as follows:

- Unit price for curb and gutter:           **\$16.00/LF of curb**
- Price for curb removal:                   **\$1.40/LF of curb**
- Price for excavation:                    \$12.48 per cubic yard  
0.17 cubic yard per LF of curb  
\$12.48 x 0.17 = **\$2.12/LF of curb for excavation**
- Price for 1-1/4” dense graded base:   0.11 Tons/LF x \$10/Ton = **\$1.10 /LF of curb**
- Price for 3-inch Breaker Run:           0.22 Tons/LF x \$9.70/ton = **\$2.13/LF of curb**
- Price for engineering:                   **\$1.55 /LF of curb**

(Unit price for curb and gutter + curb removal + excavation + gravel + breaker run + engineering) x 50% = (\$16.00 + \$1.40 + \$2.12 + \$1.10 + \$2.13 + \$1.55) x 0.50 = **\$12.15 /frontage foot** of curb installation.

**4-Inch & 6-Inch Sidewalk**

There is spot replacement on the north and west side of the road and the addition of new sidewalk on the south and east side of the road. For the preliminary assessment it is estimated that 50% of the sidewalk on the north and west side of the road will be replaced and there will be 100% new sidewalk on the south and east side of the road. Final quantities will be measured upon completion of the project. The frontage foot assessment for 4-inch sidewalk replacement is determined as follows:

Unit price for 4-inch sidewalk:       **\$4.50/SF of sidewalk** (includes sidewalk removal)

Price for excavation:                   \$12.48 per cubic yard  
  0.012 cubic yard per SF of sidewalk  
  \$12.48 x 0.012 = **\$0.15/SF for excavation**

Price for 1-1/4" dense graded base:  0.024 Tons/SF x \$10/Ton = **\$0.24/SF of sidewalk**

Price for engineering:                 **\$0.42/SF of sidewalk**

(Unit price for 4-inch sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x 50% = (\$4.50 + \$0.15 + \$0.24 + \$0.42) x 4 feet wide x 0.50 = **\$10.62/frontage foot** of 4-inch sidewalk replacement and addition.

Unit price for 6-inch sidewalk:       **\$6.40/SF of sidewalk** (includes sidewalk removal)

Price for excavation:                   \$12.48 per cubic yard  
  0.019 cubic yard per SF of sidewalk  
  \$12.48 x 0.019 = **\$0.24 /SF for excavation**

Price for gravel base course:         0.024 Tons/SF x \$10/Ton = **\$0.24/SF of sidewalk**

Price for engineering:                 **\$0.42/SF of sidewalk**

(Unit price for 4-inch sidewalk + removal + excavation + gravel + engineering) x 4 feet wide x 50% = (\$6.40 + \$0.24 + \$0.24 + \$0.42) x 4 feet wide x 0.50 = **\$14.60/frontage foot** of 6-inch sidewalk replacement and addition.

***Special Assessment Report***

***City of Lodi, Wisconsin***

Schedule D: The following is a list of the benefitted properties and the corresponding assessments:

<b>Parcel No</b>	<b>Property Address</b>	<b>Mailing Address</b>	<b>Owner Name</b>	<b>24" Curb and Gutter Frontage Feet</b>	<b>24" Curb and Gutter Assessment (\$12.15/frontage foot)</b>	<b>4" Sidewalk Frontage Feet</b>	<b>4" Sidewalk Assessment (\$10.62/frontage foot)</b>	<b>6" Sidewalk Frontage Feet</b>	<b>6" Sidewalk Assessment (\$14.60/frontage foot)</b>	<b>Total Assessment</b>
11246-137.A	204 Pond Street	P.O. Box 95	Barrette, Perry A	107	\$1,303.57	39	\$414.18	0	\$0.00	\$1,717.75
11246-137.B	521 Fair Street	521 Fair Street	Blessed Trinity Congregation	82	\$996.30	57	\$601.66	25	\$370.05	\$1,968.02
11246-136	521 Fair Street	521 Fair Street	Blessed Trinity Congregation	76	\$923.40	51	\$537.82	25	\$370.22	\$1,831.44
11246-135	226 Pond Street	226 Pond Street	Sutherland, Leallen J	83	\$1,008.45	74	\$785.88	9	\$131.40	\$1,925.73
11246-195.E	101 School Street	115 School Street	Lodi School District	29	\$356.01	11	\$116.82	18	\$262.80	\$735.63
11246-134.A	304 Pond Street	304 Pond Street	Heimbecker, James F; Heimbecker, Mary L	36	\$437.40	45	\$477.90	0	\$0.00	\$915.30
11246-134.B	312 Pond Street	312 Pond Street	Westbury, Debra L	140	\$1,702.22	120	\$1,274.40	18	\$262.80	\$3,239.42
11246-134	314 Pond Street	314 Pond Street	Johnson, Cari; Johnson Jeremy	60	\$729.00	45	\$477.90	15	\$219.00	\$1,425.90
11246-123	316 Pond Street	316 Pond Street	Sommer, Heather; Sommer, Michael	96	\$1,166.40	85	\$902.70	11	\$160.60	\$2,229.70

*Special Assessment Report*

*City of Lodi, Wisconsin*

Parcel No	Property Address	Mailing Address	Owner Name	24" Curb and Gutter Frontage Feet	24" Curb and Gutter Assessment (\$12.15/frontage foot)	4" Sidewalk Frontage Feet	4" Sidewalk Assessment (\$10.62/frontage foot)	6" Sidewalk Frontage Feet	6" Sidewalk Assessment (\$14.60/frontage foot)	Total Assessment
11246-195.D	335 Pond Street	335 Pond Street	Hochstein, Gregory D	75	\$912.86	8	\$84.96	0	\$0.00	\$997.82
11246-124.A	333 Pond Street	333 Pond Street	Voigt, James K	66	\$801.92	20	\$212.40	12	\$175.20	\$1,189.52
11246-125	225 Pond Street	225 Pond Street	Oberling, Eric M	211	\$2,566.43	34	\$361.08	0	\$0.00	\$2,927.51
11246-132	221 Pond Street	221 Pond Street	Ronald & Arlene Kirner Trust	66	\$802.00	4	\$42.48	15	\$219.00	\$1,063.48
11246-131	211 Pond Street	211 Pond Street	Collyard, Rebecca; Collyard Steven	66	\$802.00	17	\$180.54	0	\$0.00	\$982.54
11246-195.A	209 Pond Street	209 Pond Street	Borah, Jeffrey A; Miller, Marcia T	66	\$802.00	12	\$127.44	0	\$0.00	\$929.44
11246-129	205 Pond Street	205 Pond Street	Benner, Anthony	99	\$1,203.00	0	\$0.00	0	\$0.00	\$1,203.00