

VILLAGE OF ELLSWORTH BOARD MEETING
January 5, 2026, 6:00pm
130 N. Chestnut St. Lower-Level Boardroom (East Rear Entrance)

Join Zoom Meeting

<https://us06web.zoom.us/j/85114367898?pwd=IQowWS7fSAYrVMjzBRNtYZvu4r9hEE.1>

Meeting ID: 851 1436 7898

Passcode: 721392

AGENDA

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Public comment on non-agenda items

Consent Agenda:

4. Review/Approve payments and deposits
5. Review/Approval of Village Board meeting minutes 12/1
6. Review/Approve Board of Appeals meeting minutes 12/8
7. Review/Approve Community Development Authority meeting minutes 12/18
8. Discuss/Possible Action on 2026 Senior Center Donation

New Business:

9. Discuss/Possible Action on the Village Extraterritorial Zoning Ordinance review
10. Discuss/Possible Action on Grant and Piety Street Project Payments and Change Orders

Reports:

11. President's Report
12. Department Head Reports: Department activity/update
 - a. Chief of Police
 - b. Director of Public Works
 - c. Administrator/Clerk-Treasurer Office
 - d. Library Director
 - e. Village Engineer

Closed Session:

13. The Board will adjourn to closed session pursuant to Wisconsin Statutes, Section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 - a. Cell Tower Land Lease Renewal (Yard Waste Site)
Meeting will reconvene into open session to take or announce action, if any and if appropriate, and to consider other agenda items.

Adjournment

Posted at the Village Hall, Village Website, and Ellsworth Public Library. Published by The Pierce County Journal

VILLAGE OF ELLSWORTH BOARD MEETING

December 1, 2025, 6:00pm

130 N. Chestnut St. Lower-Level Boardroom (East Rear Entrance)

Members Present: President Beissel, Trustees Bench, Neeley, Traynor, Hines.

Staff Present: Administrator/Clerk-Treasurer Roy, Chief Ladwig, DPW Vick, Library Director Meyer (virtual), Attorney Loberg, Engineer Evenson

Others Present: Brad Sonnentag, Jeff Slocum, Kim Beebe (Chamber of Commerce), Andrew Harrington (press), and multiple citizens virtually.

MINUTES

1. Meeting called to order at 6pm.
2. Pledge of Allegiance to the Flag was recited.
3. Public comment on non-agenda items.

Brad Sonnentag questioned the street trees and amenities on Wall St. when the final design has not been established.

Jeff Slocum spoke about drainage issues on his site due to the construction and issues contacting the Project Manager.

Kim Beebe spoke about the holiday lighting in East End Park and the new welcome packets being sent to new residents; both paid for by the Chamber of Commerce.

Consent Agenda:

4. Review/Approve payments and deposits
5. Review/Approval of Village Board meeting minutes 11/3, 11/10, and 11/20
6. Review/Approve Parks, Recreation, Development Committee meeting minutes 11/4
7. Review/Approve Community Development Authority meeting minutes 11/20
8. Review/Possible Action to appoint Election Inspectors for a two-year term January 1, 2026 to December 31, 2027

Borner identified a mistake on the 11/4 Parks, Recreation, Development minutes. **MSC Borner/Bench** to approve the consent agenda with the correction to the 11/4 minutes. No further discussion. **Motion carried without a negative vote.**

Presentation:

9. Presentation of a potential Phase 3 residential development of the Crossing Meadows Subdivision by Gerrard Corporation. Paul Gerrard presented a potential senior residential development in the Crossing Meadows residential subdivision. The plan is for approximately 32 new units. The Village Board did not identify any issues with the proposal. Development must proceed through required plating and permitting processes before moving forward. **No formal action taken.**
10. 2024 Financial Audit. The 2024 Financial Audit was presented with highlights provided by the Auditor. **No formal action taken.**

New Business:

11. Discuss/Possible Action on amending the Employee Handbook relating to Short-term and Long-term Disability Insurance. A/C-T Roy presented the existing language in the employee handbook regarding Short-term Disability insurance. The proposed change will allow the Village Board to determine whether Short-term Disability insurance and/or Long-term Disability insurance is provided to the eligible employees each year. **MSC Borner/Hines** to approve the Employee Handbook amendment regarding Short-term and Long-term Disability insurance. No further discussion. **Motion carried without a negative vote.**
12. Discuss/Possible Action on East End Reconstruction Amenities. A/C-T Roy stated that this agenda item will be put on an upcoming Street and Sidewalk Committee agenda. **No formal action taken.**
13. Discuss/Possible Action on Grant and Piety Street Project Payments and Change Orders. The payments and change orders total \$523,777.79 for work completed between

October 17 and November 18. **MSC Traynor/Bench** to approve the payment of \$523,777.79. No further discussion. **Motion carried, without a negative vote.**

Reports:

14. President's Report. The President's report was presented.
15. Department Head Reports: Reports were presented/provided by Chief of Police, Director of Public Works, Library Director, Village Engineer, and Administrator/Clerk-Treasurer

Closed Session:

16. The Board will adjourned to closed session pursuant to Wisconsin Statutes, Section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. **MSC Borner/Traynor** to adjourn to closed session. Roll Call Vote. **Motion carried, without a negative vote.**

- a. Albrightson Excavating, Grant/Piety St. reconstruction contract
- b. Cell Tower Land Lease Renewal (Yard Waste Site)

No action taken in Closed Session.

MSC Hines/Traynor to reconvene to open session. Roll Call Vote. **Motion carried, without a negative vote.**

MSC Borner/Traynor to approve Verizon cell tower land lease renewal, pending attorney review. No further discussion. **Motion carried without a negative vote.**

MSC Traynor/Bench to adjourn. **Motion carried, without a negative vote.**

Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer

**VILLAGE OF ELLSWORTH
BOARD OF APPEALS MEETING**

December 8, 2025 at 5:00pm

130 N. Chestnut St. Lower-Level Boardroom (East Rear Entrance)

Committee Members present: Chairperson Miller, Bench, T. Hines, Neeley, D. Hines

Village Board Members present: Trustee Borner

Staff Present: Administrator/Clerk-Treasurer Roy

Public Present: Kristie Smith and Dave Christensen (Habitat for Humanity)

MINUTES:

1. Meeting called to order at 5pm by Chairperson Miller
2. Public Hearing to consider variances of the provisions of Village of Ellsworth Zoning Ordinance Chapter 46.03(7)(a)(7)(a) "Minimum Yards – Front" in the Residential R-1 District for Habitat for Humanity on properties located at 247, 249, 251, and 253 Panther Drive.

The residences have been constructed 12 feet from the right-of-way. The ordinance requires a 15-foot setback from the right-of-way. The property owner discussed the steep slopes on the property and how the placement of structures on the property were to allow for garages to be attached. For the buildings to comply with the setback they would need to be significantly modified and reduce the functionality of the porch. The applicants spoke about the permitting process and that the foundation of the buildings is compliant with the ordinance and beyond the setback. The Board discussed the possible harm to public interest: proximity to the road, vehicle sightlines, and possible utilities or sidewalks within the right-of-way; unique property limitation: steep slopes; and unnecessary hardship: functionality of the structure, and structure design. **MSC D. Hines/Bench** to approve the variance of the minimum Front Yard at 247, 249, 251, and 253 Panther Drive to 12 feet, finding it meets the statutory requirements. **Motion carried, without a negative vote.**

3. Adjournment. **MSC T. Hines/Neeley** to adjourn. **Motion carried, without a negative vote.**

Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer

VILLAGE OF ELLSWORTH
COMMUNITY DEVELOPMENT AUTHORITY MEETING

December 18, 2025 at 5:30 pm

LOCATION: Village Hall, 130 N. Chestnut St. Lower level board room (East rear entrance)

Committee Members present: Chairperson Neeley, Bench, Birkel, Hines, and Schutz.

Village Board Members present: President Beissel and Trustee Hines

Staff Present: Administrator/Clerk-Treasurer Roy

Others Present: numerous virtually

MINUTES

1. Meeting called to order by Chairperson Neeley.
2. Discuss/Possible Action on a Sign application for 369 W. Main St. – compliance with the Downtown Design Guidelines

The Service Agency submitted an application for a new LED lighted message sign. The Downtown Design Guidelines prohibits back-lit signs and recommends that sign lighting shall be designed to minimize light pollution, preferably mounted above and pointing downwards. The applicant discussed the proposed sign and how it is similar to existing signs in the area. It was explained that those signs were installed prior to the Downtown Design Guidelines approval. The appeal process (to the Village Board) was discussed. **MSC Birkel/Schutz** to deny the sign application. No further discussion. **Four in favor, one opposed (Bench). Motion carried.**

3. Discuss future CDA projects, priorities, and goals

Possible future CDA projects were presented: downtown and East End revitalization, Housing and Infill development, economic development and business attraction, public-private partnerships, and community image and beautification, façade improvement, park/trail enhancements and improvements, ordinance review and enforcement, vacant properties, housing rehab, and rental properties. The CDA prioritized the East End Redevelopment District Plan implementation, business recruitment, and park and trail enhancements. The discussion will continue at future meetings. **No formal action taken.**

4. **MSC Hines/Bench** to adjourn. No further discussion. **Motion carried, without a negative vote.**

Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer

VILLAGE OF ELLSWORTH

130 N CHESTNUT STREET, ELLSWORTH, WI 54011 | PHONE 715-273-4742 | FAX 715-273-6460

Village Board, January 5, 2026

Agenda #8 – Discuss/Possible Action on the 2026 Senior Center Donation

The Village has traditionally donated \$2,700 to the Ellsworth Senior Center. The Senior Center has asked for the same amount for 2026.

The 2026 Budget has \$2,700 in account #100-00-55350-720-000 for Senior Center donation.

Recommendation:

Staff recommends the Village Board approve the donation of \$2,700.

VILLAGE OF ELLSWORTH

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Village Board, January 5, 2026

Agenda #9 – Discuss/Possible Action on Village Extraterritorial Zoning Ordinance Review

Extraterritorial zoning allows the Village to apply limited zoning regulations just outside its boundaries (in unincorporated town areas) to guide orderly growth and protect long-term public investments.

The Village Extraterritorial Zoning (ETZ) District extends 1.5 miles from the Village boundary into the Towns of Ellsworth and Trimbelle. The ETZ Ordinance and map was established in 2006. The 1.5-mile district is the maximum extent allowed by the State. ETZ focuses on basic land-use standards, such as permitted uses, residential density, and minimum lot sizes. ETZ zoning works alongside existing extraterritorial subdivision and plat review authority.

The ETZ ordinance allows the Village to:

- Manage edge-of-community development
- Prevent incompatible uses near Village limits
- Protect future roads, utilities, and public services
- Implement Village plans
- Provide predictability for property owners and developers

ETZ standards should be designed to be transitional and rural-appropriate.

The Village has received concerns and complaints regarding the ETZ from the participating Towns and citizens. Staff is preparing to review the ordinance and map to address the concerns raised and improve the effectiveness and efficiency.

The review would have the following goals:

- Update maps to reflect realistic growth areas
- Ensure the residential standards are appropriate for edge locations
- Stronger coordination with surrounding towns
- Fewer disputes
- Improve predictability for property owners

Recommendation:

Staff recommends the Village Board approve staff coordinating the Ordinance review with the Joint ETZ Committee and the Towns of Ellsworth and Trimbelle.

VILLAGE OF ELLSWORTH

130 N CHESTNUT STREET, ELLSWORTH, WI 54011 | PHONE 715-273-4742 | FAX 715-273-6460

Village Board, January 5, 2026

Agenda #10 – Discuss/Possible Action on Grant and Piety Street Project Payments and Change Orders

The application is in the amount of \$541,870.47 and provides for retainage in accordance with contract documents. Work completed from November 19, 2025, through December 18, 2025, includes: Quality Control, Maintenance of Traffic, Remove Sidewalk, Salvage and Reinstall Landscaping, Grub Stump, Granular Borrow (EBS), Excavation Below Subgrade, Crushed Aggregate Base Course, Hot Mix Asphalt Pavement - Surface (2-Inch), Hot Mix Asphalt Pavement - Binder (2-Inch), Hot Mix Asphalt - Driveway (3-Inch), 30-Inch Concrete Curb and Gutter Type D (Includes transition to driveway type C&G), Driveway Type Curb and Gutter (1.5-Inch), Roadway Valley Gutter, Pedestrian Curb, 6-Inch Concrete Driveway with 6 -Inch Aggregate Base, 4-Inch Concrete Sidewalk with 6-Inch Aggregate Base, 4-Inch Concrete Sidewalk with 6-Inch Aggregate Base at Multi-Use Path Curb Ramps, Concrete Steps, 1-Inch Curb Stops and Boxes, Connect to Existing Water Main, Connect to Existing 1-inch Water Service, Water Service Gate Valve Top, Connect to Existing 4-inch Sewer Service, Connect to Existing 6-inch Sewer Service, 4x10 Service Wye, Tracer Wire Access Box, and Sanitary Service Gate Valve Top.

Recommendation:

Staff recommends that the Village Board approve the payment of \$541,870.47.



Your Project Solutions Start Here

Date: December 22, 2025

RE: Grant and Piety Street Improvements
Village of Ellsworth
CBS² ELLSW 22001

Brad Roy, Village Administrator/Clerk-Treasurer
Village of Ellsworth
130 North Chestnut Street
Ellsworth, WI 54011

Dear Brad,

Please find Application for Payment No. 10 from Albrightson Excavating, 345 Southside Drive, Woodville, Wisconsin for construction of the above referenced project. The application is in the amount of \$541,870.47 and provides for retainage in accordance with contract documents. We have reviewed the Application for Payment and recommend that payment be made to the contractor.

Work completed from November 19, 2025, through December 18, 2025, includes: Quality Control, Maintenance of Traffic, Remove Sidewalk, Salvage and Reinstall Landscaping, Grub Stump, Granular Borrow (EBS), Excavation Below Subgrade, Crushed Aggregate Base Course, Hot Mix Asphalt Pavement - Surface (2-Inch), Hot Mix Asphalt Pavement - Binder (2-Inch), Hot Mix Asphalt - Driveway (3-Inch), 30-Inch Concrete Curb and Gutter Type D (Includes transition to driveway type C&G), Driveway Type Curb and Gutter (1.5-Inch), Roadway Valley Gutter, Pedestrian Curb, 6-Inch Concrete Driveway with 6 -Inch Aggregate Base, 4-Inch Concrete Sidewalk with 6-Inch Aggregate Base, 4-Inch Concrete Sidewalk with 6-Inch Aggregate Base at Multi-Use Path Curb Ramps, Concrete Steps, 1-Inch Curb Stops and Boxes, Connect to Existing Water Main, Connect to Existing 1-inch Water Service, Water Service Gate Valve Top, Connect to Existing 4-inch Sewer Service, Connect to Existing 6-inch Sewer Service, 4x10 Service Wye, Tracer Wire Access Box, and Sanitary Service Gate Valve Top.

Please approve and sign the Application for Payment. If you have any questions, please contact me at 715.505.8633.

Sincerely,

Tyler Hastings, PE
Project Manager

770 Technology Way
Chippewa Falls, WI
54729

info@cbssquaredinc.com

cbssquaredinc.com

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: Village of Ellsworth
 Engineer: CBS Squared, Inc.
 Contractor: Albrightson Excavating, Inc.
 Project: Grant and Piety Street Improvements
 Contract: _____

Owner's Project No.: _____
 Engineer's Project No.: ELLSW 22001
 Contractor's Project No.: 24048

Application No.: 10 Application Period: From 11/19/25 to 12/18/25 Application Date: 12/19/25

A Bid Item No.	B Description	C Item Quantity	D Units	E Contract Information		F Value of Bid Item (C X E)		G Work Completed		I Materials Currently Stored (not In G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (J / F) (%)	L Balance to Finish (F - J) (\$)
				Unit Price (\$)	Value of Bid Item (\$)	Estimated Quantity Incorporated In the Work	Value of Work Completed to Date (E X G) (\$)						
Original Contract													
S01 45 00 -01	Quality Control	1	L.S.	\$ 45,000.00	\$ 45,000.00	0.80	\$ 36,000.00		\$ 36,000.00		80%	\$ 9,000.00	
S01 55 25-01	Maintenance of traffic	1	L.S.	\$ 25,000.00	\$ 25,000.00	0.80	\$ 20,000.00		\$ 20,000.00		80%	\$ 5,000.00	
S01 57 33-01	Application of Water	1000	MGal	\$ 1.00	\$ 1,000.00		\$ -		\$ -		0%	\$ 1,000.00	
S01 58 13-01	Project Sign	1	Each	\$ 850.00	\$ 850.00		\$ -		\$ -		0%	\$ 850.00	
S01 71 13-01	Mobilization	1	L.S.	\$ 45,000.00	\$ 45,000.00	0.83	\$ 37,350.00		\$ 37,350.00		83%	\$ 7,650.00	
S02 41 33-01	Remove Asphalt Driveway	7,129	S.F.	\$ 0.25	\$ 1,782.25	5,343.00	\$ 1,335.75		\$ 1,335.75		75%	\$ 446.50	
S02 41 33-02	Remove Concrete Driveway	7295	S.F.	\$ 0.50	\$ 3,647.50	6,514.00	\$ 3,257.00		\$ 3,257.00		89%	\$ 390.50	
S02 41 33-03	Remove Sidewalk	33763	S.F.	\$ 0.45	\$ 15,193.35	23,589.50	\$ 10,615.28		\$ 10,615.28		70%	\$ 4,578.07	
S02 41 33-04	Remove Curb and Gutter	14,288	L.F.	\$ 2.50	\$ 35,720.00	10,819.00	\$ 27,047.50		\$ 27,047.50		76%	\$ 8,672.50	
S02 41 33-05	Remove Storm Sewer	1	L.S.	\$ 13,000.00	\$ 13,000.00	0.70	\$ 9,100.00		\$ 9,100.00		70%	\$ 3,900.00	
S02 41 33-06	Salvage and Reinstall Residential Light	3	Each	\$ 750.00	\$ 2,250.00	1.00	\$ 750.00		\$ 750.00		33%	\$ 1,500.00	
S02 41 33-07	Salvage and Reinstall Landscaping	1	L.S.	\$ 10,000.00	\$ 10,000.00	0.70	\$ 7,000.00		\$ 7,000.00		70%	\$ 3,000.00	
S31 11 00-01	Clear and Grub Tree	50	Each	\$ 1,400.00	\$ 70,000.00	46.00	\$ 64,400.00		\$ 64,400.00		92%	\$ 5,600.00	
S31 11 00-02	Grub Stump	10	Each	\$ 150.00	\$ 1,500.00	10.00	\$ 1,500.00		\$ 1,500.00		100%	\$ -	
S31 23 10-01	Common Excavation	18,476	C.Y.	\$ 13.40	\$ 247,578.40	18,227.00	\$ 244,241.80		\$ 244,241.80		99%	\$ 3,336.60	
S31 23 10-02	Rock Excavation	100	C.Y.	\$ 1.00	\$ 100.00	58.50	\$ 58.50		\$ 58.50		59%	\$ 41.50	
S31 23 10-03	Granular Borrow (Fill Material)	117	C.Y.	\$ 19.00	\$ 2,223.00		\$ -		\$ -		0%	\$ 2,223.00	
S31 23 10-04	Granular Borrow (EB5)	10,000	C.Y.	\$ 14.90	\$ 149,000.00	4,168.45	\$ 62,109.91		\$ 62,109.91		42%	\$ 86,890.09	
S31 23 10-05	Excavation Below Subgrade	10,000	C.Y.	\$ 9.88	\$ 98,800.00	5,421.00	\$ 53,559.48		\$ 53,559.48		54%	\$ 45,240.52	
S31 23 50-01	Preparing the Foundation	1	L.S.	\$ 25,515.00	\$ 25,515.00	0.70	\$ 17,860.50		\$ 17,860.50		70%	\$ 7,654.50	
S31 25 10-01	Silt Fence	4,130	L.F.	\$ 3.00	\$ 12,390.00	553.00	\$ 1,659.00		\$ 1,659.00		13%	\$ 10,731.00	
S31 25 10-02	Inlet Protection	106	Each	\$ 60.00	\$ 6,360.00	69.00	\$ 4,140.00		\$ 4,140.00		65%	\$ 2,220.00	
S31 25 10-03	Tracking Pad	10	Each	\$ 600.00	\$ 6,000.00	7.00	\$ 4,200.00		\$ 4,200.00		70%	\$ 1,800.00	
S31 25 10-04	Erosion Mat	150	S.Y.	\$ 4.00	\$ 600.00		\$ -		\$ -		0%	\$ 600.00	
S31 25 10-05	Medium Rip Rap	44	C.Y.	\$ 61.00	\$ 2,684.00	303.00	\$ 18,483.00		\$ 18,483.00		689%	\$ (15,799.00)	
S32 01 16-01	Pulverize and Salvage Asphaltic Pavement	27,544	S.Y.	\$ 6.50	\$ 179,036.00	23,301.00	\$ 151,456.50		\$ 151,456.50		85%	\$ 27,579.50	
S32 11 27-01	Crushed Aggregate Base Course	20000	Ton	\$ 11.00	\$ 220,000.00	11,694.00	\$ 128,634.00		\$ 128,634.00		58%	\$ 91,366.00	
S3211 27-02	Reclaimed Construction Debris Base Course	5000	Ton	\$ 5.25	\$ 26,250.00	5,000.00	\$ 26,250.00		\$ 26,250.00		100%	\$ -	
S32 11 27-03	Replace Gravel Driveway	200	Ton	\$ 22.25	\$ 4,450.00	88.16	\$ 1,961.56		\$ 1,961.56		44%	\$ 2,488.44	
S32 12 18-01	Hot Mix Asphalt Pavement - Surface (2-Inch)	3,106	Ton	\$ 102.10	\$ 317,122.60	1,161.86	\$ 118,625.91		\$ 118,625.91		37%	\$ 198,496.69	
S32 12 18-02	Hot Mix Asphalt Pavement - Binder (2-Inch)	3106	Ton	\$ 106.00	\$ 329,236.00	2,173.04	\$ 230,342.24		\$ 230,342.24		70%	\$ 98,893.76	
S32 12 18-03	Hot Mix Asphalt - Driveway (3-Inch)	96	Ton	\$ 176.00	\$ 16,896.00	93.23	\$ 16,408.48		\$ 16,408.48		97%	\$ 487.52	
S32 16 30-01	30-Inch Concrete Curb and Gutter Type D (Includes transition to driveway type C&G)	11695	L.F.	\$ 18.02	\$ 210,743.90	6,717.50	\$ 121,049.35		\$ 121,049.35		57%	\$ 89,694.55	
S32 16 30-02	Driveway Type Curb and Gutter (1.5-Inch)	1566	L.F.	\$ 18.02	\$ 28,219.32	2,854.00	\$ 51,429.08		\$ 51,429.08		182%	\$ (23,209.76)	
S32 16 30-03	Driveway Type Curb and Gutter (2.5-Inch)	80	L.F.	\$ 18.02	\$ 1,441.60		\$ -		\$ -		0%	\$ 1,441.60	
S32 16 30-04	Roadway Valley Gutter	341	L.F.	\$ 53.50	\$ 18,243.50	140.32	\$ 7,507.12		\$ 7,507.12		41%	\$ 10,736.38	
S32 16 30-05	Pedestrian Curb	21	L.F.	\$ 46.00	\$ 966.00	20.00	\$ 920.00		\$ 920.00		95%	\$ 46.00	
S32 18 40-01	6-Inch Concrete Driveway with 6-Inch Aggregate Base	5725	S.F.	\$ 9.45	\$ 54,101.25	5,573.20	\$ 52,666.74		\$ 52,666.74		97%	\$ 1,434.51	
S32 18 40-02	4-Inch Concrete Sidewalk with 6-Inch Aggregate Base	28185	S.F.	\$ 8.06	\$ 227,171.10	22,664.40	\$ 182,675.06		\$ 182,675.06		80%	\$ 44,496.04	
S32 18 40-03	Ramps	3259	S.F.	\$ 10.00	\$ 32,590.00	1,952.00	\$ 19,520.00		\$ 19,520.00		60%	\$ 13,070.00	
S32 18 40-04	6-Inch Concrete Driveway Apron with 6-Inch Aggregate Base	7298	S.F.	\$ 9.45	\$ 68,966.10	7,693.30	\$ 72,701.69		\$ 72,701.69		105%	\$ (3,735.59)	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: Village of Ellsworth
 Engineer: CBS Squared, Inc.
 Contractor: Albrightson Excavating, Inc.
 Project: Grant and Piety Street Improvements
 Contract:

Owner's Project No.:
 Engineer's Project No.: ELLSW 22001
 Contractor's Project No.: 24048

Application No.: 10 Application Period: From 11/19/25 to 12/18/25 Application Date: 12/19/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Units	Contract Information		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
				Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
S32 18 40-05	Concrete Steps	80	S.F.	\$ 92.00	\$ 7,360.00	49.20	\$ 4,526.40	\$ 4,526.40	62%	\$ 2,833.60	
S32 18 40-06	Concrete Manhole Collar	25	Each	\$ 400.00	\$ 10,000.00		\$ -	\$ -	0%	\$ 10,000.00	
S32 92 12-01	Turf Establishment	1	L.S.	\$ 59,275.00	\$ 59,275.00	0.55	\$ 32,601.25	\$ 32,601.25	55%	\$ 26,673.75	
S33 11 00-01	8-Inch PVC Water Main	6591	L.F.	\$ 52.50	\$ 346,027.50	4,277.00	\$ 224,542.50	\$ 224,542.50	65%	\$ 121,485.00	
S33 11 00-02	Water Main Excess Depth (as required)	1	L.S.	\$ 6,300.00	\$ 6,300.00		\$ -	\$ -	0%	\$ 6,300.00	
S33 11 00-03	Fittings	3371	LB.	\$ 12.50	\$ 42,137.50	2,877.00	\$ 35,962.50	\$ 35,962.50	85%	\$ 6,175.00	
S33 11 00-04	6-Inch Gate Valve and Box	16	Each	\$ 2,470.00	\$ 39,520.00	10.00	\$ 24,700.00	\$ 24,700.00	63%	\$ 14,820.00	
S33 11 00-05	8-Inch Gate Valve and Box	38	Each	\$ 3,295.00	\$ 125,210.00	19.82	\$ 65,306.90	\$ 65,306.90	52%	\$ 59,903.10	
S33 11 00-06	6-Inch Gate Valve and Box Excess Depth	1	Each	\$ 175.00	\$ 175.00		\$ -	\$ -	0%	\$ 175.00	
S33 11 00-07	8-Inch Gate Valve and Box Excess Depth	9	Each	\$ 175.00	\$ 1,575.00	3.00	\$ 525.00	\$ 525.00	33%	\$ 1,050.00	
S33 11 00-08	Hydrant	14	Each	\$ 6,555.00	\$ 91,770.00	9.00	\$ 58,995.00	\$ 58,995.00	64%	\$ 32,775.00	
S33 11 00-09	Hydrant Extension - 12-Inch	2	Each	\$ 1,550.00	\$ 3,100.00	4.00	\$ 6,200.00	\$ 6,200.00	200%	\$ (3,100.00)	
S33 11 00-10	Hydrant Extension - 18-Inch	2	Each	\$ 1,750.00	\$ 3,500.00	3.00	\$ 5,250.00	\$ 5,250.00	150%	\$ (1,750.00)	
S33 11 00-11	6-Inch Hydrant Lead	311	L.F.	\$ 56.50	\$ 17,571.50	184.00	\$ 10,396.00	\$ 10,396.00	59%	\$ 7,175.50	
S33 11 00-12	1-inch Corporation Stops	66	Each	\$ 340.00	\$ 22,440.00	51.00	\$ 17,340.00	\$ 17,340.00	77%	\$ 5,100.00	
S33 11 00-13	1-inch Curb Stops and Boxes	66	Each	\$ 490.00	\$ 32,340.00	51.00	\$ 24,990.00	\$ 24,990.00	77%	\$ 7,350.00	
S33 11 00-14	1-Inch Service Pipe	2327	L.F.	\$ 27.50	\$ 63,992.50	1,709.00	\$ 46,997.50	\$ 46,997.50	73%	\$ 16,995.00	
S33 11 00-15	2-Inch Thick Insulation	3000	S.F.	\$ 2.75	\$ 8,250.00	3,600.00	\$ 9,900.00	\$ 9,900.00	120%	\$ (1,650.00)	
S33 11 00-16	6-Inch Service Pipe	51	L.F.	\$ 65.00	\$ 3,315.00	27.00	\$ 1,755.00	\$ 1,755.00	53%	\$ 1,560.00	
S33 11 00-17	Lower Water Main	1	Each	\$ 2,350.00	\$ 2,350.00		\$ -	\$ -	0%	\$ 2,350.00	
S33 11 00-18	Connect to Existing Water Main	24	Each	\$ 1,100.00	\$ 26,400.00	13.00	\$ 14,300.00	\$ 14,300.00	54%	\$ 12,100.00	
S33 11 00-19	Connect to Existing 1-inch Water Service	66	Each	\$ 100.00	\$ 6,600.00	49.00	\$ 4,900.00	\$ 4,900.00	74%	\$ 1,700.00	
S33 11 00-20	Connect to Existing 6-inch Water Service	1	Each	\$ 920.00	\$ 920.00	1.00	\$ 920.00	\$ 920.00	100%	\$ -	
S33 11 00-21	Temporary Water	1	L.S.	\$ 12,000.00	\$ 12,000.00	1.00	\$ 12,000.00	\$ 12,000.00	100%	\$ -	
S33 11 00-22	Water Service Gate Valve Top	6	Each	\$ 180.00	\$ 1,080.00	4.00	\$ 720.00	\$ 720.00	67%	\$ 360.00	
S33 31 00-01	8-Inch PVC Sanitary Sewer	5374	L.F.	\$ 53.50	\$ 287,509.00	3,012.15	\$ 161,150.03	\$ 161,150.03	56%	\$ 126,358.97	
S33 31 00-02	10-Inch PVC Sanitary Sewer	447	L.F.	\$ 66.50	\$ 29,725.50	458.00	\$ 30,457.00	\$ 30,457.00	102%	\$ (731.50)	
S33 31 00-03	Connect to Existing Sanitary Sewer	15	Each	\$ 1,175.00	\$ 17,625.00	9.00	\$ 10,575.00	\$ 10,575.00	60%	\$ 7,050.00	
S33 31 00-04	Connect to Existing 4-inch Sewer Service	66	Each	\$ 110.00	\$ 7,260.00	33.00	\$ 3,630.00	\$ 3,630.00	50%	\$ 3,630.00	
S33 31 00-05	Connect to Existing 6-inch Sewer Service	2	Each	\$ 140.00	\$ 280.00	22.00	\$ 3,080.00	\$ 3,080.00	1100%	\$ (2,800.00)	
S33 31 00-06	4-Inch Service Pipe - Schedule 40	2,227	L.F.	\$ 44.40	\$ 98,878.80	1,140.00	\$ 50,616.00	\$ 50,616.00	51%	\$ 48,262.80	
S33 31 00-07	6-Inch Service Pipe - Schedule 40	75	L.F.	\$ 56.50	\$ 4,237.50	842.00	\$ 47,573.00	\$ 47,573.00	1123%	\$ (43,335.50)	
S33 31 00-08	4x8 Service Wye	61	Each	\$ 210.00	\$ 12,810.00	29.00	\$ 6,090.00	\$ 6,090.00	48%	\$ 6,720.00	
S33 31 00-09	4x10 Service Wye	5	Each	\$ 360.00	\$ 1,800.00	5.00	\$ 1,800.00	\$ 1,800.00	100%	\$ -	
S33 31 00-10	6x8 Service Wye	2	Each	\$ 300.00	\$ 600.00	22.00	\$ 6,600.00	\$ 6,600.00	1100%	\$ (6,000.00)	
S33 31 00-11	Tracer Wire Access Box	68	Each	\$ 115.00	\$ 7,820.00	55.00	\$ 6,325.00	\$ 6,325.00	81%	\$ 1,495.00	
S33 31 00-12	8 Inch Concrete Manhole	20	Each	\$ 7,665.00	\$ 153,300.00	13.00	\$ 99,645.00	\$ 99,645.00	65%	\$ 53,655.00	
S33 31 00-13	Excess Manhole Depth	78	VF	\$ 290.00	\$ 22,620.00	46.83	\$ 13,580.70	\$ 13,580.70	60%	\$ 9,039.30	
S33 31 00-14	Sanitary Service Gate Valve Top	2	Each	\$ 150.00	\$ 300.00	1.00	\$ 150.00	\$ 150.00	50%	\$ 150.00	
S33 41 00-01	8-Inch HDPE Storm Sewer	4	L.F.	\$ 70.00	\$ 280.00		\$ -	\$ -	0%	\$ 280.00	
S33 41 00-02	12-Inch HDPE Storm Sewer	2,240	L.F.	\$ 40.00	\$ 89,600.00	1,401.00	\$ 56,040.00	\$ 56,040.00	63%	\$ 33,560.00	
S33 41 00-03	15-Inch HDPE Storm Sewer	790	L.F.	\$ 42.00	\$ 33,180.00	571.00	\$ 23,982.00	\$ 23,982.00	72%	\$ 9,198.00	
S33 41 00-04	18-Inch HDPE Storm Sewer	2189	L.F.	\$ 46.00	\$ 100,694.00	1,496.00	\$ 68,816.00	\$ 68,816.00	68%	\$ 31,878.00	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: Village of Ellsworth
 Engineer: CBS Squared, Inc.
 Contractor: Albrightson Excavating, Inc.
 Project: Grant and Piety Street Improvements
 Contract: _____

Owner's Project No.: _____
 Engineer's Project No.: ELLSW 22001
 Contractor's Project No.: 24048

Application No.: 10 Application Period: From 11/19/25 to 12/18/25 Application Date: 12/19/25

A	B	C	D	E	F	G	H	I	J	K	L
Bld Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
S33 41 00-05	24-Inch HDPE Storm Sewer	1,291	L.F.	\$ 56.00	\$ 72,296.00	1,123.00	\$ 62,888.00		\$ 62,888.00	87%	\$ 9,408.00
S33 41 00-06	30-Inch HDPE Storm Sewer	260	L.F.	\$ 62.00	\$ 16,120.00	286.00	\$ 17,732.00		\$ 17,732.00	110%	\$ (1,612.00)
S33 41 00-07	36-Inch HDPE Storm Sewer	522	L.F.	\$ 72.00	\$ 37,584.00	409.00	\$ 29,448.00		\$ 29,448.00	78%	\$ 8,136.00
S33 41 00-08	42-Inch HDPE Storm Sewer	81	L.F.	\$ 85.00	\$ 6,885.00	357.00	\$ 30,345.00		\$ 30,345.00	441%	\$ (23,460.00)
S33 41 00-09	24-Inch PVC Drain Basin	89	Each	\$ 3,485.00	\$ 310,165.00	60.00	\$ 209,100.00		\$ 209,100.00	67%	\$ 101,065.00
S33 41 00-10	30-Inch PVC Drain Basin	3	Each	\$ 4,570.00	\$ 13,710.00	3.00	\$ 13,710.00		\$ 13,710.00	100%	\$ -
S33 41 00-11	4-Foot Precast Manhole	5	Each	\$ 4,570.00	\$ 22,850.00	2.00	\$ 9,140.00		\$ 9,140.00	40%	\$ 13,710.00
S33 41 00-12	5-Foot Precast Manhole	9	Each	\$ 7,515.00	\$ 67,635.00	10.00	\$ 75,150.00		\$ 75,150.00	111%	\$ (7,515.00)
S33 41 00-13	6-Foot Precast Manhole	6	Each	\$ 11,440.00	\$ 68,640.00	6.00	\$ 68,640.00		\$ 68,640.00	100%	\$ -
S33 41 00-14	7-Foot Precast Manhole	3	Each	\$ 15,030.00	\$ 45,090.00	4.00	\$ 60,120.00		\$ 60,120.00	133%	\$ (15,030.00)
S33 41 00-15	30-Inch Apron Endwall	1	Each	\$ 1,250.00	\$ 1,250.00	1.00	\$ 1,250.00		\$ 1,250.00	100%	\$ -
S33 41 00-16	36-Inch Apron Endwall	2	Each	\$ 1,460.00	\$ 2,920.00	2.00	\$ 2,920.00		\$ 2,920.00	100%	\$ -
S33 41 00-17	42-Inch Apron Endwall	1	Each	\$ 2,150.00	\$ 2,150.00	1.00	\$ 2,150.00		\$ 2,150.00	100%	\$ -
S33 41 00-18	Connect to Existing Storm Sewer Pipe	11	Each	\$ 910.00	\$ 10,010.00	7.00	\$ 6,370.00		\$ 6,370.00	64%	\$ 3,640.00
S33 41 00-19	Connect to Existing Storm Sewer Structure	1	Each	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ 1,500.00	100%	\$ -
S33 41 00-20	Connect to Existing Drain Tile	1	Each	\$ 275.00	\$ 275.00	3.00	\$ 825.00		\$ 825.00	300%	\$ (550.00)
S34 41 40-01	Sign Post (Tubular Steel)	20	Each	\$ 210.00	\$ 4,200.00	8.00	\$ 1,680.00		\$ 1,680.00	40%	\$ 2,520.00
S34 41 40-02	Stop Sign	3	Each	\$ 450.00	\$ 1,350.00	1.00	\$ 450.00		\$ 450.00	33%	\$ 900.00
S32 17 25-01	Curb Marking (Yellow Latex)	2983	L.F.	\$ 1.50	\$ 4,474.50		\$ -		\$ -	0%	\$ 4,474.50
Original Contract Totals					\$ 5,047,460.17		\$ 3,593,171.23	\$ -	\$ 3,593,171.23	71%	\$ 1,454,288.94

