

# SPECIAL ASSESSMENT REPORT

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## Village of Ellsworth, Wisconsin

### 2026 SIDEWALK REPAIRS


#### PRELIMINARY ASSESSMENT REPORT

Pursuant to Wisconsin Statutes, Section 66.0703, and the Village of Ellsworth Code of Ordinances, submitted herewith is the Report on the special assessments for improvements to be made in the sidewalks described in the following schedules attached to this report.

- SCHEDULE A –** A final plan layout showing the location of the improvements, is made a part of this report and is on file in the Office of the Village Clerk for public inspection.
- SCHEDULE B –** A project Data Sheet and preliminary construction cost estimate for the proposed improvements.
- SCHEDULE C -** Schedule of the Estimated Assessments against each parcel affected.

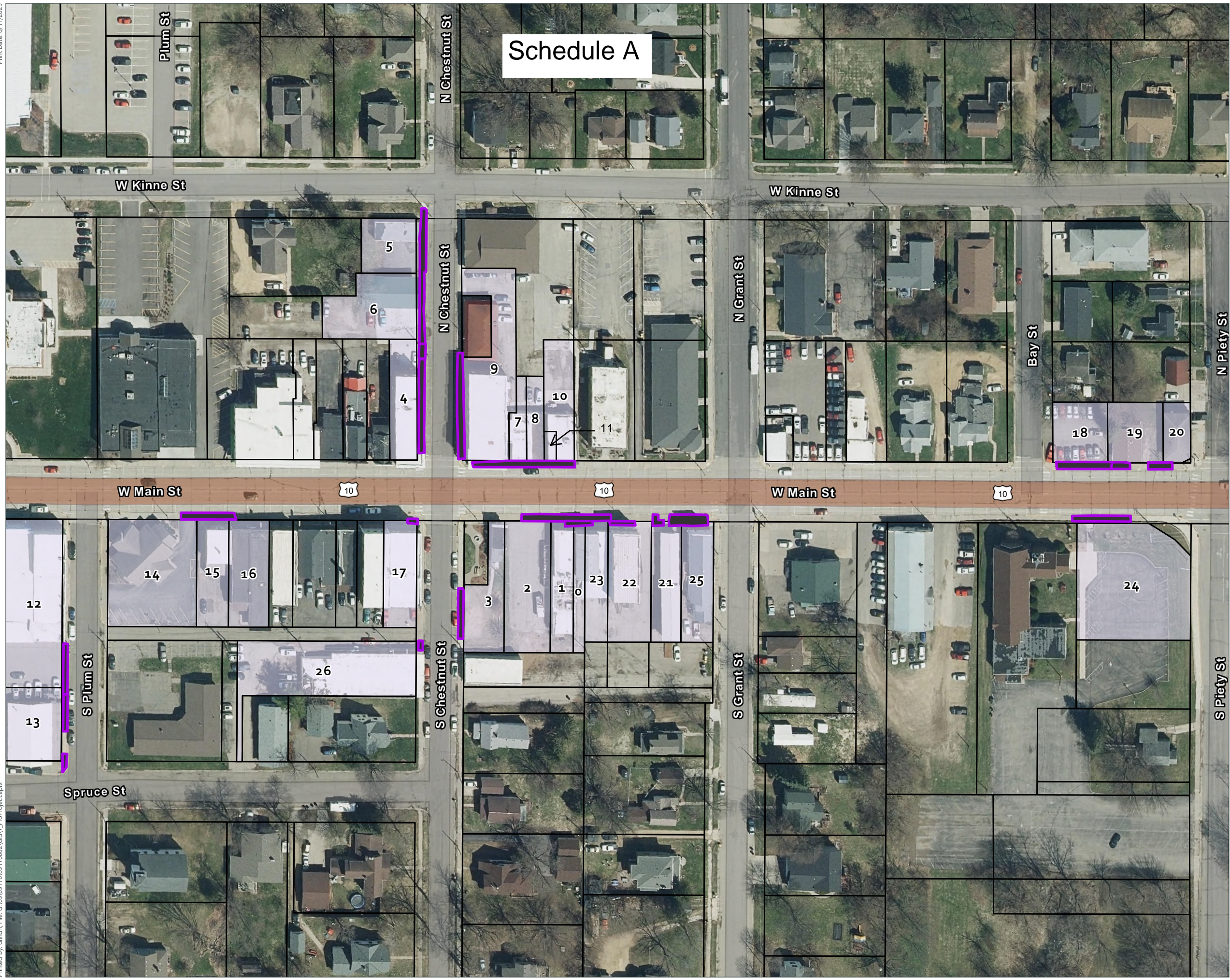
I hereby certify that the property against which assessments are proposed has been viewed in the field and found to be benefitted by said improvements under the City's police power.

Submitted this 26th day of September 2025



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Erik Evenson, PE



# Project Location Map

Sidewalk Replacement

Village of Ellsworth  
Pierce County, WI

LEGEND

- Sidewalk Replacement Areas
- V1100\_Wisconsin\_Parcels\_PIERCE
- Propertytoasses

- Label OWNERNME1
- 0 REAR LLC
  - 1 LEISURE ENTERTAINMENT RW LLC
  - 2 LEISURE ENTERTAINMENT RW LLC
  - 3 JD WALTER LLC
  - 4 TEDDY LLC
  - 5 THE LAUNDRY ROOM ELLSWORTH
  - 6 TEDDY LLC
  - 7 KOCINA PROPERTIES LLC
  - 8 KOCINA PROPERTIES LLC
  - 9 BLOCK 5 LLC
  - 10 E TOWN PROPERTIES LLC
  - 11 GREGORY J & TAMARA DESLAURIERS
  - 12 KUMMER ONE LLC
  - 13 ELLSWORTH FIRE SERVICES ASSOCIATION
  - 14 WESTCON SIN CREDIT UNION
  - 15 HAPPY CITY LLC
  - 16 K AND H PROPERTIES LLC
  - 17 BAKER RENTAL PROPERTIES LLC
  - 18 KUMMER THREE LLC
  - 19 AMY A MILLER
  - 20 JOHN A HOLST
  - 21 JEREMY M BRENNER SR
  - 22 LM PARTNERS LLC
  - 23 REAR LLC
  - 24 ENGLISH LUTHERAN CHURCH OF ELLSWORTH
  - 25 SLP CENTER LLC
  - 26 BRUCE LOKEN

Data Sources:

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

**Location:** The improvements are located in Plum Street, W Main Street, S Chestnut Street and N Piety Street, as shown on Schedule A.

**Improvements:** Removal of the existing concrete sidewalk. Installation of new base material, and concrete sidewalk. Restoration of any areas disturbed by the construction.

**Abutting Property:** Property abutting the entire project is residential in nature and zoned as Z5-Traditional Neighborhood according to the Village’s Official Zoning Map.

**Right-of-way:** All work is located within Village right-of-way. No additional right-of-way is anticipated for this project.

**Initiation:** Initiation by Village Board.

**Existing Conditions:** The existing concrete sidewalks are cracked, uneven and broken.

**Estimated Cost:** A summary of the construction costs is attached herein as Exhibit 1 of Schedule B.

**Funding Sources:** The proposed funding will come from special assessments and from the Village’s General Fund. As stated in Ordinance 8.025 Public Improvements (Assessments):

*(1) SPECIAL ASSESSMENTS. The cost of installing or constructing any street alley, curb, gutter, sewer lines, or other public work designated by the Village Board, shall be charged to the property benefited thereby by the imposition of a special assessment against such property. Such special assessment shall be a lien against the property from the date of the levy.*

*(a) NOTICE, PROCEDURE. The procedure provided for special assessments in the Wisconsin Statutes, including sec. 66.0703, Stats., shall be followed when the cost of any improvement herein is sought to be specially assessed against the benefited property. Owners of the benefited property shall be given reasonable notice and opportunity for hearing. [Ord. 503, 523 8/02]*

*(b) AMOUNT OF ASSESSMENT. The cost of installation and construction of the public work under sec. 8.025 (1) may be assessed in whole, or in part, against the benefited property. In determining the amount or extent of an assessment, or whether there shall be any assessment whatsoever, the Village Board may consider such factors as: the extent to which the public work benefits a larger segment of the community than the properties directly involved; the past history of assessment and construction of the particular public work involved; whether the public work shall have the immediate effect of benefiting primarily investors, developers or speculators in real estate affected by the public work; such other factors as may be deemed appropriate. [Ord. 268, 503]*

*(2) ALTERNATE METHOD FOR PAYMENT OF REPAIR AND RECONSTRUCTION OF SIDEWALKS. As an alternative to the special assessment process set forth in (1) above, the Village Board may from time to time by resolution direct that certain sidewalks in the Village shall be repaired, replaced or reconstructed and that the cost thereof be paid in a manner consistent with §8.02(4) by the abutting owners. The cost so determined by resolution of the Village Board shall be extended as a lien on the current of next tax roll, and the Village Board may in its discretion allow for the repayment of said charge on an installment basis, with interest as determined by the Board, over a period not to exceed three years. Notice of the hearing at which the resolution shall be considered shall be given as a Class 1 Notice at least 20 days before the hearing and shall be mailed at least 10 days before the hearing to all interested persons (owners of the lands affected). The Notice shall state the date and time of the hearing, that interested persons may be heard, and that the Board shall determine whether the proposed repair or reconstruction shall be performed. [Ord. 503]*

**Special Assessments:**

The special assessments were determined in accordance with Village assessment policies. The proposed assessment distribution is shown on Schedule C. The special assessments may be paid in one lump sum within 30 days of the final notice or at the discretion of the Board over a period not to exceed three years. If assessments are not paid, payments may be placed on the tax roll.

All special assessments, will become due and payable if and when a property title is transferred including conveyance of deed.

**EXHIBIT 1 - SCHEDULE "B"**  
**CONSTRUCTION BIDS**  
**2026 SIDEWALK REPAIRS**  
**VILLAGE OF ELLSWORTH**

Date: September 26, 2025

Item	Units	Quantity	Unit Price	Cost
<b>Sidewalk Replacement</b>				
Remove Existing Sidewalk	SF	7451	\$ 2.39	\$ 17,807.89
Excavation	CY	109	\$ 70.00	\$ 7,630.00
Aggregate Base	CY	109	\$ 86.00	\$ 9,374.00
4-Inch concrete	SF	7451	\$ 8.17	\$ 60,874.67
Restoration	LS	1	\$ 3,700.00	\$ 3,700.00
<b>Total Estimated Reconstruction</b>				<b>\$ 99,386.56</b>
<b>Total Cost / Square Foot</b>	<b>SF</b>	<b>7451</b>		<b>\$ 13.34</b>

**SCHEDULE "C" - SCHEDULE OF ASSESSMENTS  
2026 SIDEWALK REPAIRS**

Pavement Assessment Rate		
Total Sidewalk Cost (50%)	Total Square Footage	Total per square foot assessment rate
\$ 49,693.28	7451	\$6.66934

MAP NUMBER	PARCEL NUMBER	ADDRESS	OWNER	DESCRIPTION	SQ. FOOT SIDEWALK	TOTAL ASSESSMENT
13	121-01034-0400	424 W Spruce Street	Ellsworth Fire Services Assn. 427 W Spruce ST, PO Box 33 Ellsworth, WI 54011	S 80 Feet of Lot 5, S 80 feet of Lot 6, Block 6 Original Plat	301	\$ 2,007.47
12	121-01034-0200	405 W Main Street	Kummer One LLC 363 W Warner Street Ellsworth, WI 54011	Lot 3 Exc W 80-FT of N 100-FT, All Lot 4, Block 6, Also part Lot 3, Block 6, Comm at NW Corn SD Lot 3, Thence east along NL 80-FT to WL SD Lot 3, Thence N 100-FT to POB, Also N 52-FT of Lot 5, N 52-FT of Lot 6, Block 6 Original Plat	232	\$1,547.29
14	121-01038-0100	385 W Main Street	Westconsin Credit Union PO Box 160 Menomonie, WI 54751	N 117-FT of Lot 1 & N 117-FT of W 31-FT of Lot 2 Block 12 Original Plat	127	\$ 847.01
15	121-01038-0200	377 W Main Street	Happy City LLC N4106 County Road DD Ellsworth, WI 54011	E 35-FT of N 117-FT of Lot 2, Block 12 Original Plat	261	\$ 1,740.70
16	121-01038-0300	369 W Main Street	K and H Properties LLC PO Box 730 Ellsworth, WI 54011	W 44-FT of Lot 3, Block 12, Excluding 15' thereof for alley Original Plat	58	\$ 386.82
17	121-01039-0300	349 W Main Street	Baker Rental Properties LLC N5370 610th Street Ellsworth, WI 54011	E 36 1/4-FT of Lot 5, Block 12, Excluding 15' conveyed to Village for alley Original Plat	56	\$ 373.48
26	121-01039-0400	125 S Chestnut Street	Bruce Loken 25331 Leeward Road Winona, MN 55987	N 60-FT of Lots 6 & 7, Block 12, North 60-FT of E 56-FT & West 6-FT of East 56-FT of South 72-FT of Lot 8, Block 12 Original Plat	51	\$ 340.14
3	121-01009-0400	335 W Main Street	JD Walter LLC W8210 County Road K Ellsworth, WI 54011	Lot 3, Excluding North 70-FT of West 26-FT CS Dunbars Addition	306	\$ 2,040.82
2	121-01009-0300	No property address Parking Lot	Leisure Entertainment RW LLC 160 Tyler Road North Red Wing, MN 55066	W 6-FT of Lot 1, All of Lot 2 CS Dunbars Addition	243	\$ 1,620.65
1	121-01009-0200	325 W Main Street	Leisure Entertainment RW LLC 160 Tyler Road North Red Wing, MN 55066	West 25-FT of the East 37.5-FT of Lot 1 CS Dunbars Addition	247	\$ 1,647.33
0	121-01009-0100	No property address	Real LLC N4990 750th Street Ellsworth, WI 54011	Easterly 12 1/2-FT of Lot 1 Dunbars Addition	157	\$ 1,047.09
23	121-01062-0400	321 W Main Street	Real LLC N4990 750th Street Ellsworth, WI 54011	Westerly 1-FT, Lot 3 and all of Lot 4, Block C LM Woodworth Addition	236	\$ 1,573.97
22	121-01062-0300	315 W Main Street	LM Partners LLC 315 W Main Street Ellsworth, WI 54011	Lot 2, East 23-FT of Lot 3, Block C LM Woodworth Addition	120	\$ 800.32
21	121-01062-0200	309 W Main Street	Jeremy M Brenner Sr Jeremy M Brenner Jr PO Box 881 Ellsworth, WI 54011	Lot 1, Block C LM Woodworth Addition together with easement over E 33-FT of W 62-FT fo Outlot 177 Assessor's Plat	274	\$ 1,827.40
25	121-01111-0500	305 W Main Street	SLP Center LLC 3860 Labore Road Vadnais Heights, MN 55110	Outlot 176 Assessor's Plat	344	\$ 2,294.25
24	121-01109-0400	No property address Parking Lot	English Lutheran Church of Ellsworth 229 W Main Street Ellsworth, WI 54011	Outlot 161 Assessor's Plat excluding WisDOT project plat No. 1530-02-22-4.01, Amendment No. 1	395	\$ 2,634.39
20	121-01042-0300	101 N Piety Street	John A Holst N4273 683rd Street Ellsworth, WI 54011	East 30-FT of Sout 66-FT of Lot 2, Block 16 Original Plat excluding WisDOT project plat No. 1530-02-22-4.01	75	\$ 500.20

MAP NUMBER	PARCEL NUMBER	ADDRESS	OWNER	DESCRIPTION	SQ. FOOT SIDEWALK	TOTAL ASSESSMENT
19	121-01042-0200	214 W Main Street	Amy A Miller Dale R Miller PO Box 568 Ellsworth, WI 54011	East 6-FT of South 66-FT of Lot 1, and West 54 1/2-FT of South 66-FT of Lot 2, Block 16 Original Plat	300	\$ 2,000.80
18	121-01042-0100	No property address Parking Lot	Kummer Three LLC 563 W Warner Street Ellsworth, WI 54011	West 60-FT of the South 66-FT of Lot 1, Block 16 Original Plat	429	\$ 2,861.15
10	121-01032-0800	324 W Main Street	E Town Properties LLC PO Box 256 Ellsworth, WI 54011	East 33-FT of Lot 1, Block 5, excluding South 31-FT 9-IN of West 13-FT 3-IN Original Plat	138	\$ 920.37
11	121-01032-0810	328 W Main Street	Gregory & Tamara Deslauriers N5050 750th St Ellsworth, WI 54011	South 31-FT 9-IN of the West 13-FT 3-IN of East 33-FT of Lot 1, Block 5 Original Plat	90	\$ 600.24
8	121-01032-0500	330 W Main Street	Kocina Properties LLC 1793 30th Ave Hammond, WI 54015	Part of Lot 1, Block 5, Commencing at a point 33-FT West of SE Corner, Lot 1, Block 5, thence West on SL SD Lot 1, 19-FT 1-IN, thence North 92-FT, thence East 19-FT 1-IN, thence South on & along center of Lot 1 POB Original Plat	129	\$ 860.35
7	121-01032-0400	332 W Main Street	Kocina Properties LLC 1793 30th Ave Hammond, WI 54015	The East 10-FT 11-IN of the West 13-FT 11-IN of the South 92-FT of Lot 1, The West 3-FT of the South 52-FT of Lot 1 and the East 5-FT 2-IN of the South 52-FT of Lot 8, Block 5 Original Plat	133	\$ 887.02
9	121-01032-0600	338 W Main Street	Block 5 LLC W4138 570th Ave Ellsworth, WI 54011	Part Lots 1, 6, 7, & 8, Block 5; Commencing at the SW Corner Lot 8 thence North 112-FT 10-IN to the SW corner Deiss & Nugent Lot, thence East 32-FT, thence North 67-FT, thence West 32-FT, thence North 30-FT, thence East 59-FT to a point 3-FT East of the WL Lot 6, thence South 157-FT 10-IN, thence West 8-FT 2-IN, thence South 52-FT M/L TO SL Lot 8, thence West to POB Original Plat	1088	\$ 7,256.25
5	121-01032-0200	137 N Chestnut Street	The Laundry Room Ellsworth 1224 County Road M River Falls, WI 54022	North 60-FT Lot 4, Block 4, excluding the West 6-FT Original Plat	465	\$ 3,101.24
6	121-01032-0300	127 N Chestnut Street	Teddy LLC N4038 730th St Ellsworth, WI 54011	South 72-FT lot 4, Block 4; also part of the Lot 3, Block 4 being the South 47-FT of East 37-FT Original Plat	366	\$ 2,440.98
4	121-01031-0400	344 W Main Street	Teddy LLC N4038 730th St Ellsworth, WI 54011	East 30-FT of Lot 1, Block 4 Original Plat	830	\$ 5,535.56
Subtotal Special Assessment Amounts					7451	\$ 49,693.28
			Village of Ellsworth Costs	50% Cost of Sidewalk Additional Construction Costs		\$ 49,693.28
TOTAL CONSTRUCTION COSTS						\$ 99,386.56