Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
Phone: 262-691-0770

COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, April 21, 2025
6:30 PM
Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

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1. Call to Order and Pledge of Allegiance

2. Public Hearing

   2.1 Westwood Drive and Corporate Court Road Rehabilitation
   1. Possible Action to Accept the Preliminary Engineering Report and Special Assessments.
   2. Possible Action to Award the Contract to the Lowest Qualified Bidder, All-Ways Contractors, Inc., in the Amount of $1,818,886.25.

3. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.

4. Consent Agenda

   4.1 Approve Common Council Meeting Minutes Dated March 3, 2025

   4.2 Approve Common Council Meeting Minutes Dated April 7, 2025

   4.3 Approve Accounts Payable Listing Dated April 21, 2025

5. Plan Commission Reports and Recommendations

   5.1 Discussion and Possible Action Regarding the Re-Approval of the Certified Survey Map for Ruekert & Mielke for Property Located at W233 N2080 Ridgeview Parkway (PWC 0953-984-002) for the Purpose of Subdividing the Property Into Two Separate Lots

6. Engineering

   6.1 Discussion and Possible Action to Approve the Release of Woodleaf Reserve Phase 5 Development Letter of Credit in the Amount of $50,000.

   6.2 Discussion and Possible Action Regarding the Temporary No Parking Restriction on Both Sides of Woodside Drive from Northview Road north 170' north of Northview Road.

   6.3 Discussion and Possible Action Regarding Duplainville Road Reconstruction Project
   1. Approve the Final Engineers Report
   2. Adopt Final **Resolution 25-04-06** Levying the Special Assessments for the Construction of Duplainvelle Road Pavement Reconditiong, Drainage and Related Facilites

7. Water & Sewer Utility

7.1 Discussion and Possible Action Regarding Bluemound Takoma Sewer & Water Assessments

7.2 Discussion Regarding the Water Supply Service Study Public Information Meeting

8. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.

9. Adjournment

Kelly Tarczewski
Clerk/Treasurer
April 18, 2025

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum at the above stated meeting. No action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

City of Pewakee - New Agenda Item

Agenda Language:
PUBLIC HEARING, Discussion and Possible Action regarding Westwood Drive and Corporate Court Road Rehabilitation Project

Sub Item Agenda Language:
1. Accept the Preliminary Engineering Report and Special Assessments.

2. Award the Contract to the Lowest Qualified Bidder, All-Ways Contractors, Inc., in the amount of $1,818,886.25.

Background Provided By:
Magdelene Wagner, P.E., Director of Public Works/City Engineer

Background:
The City authorized the road rehabilitation project for Westwood Drive and Corporate Court as part of the 2025 budget and Resolution 23-12-19.

The project includes Westwood Drive and Corporate Court. These roads are in poor condition and require rehabilitation. Westwood Drive has a PASER rating of 3 and Corporate Court has a PASER rating of 5. PASER is a pavement rating scale in which a score of 10 is a new road and 1 is a road that is at its end of life. Corporate Court has a curb separation and rapid curb edge deterioration issue which is not reflected in the PASER rating.

The Westwood project includes spot curb repairs, full depth existing asphalt removal, stone base replacement, and new asphalt being placed. Minor repairs of inlets, valve boxes, and manholes within the project area are also being completed as part of the project. There is a substantial drainage culvert system on a navigable stream near the north end of the project which is also being replaced. The design of the culvert system exceeded the cost we anticipated due to changes required to replace the 3 large culverts currently in place and the regulatory requirements for its replacement. Four additional inlets and approximately 500 feet of storm sewer are being added to address drainage and existing inlet capacity concerns.

The Corporate Court project includes full curb replacement, full-depth asphalt replacement, stone base repairs, and new asphalt being replaced. Minor repairs of inlets, valve boxes, and manholes within the project area is also being completed as part of the project. Two additional inlets and approximately 50 feet of storm sewer are being added to address drainage and existing inlet capacity concerns.

In accordance with the City's assessment policy, the project is assessable and a Preliminary Engineers Report has been developed. See attached report. Road and 50% of curb costs are assessed to the benefited adjacent parcels. Both projects are

100% assessable to the adjacent non-residential properties. The storm sewer, inlets and 50% of the curb costs are allocated to the Storm Water Utility. The Water Utility and Sewer Utility will pay for the work on the respective infrastructure repairs. Assessments are based upon the lowest qualified bids. The property owners will have the option to pay the assessments over 10-years on the annual tax bill with an annual simple interest rate on any unpaid balance. The interest rate, per our ordinances, will be 1% over the rate we borrow at. The interest rate is unknown at this time since the scheduled borrowing for 2025 has not occurred yet. The final assessments will be levied in 2026 at the earliest as this is not completed until the project is closed out.

The City received three (3) bids on this project ranging from $1,818,886.25 to $2,524,564.77. See attached Bid Tabulation. All-Ways Contractors, Inc. was the lowest qualified bidder. We have done several jobs with them in the past and have no concerns about awarding them this work.

ADDITIONAL INFORMATION FOR 4/21/2024 COUNCIL MEETING:
The City held a Public Information Meeting (PIM) on December 9, 2024 to discuss the proposed drainage and roadway improvements. The notice was dated November 18, 2024 and mailed November 19, 2024. A sample of the letter is attached along with the contact/address table used to mail these letters out. Staff also handed out fliers to buildings which had tenants to ensure they were aware of the PIM. The target of this PIM was to inform the businesses of the upcoming project, discuss access during construction and gather direct contact information for further coordination during construction. From this letter, we received 4 phone calls (Alex Kasun, Charles Kubiak, Greg Wallace, and Matthew Klein) and 1 person attended the PIM (Alex Kasun).

The public hearing notices for the assessments were published in the Freeman (our official paper) on March 6, 2025. The notices were also mailed to the businesses on March 6, 2025 which means they were likely delivered over the weekend to the businesses who opened them on March 10, 2025. Staff received 1 phone call and 1 email after mailing the assessment notices and before the Council meeting on March 17th.

The last paving that we have record of was 1988 for Westwood Drive and 1994 for Corporate Court. I believe both of these occurred as part of the development of these parcels which makes this the first repaving of these roadways since they were constructed.

Attached are a few pictures of the roadway as requested.

Westwood Drive is approximately 2,800 feet in length. Corporate Court is approximately 1,000 feet in length.

The culvert replacement with the bridge is required due to the failing culverts. These are currently 3 corrugated metal pipe which are failing. With the culverts conveying the stream, permits from the Wisconsin Department of Natural Resources were required.

The requirements for this stream led us to installing a box culvert. The box culvert will be easier for the City to maintain moving forward and will not clog with debris as quickly as multiple pipes. Since this will be a bridge, we will be required to complete inspections of the structure every 24 months so maintenance issues will be identified and resolved quicker than in the past.

Concerns that have been expressed at the public hearing and after the public hearing are related to 1) the cost of the project and 2) the interruption to business operations.

1. The cost of the project is driven by the scope of the construction. The City is required to follow State Bidding Laws which require us to advertise the project and award the project to the lowest qualified bidder. The City cannot deviate from the bidding process due to the cost of the project exceeding $25,000. The City's assessment policy requires roadway improvements be assessed to the adjacent properties. As shown in the Preliminary Engineer's Report, the assessment to the properties are only for the road improvements. All other improvements to the storm/drainage, water, and sewer are allocated to those utilities. Regarding the scope of the project, the road condition is beyond the suggested mill and overlay due to the base failure which is reflected through the pavement. If the City were to move forward with such a project, the cracking will be reflected through the new pavement within 1-2 years, especially given the amount of truck traffic on this roadway. This may be a short-term fix, but will not resolve the core issue with the roadway which is the base failure. In addition, we would not be seeking to improve the drainage collection system until the road is reconstructed. A short-term fix will require that we impact the businesses more often with interim fixes at an increased cost to the City over time due to the number of interim fixes that would be required rather than fixing the problem and maintaining the pavement moving forward. The City has increased the amount of funding for crack filling and surface treatments which extend the life of our new pavement. Given the limited resources the City has for its 93 miles of roadways, Staff continues to recommend the current project scope as bid. The current scope will yield an estimated roadway life of 20 years, possibly more due to the increased preventative maintenance on our newly paved roads.

2. Obviously, interruptions cannot be avoided with any construction project. However, we have successfully navigated commercial and industrial traffic in other areas of the community while business continue to operate. Three recent examples are the rehabilitation of Roundy's Drive and Paul Road, reconstruction of Joseph Road, and the reconstruction of Duplainville Road. All were completed while maintaining access to the businesses who operate along the roadways. It should be noted that delays will occur, as with any construction project. The contractors have always done their best to minimize these delays. In addition, we have held coordination meetings with the business operators and the contractor to coordinate schedules. It is the intent that once we have a contractor on board that we will have those same coordination meetings with these business operators. We assist in coordinating access and notify schedules when longer delays may occur (ie. paving operations which require additional time for cooling and rolling operations before traffic is allowed on the pavement) or if work will impact driveway access.

Fiscal Impact:
The 2025 budget allocated $1,350,000 for the road, $500,000 from the Storm Water Utility, $202,000 from the Water Utilty, and $300,000 from the Sewer Utility for maintenance of the systems.

Project costs include contractor bids, engineering, administration, and contingencies. The costs break down as follows:
Corporate Court project breaks down as follows:

Road	$290,942.16
Storm Water	$118,624.79
Water	$7,965.75
Sewer	$10,669.75

Westwood Drive project breaks down as follows:

Road	$1,100,879.29
Storm Water	$708,823.43
Water	$14,384.69
Sewer	$51,794.07

The total project cost to the road is $1,391,821.45, cost to the Storm Water Utility is $827,448.22, cost to the Water Utility is $22,350.44 and cost to the Sewer Utility is $62,463.82. The costs are over the budgeted amounts for road and storm water by $41,821.45 and $327,448.22, respectively. The road and storm water utility funds have planned borrowing to occur in 2025 so I recommend the increased costs be funded by increasing the borrowed amounts by the above amounts as needed.

Recommended Motion:
Council approve the preliminary engineers report, increase borrowing funds as recommended, and award the contract to the lowest qualified bidder, All-Ways Contractors, Inc., in the amount of $1,818,886.25.

NEWSPAPERS

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HATZ
AMERICAS
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North Docks
Truck Entrance

ONE WAY
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WESTWOOD BUSINESS CENTER
A GEORGE WEBB CORPORATE
B LAKE COUNTRY SPORTS ACADEMY
C MOTION INDUSTRIES, INC.
D CLEAN RITE SUPPLY, INC.
E AUER STEEL & HEATING SUPPLY CO.
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WESTWOOD BUSINESS CENTER
A GEORGE WEBB CORPORATE
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C MOTION INDUSTRIES, INC.
D DESIGNS IN MARBLE-TILE WAREHOUSE
E AUER STEEL & HEATING SUPPLY CO.
F HVAC DISTRIBUTOR
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Aurora Health Center

Aurora Health Center

STRAND ASSOCIATES®
Excellence in Engineering℠

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

February 28, 2025

Ms. Magdelene Wagner, P.E., Public Works Director and City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Corporate Court and Westwood Drive Reconstruction
Contract 1-2025
City of Pewaukee, Wisconsin

Dear Ms. Wagner:

Bids for the above-referenced Project were opened on February 27, 2025. Three Bids were received with the resulting Bid tabulation enclosed. The low Bid of $1,818,886.25 was less than ENGINEER's opinion of probable construction cost.

All-Ways Contractors, Inc. of Elm Grove, Wisconsin, was the apparent low Bidder at $1,818,886.25. The Bid included a Bid Bond for 5 percent, and Addendum Nos. 1 and 2 were acknowledged. The Bid is deemed to be responsive.

Strand Associates, Inc.® has previously worked with All-Ways Contractors, Inc. on projects for the Town of Brookfield and the City of Pewaukee. For those projects, the owners determined All-Ways Contractors, Inc. to be responsible.

If you determine that All-Ways Contractors, Inc. is a responsible Bidder after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Article 18 of the Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.®

Emily A. Rowntree, P.E.

Enclosure

4621.017\EAR:nb2\R:\MIL\Documents\Specifications\Archive\2025\Pewaukee, City of\4621.017.1-2025.EAR\(16) Specification Letters\(a) Resulting Bid Tabulation\022825.docx

Bids Received: 10 A.M.
February 27, 2025

STRAND ASSOCIATES, INC.®
126 North Jefferson Street
Suite 350
Milwaukee, WI 53202

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
CORPORATE COURT AND WESTWOOD DRIVE RECONSTRUCTION
CONTRACT 1-2025

BID TABULATION SUMMARY

Bidder and Address	**Bid Bond or Guarantee**	**Addenda Acknowledged**	**Unit Price Bid**
All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122	5%	Yes	$1,818,886.25
Musson Brothers, Inc. 1522 Pearl Street Waukesha, WI 53186	5%	No	$2,102,407.77 *$2,102,233.77
Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	5%	Yes	$2,524,564.77 *$2,424,564.77

* CONTRACTOR'S COMPUTED TOTAL

Reviewed by: Emily A. Ramirez

Bids Received: 10 A.M., February 27, 2025

STRAND ASSOCIATES, INC.®
126 North Jefferson Street, Suite 350
Milwaukee, WI 53203

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
CORPORATE COURT AND WESTWOOD DRIVE RECONSTRUCTION
CONTRACT 1-2025

BID TABULATION BREAKDOWN

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Corporate Court									
1.	Clearing and Grubbing	1	LS	$ 500.00	$ 500.00	$ 2,875.00	$ 2,875.00	$ 2,875.00	$ 2,875.00
2.	Common Excavation	1	LS	$ 31,235.00	$ 31,235.00	$ 27,843.44	$ 27,843.44	$ 18,000.00	$ 18,000.00
3.	Saw Cut, Asphalt	90	LF	$ 4.00	$ 360.00	$ 1.95	$ 175.50	$ 1.95	$ 175.50
4.	Saw Cut, Concrete	20	LF	$ 5.00	$ 100.00	$ 2.35	$ 47.00	$ 2.35	$ 47.00
5.	Full Depth Mill	4,100	SY	$ 4.52	$ 18,532.00	$ 4.65	$ 19,065.00	$ 4.41	$ 18,081.00
6.	Inlet Casting	3	EA	$ 940.00	$ 2,820.00	$ 1,620.74	$ 4,862.22	$ 1,095.00	$ 3,285.00
7.	2-FT by 3-FT Inlet	3	EA	$ 2,395.00	$ 7,185.00	$ 2,087.29	$ 6,261.87	$ 1,670.00	$ 5,010.00
8.	Storm Sewer MH Casting	1	EA	$ 1,080.00	$ 1,080.00	$ 1,782.98	$ 1,782.98	$ 1,327.00	$ 1,327.00
9.	5-FT-DIA MH	1	EA	$ 7,580.00	$ 7,580.00	$ 5,706.89	$ 5,706.89	$ 8,318.00	$ 8,318.00
10.	12-IN RCP Class V Storm Sewer	50	LF	$ 128.00	$ 6,400.00	$ 118.55	$ 5,927.50	$ 135.00	$ 6,750.00
11.	15-IN RCP Class IV Storm Sewer	10	LF	$ 142.30	$ 1,423.00	$ 208.58	$ 2,085.80	$ 146.00	$ 1,460.00
12.	18-IN RCP Class IV Storm Sewer	50	LF	$ 133.00	$ 6,650.00	$ 126.37	$ 6,318.50	$ 155.00	$ 7,750.00
13.	36-IN RCP Class IV Storm Sewer	10	LF	$ 285.40	$ 2,854.00	$ 465.38	$ 4,653.80	$ 288.00	$ 2,880.00
14.	12-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	$ 2,600.00	$ 2,600.00	$ 4,143.59	$ 4,143.59	$ 3,250.00	$ 3,250.00
15.	18-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	$ 2,850.00	$ 2,850.00	$ 4,513.38	$ 4,513.38	$ 3,986.00	$ 3,986.00
16.	Connect New Storm Sewer to Existing Storm Sewer	5	EA	$ 500.00	$ 2,500.00	$ 1,556.26	$ 7,781.30	$ 2,250.00	$ 11,250.00
17.	Replace Adjustment Rings on Existing Inlet	3	EA	$ 1,380.00	$ 4,140.00	$ 765.92	$ 2,297.76	$ 2,100.00	$ 6,300.00
18.	Riprap, Medium	5	CY	$ 120.00	$ 600.00	$ 324.90	$ 1,624.50	$ 150.00	$ 750.00
19.	Riprap Geotextile Fabric	20	SY	$ 5.00	$ 100.00	$ 8.76	$ 175.20	$ 5.00	$ 100.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
20.	3/4-IN Dense-Grade Base Course	20	T	$ 49.00	$ 980.00	$ 38.82	$ 776.40	$ 79.00	$ 1,580.00
21.	1 1/4-IN Dense-Grade Base Course	510	T	$ 19.80	$ 10,098.00	$ 35.40	$ 18,054.00	$ 20.00	$ 10,200.00
22.	3-IN Dense-Grade Base Course for EBS Backfill	900	T	$ 20.80	$ 18,720.00	$ 20.39	$ 18,351.00	$ 22.00	$ 19,800.00
23.	EBS	390	CY	$ 23.00	$ 8,970.00	$ 27.84	$ 10,857.60	$ 30.00	$ 11,700.00
24.	Geogrid	390	SY	$ 9.00	$ 3,510.00	$ 9.23	$ 3,599.70	$ 2.20	$ 858.00
25.	HMA Pavement 4 LT 58-28 S	480	T	$ 72.25	$ 34,680.00	$ 72.25	$ 34,680.00	$ 72.25	$ 34,680.00
26.	HMA Pavement 3 LT 58-28 S	940	T	$ 63.55	$ 59,737.00	$ 63.55	$ 59,737.00	$ 63.55	$ 59,737.00
27.	Remove and Replace Curb and Gutter	2,500	LF	$ 22.00	$ 55,000.00	$ 29.32	$ 73,300.00	$ 32.00	$ 80,000.00
28.	Concrete Median Sloped Nose	1	EA	$ 1,500.00	$ 1,500.00	$ 1,200.00	$ 1,200.00	$ 1,250.00	$ 1,250.00
29.	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	$ 9,675.00	$ 9,675.00	$ 22,000.00	$ 22,000.00	$ 11,775.00	$ 11,775.00
30.	Replace Valve Box	3	EA	$ 1,460.00	$ 4,380.00	$ 1,571.71	$ 4,715.13	$ 1,085.00	$ 3,255.00
							*$4,793.13		
31.	Replace Top and Middle Section of Valve Box	1	EA	$ 1,280.00	$ 1,280.00	$ 1,055.65	$ 1,055.65	$ 1,497.00	$ 1,497.00
32.	Adjust Valve Box	1	EA	$ 320.00	$ 320.00	$ 337.63	$ 337.63	$ 350.00	$ 350.00
33.	Water Main Insulation	30	SF	$ 13.00	$ 390.00	$ 6.79	$ 203.70	$ 58.00	$ 1,740.00
34.	Replace Adjustment Rings on Sanitary Sewer MH	2	EA	$ 2,750.00	$ 5,500.00	$ 1,248.56	$ 2,497.12	$ 2,109.00	$ 4,218.00
35.	Adjust Sanitary Sewer MH Casting	2	EA	$ 1,280.00	$ 2,560.00	$ 1,147.64	$ 2,295.28	$ 1,851.00	$ 3,702.00
36.	Install Sign and Sign Support	1	EA	$ 550.00	$ 550.00	$ 595.00	$ 595.00	$ 595.00	$ 595.00
37.	Pavement Marking Epoxy, Island Nose, Yellow	1	EA	$ 995.00	$ 995.00	$ 995.00	$ 995.00	$ 995.00	$ 995.00
38.	Pavement Marking Epoxy, Curb, Yellow	10	LF	$ 90.75	$ 907.50	$ 90.75	$ 907.50	$ 90.75	$ 907.50
39.	Traffic Control	1	LS	$ 2,575.00	$ 2,575.00	$ 5,015.00	$ 5,015.00	$ 5,015.00	$ 5,015.00
40.	Remove and Reset Mailboxes	1	LS	$ 100.00	$ 100.00	$ 500.00	$ 500.00	$ 716.00	$ 716.00
41.	Mobilization	1	LS	$ 4,800.00	$ 4,800.00	$ 28,435.05	$ 28,435.05	$ 50,000.00	$ 50,000.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
42.	Dust Control	1	LS	$ 100.00	$ 100.00	$ 0.01	$ 0.01	$ 0.01	$ 0.01
43.	Erosion Control	1	LS	$ 2,550.00	$ 2,550.00	$ 6,000.00	$ 6,000.00	$ 3,110.00	$ 3,110.00
Westwood Drive									
44.	Clearing and Grubbing	1	LS	$ 2,500.00	$ 2,500.00	$ 5,875.00	$ 5,875.00	$ 5,875.00	$ 5,875.00
45.	Common Excavation	1	LS	$ 123,760.00	$ 123,760.00	$ 140,728.19	$ 140,728.19	$ 114,000.00	$ 114,000.00
46.	Saw Cut, Asphalt	140	LF	$ 1.80	$ 252.00	$ 1.95	$ 273.00	$ 1.95	$ 273.00
47.	Saw Cut, Concrete	950	LF	$ 2.40	$ 2,280.00	$ 2.35	$ 2,232.50	$ 2.35	$ 2,232.50
48.	Inlet Casting	19	EA	$ 940.00	$ 17,860.00	$ 1,620.74	$ 30,794.06	$ 1,095.00	$ 20,805.00
49.	Storm Sewer MH Casting	4	EA	$ 1,080.00	$ 4,320.00	$ 1,782.98	$ 7,131.92	$ 1,327.00	$ 5,308.00
50.	4-FT-DIA Storm Sewer MH	4	EA	$ 2,980.00	$ 11,920.00	$ 1,945.37	$ 7,781.48	$ 5,890.00	$ 23,560.00
51.	2-FT by 3-FT Inlet	6	EA	$ 2,395.00	$ 14,370.00	$ 1,899.87	$ 11,399.22	$ 2,836.00	$ 17,016.00
52.	Saddle Inlet	8	EA	$ 2,960.00	$ 23,680.00	$ 2,053.43	$ 16,427.44	$ 5,985.00	$ 47,880.00
53.	12-IN RCP Class V Storm Sewer	640	LF	$ 93.60	$ 59,904.00	$ 107.46	$ 68,774.40	$ 135.00	$ 86,400.00
54.	15-IN RCP Class IV Storm Sewer	140	LF	$ 96.00	$ 13,440.00	$ 125.18	$ 17,525.20	$ 142.00	$ 19,880.00
55.	45-IN by 29-IN RCP Class IV Storm Sewer	170	LF	$ 322.70	$ 54,859.00	$ 352.91	$ 59,994.70	$ 398.00	$ 67,660.00
56.	45-IN by 29-IN RCP Apron End Wall	4	EA	$ 6,370.00	$ 25,480.00	$ 5,269.44	$ 21,077.76	$ 6,206.00	$ 24,824.00
							*$21,185.76		
57.	45-IN by 29-IN RCP Apron End Wall W/ Cutoff Wall	4	EA	$ 7,870.00	$ 31,480.00	$ 6,223.56	$ 24,894.24	$ 9,341.00	$ 37,364.00
58.	Connect New Storm Sewer to Existing Storm Sewer	5	EA	$ 500.00	$ 2,500.00	$ 1,556.26	$ 7,781.30	$ 2,050.00	$ 10,250.00
59.	Expose Sanitary Sewer MH	1	EA	$ 1,200.00	$ 1,200.00	$ 990.57	$ 990.57	$ 500.00	$ 500.00
60.	Reconstruct Sanitary Sewer MH	1	EA	$ 9,795.00	$ 9,795.00	$ 6,601.50	$ 6,601.50	$ 8,625.00	$ 8,625.00
61.	Grout Existing Hole in Sanitary Sewer MH	1	EA	$ 1,000.00	$ 1,000.00	$ 296.87	$ 296.87	$ 700.00	$ 700.00
62.	Install an Interior Chimney Seal and Caulk Sanitary Sewer MH	1	EA	$ 940.00	$ 940.00	$ 1,225.57	$ 1,225.57	$ 4,322.00	$ 4,322.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
63.	Replace Sanitary Sewer MH Casting	8	EA	$ 2,300.00	$ 18,400.00	$ 3,086.50	$ 24,692.00	$ 3,556.00	$ 28,448.00
64.	Rebuild Sanitary Sewer MH Bench	2	EA	$ 3,267.00	$ 6,534.00	$ 1,289.06	$ 2,578.12	$ 4,800.00	$ 9,600.00
65.	Adjust Inlet Casting	1	EA	$ 1,280.00	$ 1,280.00	$ 516.55	$ 516.55	$ 1,651.00	$ 1,651.00
66.	Salvage and Reinstall Riprap	1	LS	$ 500.00	$ 500.00	$ 1,855.10	$ 1,855.10	$ 2,000.00	$ 2,000.00
67.	Riprap, Medium	60	CY	$ 100.00	$ 6,000.00	$ 177.61	$ 10,656.60	$ 150.00	$ 9,000.00
68.	Riprap Geotextile Fabric	170	SY	$ 4.00	$ 680.00	$ 5.82	$ 989.40	$ 5.00	$ 850.00
69.	12-FT by 4-FT Precast Box Culvert	48	LF	$ 1,986.00	$ 95,328.00	$ 2,432.59	$ 116,764.32	$ 4,526.00	$ 217,248.00
70.	Precast Box Culvert Wing Walls	4	EA	$ 6,980.00	$ 27,920.00	$ 8,974.08	$ 35,896.32	$ 32,497.00	$ 129,988.00
71.	Crushed Stone Below Box Culvert	27	CY	$ 60.00	$ 1,620.00	$ 106.58	$ 2,877.66	$ 83.00	$ 2,241.00
72.	Geotextile Fabric Under Precast Box Culvert Structure	107	SY	$ 4.00	$ 428.00	$ 8.76	$ 937.32	$ 72.00	$ 7,704.00
73.	Unsuitable Foundation Material Removal and Backfill for Under Precast Box Culvert	10	CY	$ 100.00	$ 1,000.00	$ 139.63	$ 1,396.30	$ 500.00	$ 5,000.00
74.	Salvage and Reestablish Streambed	1	LS	$ 2,000.00	$ 2,000.00	$ 5,422.56	$ 5,422.56	$ 10,500.00	$ 10,500.00
75.	Cofferdam	1	LS	$ 7,380.00	$ 7,380.00	$ 1,889.14	$ 1,889.14	$ 22,806.00	$ 22,806.00
76.	3/4-IN Dense-Grade Base Course	830	T	$ 21.00	$ 17,430.00	$ 22.96	$ 19,056.80	$ 30.00	$ 24,900.00
77.	1 1/4-IN Dense-Grade Base Course	17,730	T	$ 17.30	$ 306,729.00	$ 16.33	$ 289,530.90	$ 19.00	$ 336,870.00
78.	3-IN Dense-Grade Base Course for EBS Backfill	2,300	T	$ 20.80	$ 47,840.00	$ 31.19	$ 71,737.00	$ 22.00	$ 50,600.00
79.	EBS	1,000	CY	$ 23.00	$ 23,000.00	$ 22.62	$ 22,620.00	$ 28.00	$ 28,000.00
80.	Geogrid	1,000	SY	$ 7.80	$ 7,800.00	$ 6.20	$ 6,200.00	$ 2.00	$ 2,000.00
81.	HMA Pavement 4 LT 58-28 S	1,150	T	$ 69.00	$ 79,350.00	$ 69.00	$ 79,350.00	$ 69.00	$ 79,350.00
82.	HMA Pavement 3 LT 58-28 S	2,250	T	$ 61.15	$ 137,587.50	$ 61.15	$ 137,587.50	$ 61.15	$ 137,587.50
83.	Remove and Replace Concrete Driveway	710	SY	$ 94.50	$ 67,095.00	$ 85.09	$ 60,413.90	$ 80.00	$ 56,800.00
84.	Temporary Driveway	2	EA	$ 1,000.00	$ 2,000.00	$ 586.60	$ 1,173.20	$ 900.00	$ 1,800.00
85.	Remove and Replace Curb and Gutter	2,670	LF	$ 22.00	$ 58,740.00	$ 32.57	$ 86,961.90	$ 38.00	$ 101,460.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
86.	Remove and Replace HES Curb and Gutter	1,230	LF	$ 24.20	$ 29,766.00	$ 54.32	$ 66,813.60	$ 42.00	$ 51,660.00
87.	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	$ 22,265.00	$ 22,265.00	$ 52,335.00	$ 52,335.00	$ 25,512.50	$ 25,512.50
88.	12-IN PVC Water Main W/ Granular Backfill	38	LF	$ 447.50	$ 17,005.00	$ 377.99	$ 14,363.62	$ 1,129.00	$ 42,902.00
89.	24-IN Minimum Steel Casing Pipe	20	LF	$ 110.00	$ 2,200.00	$ 468.57	$ 9,371.40	$ 1,089.00	$ 21,780.00
90.	Replace Valve Box	2	EA	$ 1,460.00	$ 2,920.00	$ 1,597.71	$ 3,195.42	$ 1,085.00	$ 2,170.00
91.	Replace Top and Middle Section of Valve Box	3	EA	$ 1,280.00	$ 3,840.00	$ 1,055.65	$ 3,166.95	$ 1,597.00	$ 4,791.00
92.	Relocate Gate Valve and Valve Box	1	EA	$ 3,500.00	$ 3,500.00	$ 1,477.50	$ 1,477.50	$ 10,457.00	$ 10,457.00
93.	Adjust Valve Boxes	15	EA	$ 265.00	$ 3,975.00	$ 337.63	$ 5,064.45	$ 350.00	$ 5,250.00
94.	Water Main Insulation	760	SF	$ 7.00	$ 5,320.00	$ 6.79	$ 5,160.40	$ 55.00	$ 41,800.00
95.	Connect New Water Main to Existing Water Main	2	EA	$ 4,500.00	$ 9,000.00	$ 2,107.05	$ 4,214.10	$ 10,240.00	$ 20,480.00
96.	Relocate Stop Sign	1	EA	$ 250.00	$ 250.00	$ 245.00	$ 245.00	$ 245.00	$ 245.00
97.	Pavement Marking Epoxy, 18-IN Stop Line, White	25	LF	$ 81.65	$ 2,041.25	$ 81.65	$ 2,041.25	$ 81.65	$ 2,041.25
98.	Pavement Marking Epoxy, 4-IN, Double Yellow	80	LF	$ 18.15	$ 1,452.00	$ 18.15	$ 1,452.00	$ 18.15	$ 1,452.00
99.	Traffic Control	1	LS	$ 5,750.00	$ 5,750.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00
100.	Remove and Reset Existing Mailboxes	1	LS	$ 5,550.00	$ 5,550.00	$ 2,500.00	$ 2,500.00	$ 4,763.00	$ 4,763.00
101.	Mobilization	1	LS	$ 5,000.00	$ 5,000.00	$ 31,803.40	$ 31,803.40	$ 50,000.00	$ 50,000.00
102.	Dust Control	1	LS	$ 100.00	$ 100.00	$ 1,000.00	$ 1,000.00	$ 0.01	$ 0.01
103.	Erosion Control	1	LS	$ 4,870.00	$ 4,870.00	$ 10,000.00	$ 10,000.00	$ 5,220.00	$ 5,220.00
Westwood Drive									
104.	Clearing and Grubbing	1	LS	$ 3,920.00	$ 3,920.00	$ 5,875.00	$ 5,875.00	$ 5,875.00	$ 5,875.00
105.	Tree Removal	144	ID	$ 43.50	$ 6,264.00	$ 47.50	$ 6,840.00	$ 47.50	$ 6,840.00
106.	Reattach 24-IN RCP End Section and Install Tie Bolts, Pipe Gate, and Cutoff Wall	1	EA	$ 7,475.00	$ 7,475.00	$ 9,151.62	$ 9,151.62	$ 8,514.00	$ 8,514.00
107.	Reattach 27-IN RCP End Section and Install Tie Bolts, Pipe Gate, and Cutoff Wall	1	EA	$ 7,765.00	$ 7,765.00	$ 9,922.13	$ 9,922.13	$ 8,780.00	$ 8,780.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
108.	Reattach 36-IN RCP End Section and Install Tie Bolts, Pipe Gate, and Cutoff Wall	1	EA	$ 8,885.00	$ 8,885.00	$ 13,329.74	$ 13,329.74	$ 11,907.00	$ 11,907.00
109.	Reattach 30-IN RCP End Section and Install Tie Bolts, Pipe Gate, and Cutoff Wall	1	EA	$ 7,955.00	$ 7,955.00	$ 15,100.18	$ 15,100.18	$ 8,972.00	$ 8,972.00
110.	Riprap, Medium	25	CY	$ 140.00	$ 3,500.00	$ 178.22	$ 4,455.50	$ 150.00	$ 3,750.00
111.	Riprap Geotextile Fabric	150	SY	$ 5.00	$ 750.00	$ 5.82	$ 873.00	$ 5.00	$ 750.00
ENGINEER'S COMPUTED TOTAL ITEMS NO. 1 THROUGH 111					$ 1,818,886.25		$ 2,102,407.77		$ 2,524,564.77
CONTRACTOR'S COMPUTED TOTAL ITEMS NO. 1 THROUGH 111					$ 1,818,886.25		$ 2,102,233.77		$ 2,424,564.77

* CONTRACTOR'S COMPUTED TOTAL

Reviewed by Emily A Ramirez

Preliminary Report of the Engineer

On the Proposed Corporate Court

Pavement Rehabilitation Assessments

In the City of Pewaukee

In accordance with the resolution passed by the Common Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Corporate Court, drainage improvements along Corporate Court, sanitary improvements along Corporate Court, and water main improvements along Corporate Court to be made in the City of Pewaukee. All data shown here is based on bid prices.

The report consists of the following Schedules:

Schedule "A": Summary of options for assessments and related costs.

Schedule "B": Legal description and map, both dated February 2025, of all parcels within the assessment district.

Schedule "C": Estimated assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute an exercise of Police Powers.

Magdelene J. Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
March 17, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
March 5, 2025

Schedule “A” – Corporate Court

The City of Pewaukee is considering the pavement rehabilitation of Corporate Court. The improvements consist of pavement rehabilitation, drainage repair, sanitary manhole repair, water valve repair, and related facilities.

The cost of road improvements and fifty percent of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. All properties shall pay the full road assessment.

Inlet repairs, fifty percent of curb repairs, and drainage improvements will be paid for by the Storm Water Management Utility.

Sanitary sewer repairs will be paid by the Sewer Utility.

Water main repairs will be paid by the Water Utility.

It is recommended that the costs for improvements in Corporate Court be determined on an acreage basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Acreage Rate – Corporate Court

Estimated Road Rehabilitation Costs (see attached breakdown)	$ 223,801.66
Engineering, Administration, & Contingencies	$ 67,140.50
Total Estimated Road Rehabiliation Costs	$ 290,942.16

$$\frac{\$\ 290{,}942.16}{36.92\ \text{acres}} = \$\ 7{,}880.34/\text{acre}$$

Use $ 7,880.34/acre as the Road Rehabilitation Unit Rate.

Storm Water Management – Corporate Court

Estimated Storm Water Utility Costs (see attched breakdown)	$ 91,249.84
Engineering, Administration, & Contingencies	$ 27,374.95
Total Estimated Storm Water Utility Costs	$ 118,624.79

Sanitary Sewer Utility – Corporate Court

Estimated Sanitary Sewer Costs (see attached breakdown)	$ 8,207.50
Engineering, Administration, & Contingencies	$ 2,462.25
Total Estimated Sanitary Sewer Costs	$ 10,669.75

Water Utility – Corporate Court

Estimated Water Utility Costs (see attached breakdown)	$ 6,127.50
Engineering, Administration, & Contingencies	$ 1,838.25
Total Estimated Water Utility Costs	$ 7,965.75

COST SUMMARY

Cost Summary

Total Project Costs	$ 428,202.45
Total Road Assessable Costs (deduct)	$(290,942.15)
Total Storm Water Utility Costs (deduct)	$(118,624.79)
Total Sanitary Sewer Costs (deduct)	$ (10,669.75)
Total Water Utility Costs (deduct)	$ (7,965.75)
Net Non-Assessable and City Costs	$ 0.01

Computation of Costs
Total Estimated Rehabilitation Project Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
1	Clearing and Grubbing	1	LS	$ 500.00	$ 500.00
2	Common Excavation	1	LS	$31,235.00	$ 31,235.00
3	Saw Cut, Asphalt	90	LF	$ 4.00	$ 360.00
4	Saw Cut, Concrete	20	LF	$ 5.00	$ 100.00
5	Full Depth Mill	4100	SY	$ 4.52	$ 18,532.00
6	Inlet Casting	3	EA	$ 940.00	$ 2,820.00
7	2-FT by 3-FT Inlet	3	EA	$ 2,395.00	$ 7,185.00
8	Storm Sewer MH Casting	1	EA	$ 1,080.00	$ 1,080.00
9	5-FT-DIA MH	1	EA	$ 7,580.00	$ 7,580.00
10	12-IN RCP Class V Storm Sewer	50	LF	$ 128.00	$ 6,400.00
11	15-IN RCP Class IV Storm Sewer	10	LF	$ 142.30	$ 1,423.00
12	18-IN RCP Class IV Storm Sewer	50	LF	$ 133.00	$ 6,650.00
13	36-IN RCP Class IV Storm Sewer	10	LF	$ 285.40	$ 2,854.00
14	12-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	$ 2,600.00	$ 2,600.00
15	18-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	$ 2,850.00	$ 2,850.00
16	Connect New Storm Sewer to Existing Storm Sewer	5	EA	$ 500.00	$ 2,500.00
17	Replace Adjustment Rings on Existing Inlet	3	EA	$ 1,380.00	$ 4,140.00
18	Riprap, Medium	5	CY	$ 120.00	$ 600.00
19	Riprap Geotextile Fabric	20	SY	$ 5.00	$ 100.00
20	¾-IN Dense-Grade Base Course	20	T	$ 49.00	$ 980.00
21	1 ¼-IN Dense-Grade Base Course	510	T	$ 19.80	$ 10,098.00
22	3-IN Dense-Grade Base Course for EBS Backfill	900	T	$ 20.80	$ 18,720.00
23	EBS	390	CY	$ 23.00	$ 8,970.00
24	Geogrid	390	SY	$ 9.00	$ 3,510.00
25	HMA Pavement 4 LT 58-28 S	480	T	$ 72.25	$ 34,680.00
26	HMA Pavement 3 LT 58-28 S	940	T	$ 63.55	$ 59,737.00
27	Remove and Replace Curb and Gutter	2500	LF	$ 22.00	$ 55,000.00
28	Concrete Median Sloped Nose	1	EA	$ 1,500.00	$ 1,500.00
29	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	$ 9,675.00	$ 9,675.00
30	Replace Valve Box	3	EA	$ 1,460.00	$ 4,380.00
31	Replace Top and Middle Section of Valve Box	1	EA	$ 1,280.00	$ 1,280.00

Total Estimated Rehabilitation Project Costs – Continued

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
32	Adjust Valve Box	1	EA	$ 320.00	$ 320.00
33	Water Main Insulation	30	SF	$ 13.00	$ 390.00
34	Replace Adjustment Rings on Sanitary Sewer MH	2	EA	$ 2,750.00	$ 5,500.00
35	Adjust Sanitary Sewer MH Casting	2	EA	$ 1,280.00	$ 2,560.00
36	Install Sign and Sign Support	1	EA	$ 550.00	$ 550.00
37	Pavement Marking Epoxy, Island Nose, Yellow	1	EA	$ 995.00	$ 995.00
38	Pavement Marking Epoxy, Curb, Yellow	10	LF	$ 90.75	$ 907.50
39	Traffic Control	1	LS	$ 2,575.00	$ 2,575.00
40	Remove and Reset Mailboxes	1	LS	$ 100.00	$ 100.00
41	Mobilization	1	LS	$ 4,800.00	$ 4,800.00
42	Dust Control	1	LS	$ 100.00	$ 100.00
43	Erosion Control	1	LS	$ 2,550.00	$ 2,550.00
	Subtotal of Contract				$329,386.50
	Engineering, Administration, & Contingencies				$ 98,815.95
	Total Project Costs				$428,202.45

Total Estimated Project Costs = $ 428,202.45

Total Estimated Road Rehabilitation and Assessable Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
2	Common Excavation	1	LS	$31,235.00	$ 31,235.00
3	Saw Cut, Asphalt	90	LF	$ 4.00	$ 360.00
4	Saw Cut, Concrete	20	LF	$ 5.00	$ 100.00
5	Full Depth Mill	4100	SY	$ 4.52	$ 18,532.00
21	1 ¼-IN Dense-Grade Base Course	341.7	T	$ 19.80	$ 6,765.66
22	3-IN Dense-Grade Base Course for EBS Backfill	900	T	$ 20.80	$ 18,720.00
23	EBS	390	CY	$ 23.00	$ 8,970.00
24	Geogrid	390	SY	$ 9.00	$ 3,510.00
25	HMA Pavement 4 LT 58-28 S	480	T	$ 72.25	$ 34,680.00
26	HMA Pavement 3 LT 58-28 S	940	T	$ 63.55	$ 59,737.00
27	Remove and Replace Curb and Gutter	1250	LF	$ 22.00	$ 27,500.00
28	Concrete Median Sloped Nose	0.5	EA	$ 1,500.00	$ 750.00
29	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.4	LS	$ 9,675.00	$ 3,870.00
36	Install Sign and Sign Support	1	EA	$ 550.00	$ 550.00
37	Pavement Marking Epoxy, Island Nose, Yellow	1	EA	$ 995.00	$ 995.00
38	Pavement Marking Epoxy, Curb, Yellow	10	LF	$ 90.75	$ 907.50
39	Traffic Control	0.68	LS	$ 2,575.00	$ 1,751.00
41	Mobilization	0.68	LS	$ 4,800.00	$ 3,264.00
42	Dust Control	1	LS	$ 100.00	$ 100.00
43	Erosion Control	0.59	LS	$ 2,550.00	$ 1,504.50
	Subtotal of Contract				$223,801.66
	Engineering, Administration, & Contingencies				$ 67,140.50
	Total Project Costs				$290,942.16

Total Estimated Road Rehabilitation Costs = $ 290,942.16

Total Potential Acres benefiting from road rehabilitation = 36.92 acres

Computation of Road Rehabilitation Acreage Rate: $\frac{\$\ 290{,}942.16}{36.92\ \text{acres}}$ = $ 7,880.34/acre

Use $ 7,880.34/acre as the Road Rehabilitation Unit Rate.

Total Estimated Storm Water Utility Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
1	Clearing and Grubbing	1	LS	$ 500.00	$ 500.00
6	Inlet Casting	3	EA	$ 940.00	$ 2,820.00
7	2-FT by 3-FT Inlet	3	EA	$ 2,395.00	$ 7,185.00
8	Storm Sewer MH Casting	1	EA	$ 1,080.00	$ 1,080.00
9	5-FT-DIA MH	1	EA	$ 7,580.00	$ 7,580.00
10	12-IN RCP Class V Storm Sewer	50	LF	$ 128.00	$ 6,400.00
11	15-IN RCP Class IV Storm Sewer	10	LF	$ 142.30	$ 1,423.00
12	18-IN RCP Class IV Storm Sewer	50	LF	$ 133.00	$ 6,650.00
13	36-IN RCP Class IV Storm Sewer	10	LF	$ 285.40	$ 2,854.00
14	12-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	$ 2,600.00	$ 2,600.00
15	18-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	$ 2,850.00	$ 2,850.00
16	Connect New Storm Sewer to Existing Storm Sewer	5	EA	$ 500.00	$ 2,500.00
17	Replace Adjustment Rings on Existing Inlet	3	EA	$ 1,380.00	$ 4,140.00
18	Riprap, Medium	5	CY	$ 120.00	$ 600.00
19	Riprap Geotextile Fabric	20	SY	$ 5.00	$ 100.00
20	¾-IN Dense-Grade Base Course	20	T	$ 49.00	$ 980.00
21	1 ¼-IN Dense-Grade Base Course	168.3	T	$ 19.80	$ 3,332.34
27	Remove and Replace Curb and Gutter	1250	LF	$ 22.00	$ 27,500.00
28	Concrete Median Sloped Nose	0.5	EA	$ 1,500.00	$ 750.00
29	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.6	LS	$ 9,675.00	$ 5,805.00
33	Water Main Insulation	30	SF	$ 13.00	$ 390.00
39	Traffic Control	0.28	LS	$ 2,575.00	$ 721.00
40	Remove and Reset Mailboxes	1	LS	$ 100.00	$ 100.00
41	Mobilization	0.28	LS	$ 4,800.00	$ 1,344.00
43	Erosion Control	0.41	LS	$ 2,550.00	$ 1,045.50
	Subtotal of Contract				$ 91,249.84
	Engineering, Administration, & Contingencies				$ 27,374.95
	Total Project Costs				$118,624.79

Total Estimated Storm Water Utility Costs = $ 118,624.79

Total Estimated Sanitary Sewer Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
34	Replace Adjustment Rings on Sanitary Sewer MH	2	EA	$2,750.00	$ 5,500.00
35	Adjust Sanitary Sewer MH Casting	2	EA	$1,280.00	$ 2,560.00
39	Traffic Control	0.02	LS	$2,575.00	$ 51.50
41	Mobilization	0.02	LS	$4,800.00	$ 96.00
	Subtotal of Contract				$ 8,207.50
	Engineering, Administration, & Contingencies				$ 2,462.25
	Total Project Costs				$10,669.75

Total Estimated Sanitary Sewer Costs = $ 10,669.75

Total Estimated Water Utility Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
30	Replace Valve Box	3	EA	$ 1,460.00	$ 4,380.00
31	Replace Top and Middle Section of Valve Box	1	EA	$ 1,280.00	$ 1,280.00
32	Adjust Valve Box	1	EA	$ 320.00	$ 320.00
39	Traffic Control	0.02	LS	$ 2,575.00	$ 51.50
41	Mobilization	0.02	LS	$ 4,800.00	$ 96.00
	Subtotal of Contract				$ 6,127.50
	Engineering, Administration, & Contingencies				$ 1,838.25
	Total Project Costs				$ 7,965.75

Total Estimated Water Utility Costs = $ 7,965.75

February 25th, 2025

3 Properties in parts of the Northeast ¼ and the Southeast ¼ of Section 23, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin. Described as Follows.

1. All of Parcel 2, of Certified Survey Map No. 7572, Tax Key No. 0956999007
2. All of Outlot 1, of Certified Survey Map No. 10,134, Tax Key No. 0956999028
3. All of Parcel 1, of Certified Survey Map No. 10,134, Tax Key No. 0956999027

Dave Geis
Senior Engineering Technician
City of Pewaukee

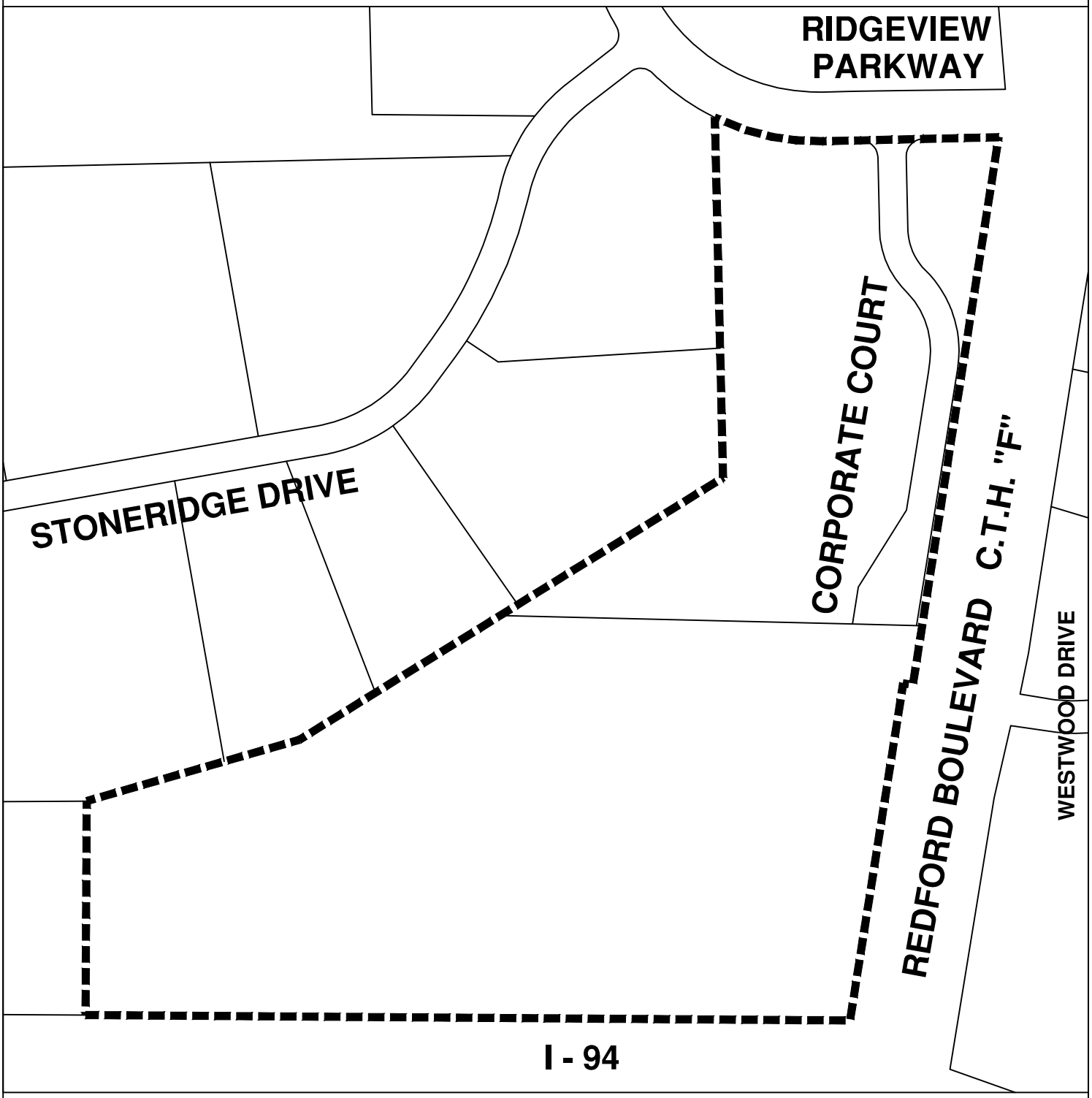
CORPORATE COURT AREA 2025

RD-25-57562

ROAD ASSESSMENT

CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN



LEGEND

ROAD ASSESSMENT

N W E S

0 100 200 300 400 500

SCALE IN FEET

DATE: FEBRUARY 17, 2025

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 CORPORATE COURT RECONSTRUCTION
RD-25-57562

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT		COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
1	CSM PEWAUKEE LLC 500 WASHINGTON AVE S #3000 MINNEAPOLIS MN 55415-1151	PWC 0956999007	ROAD RECONSTRUCTION	9.69	ACRES	$ 7,880.34	$ 76,360.49	$ 76,360.49
2	DHC ZB WI LLC 255 WASHINGTON ST STE 300 NEWTON MA 02458-1634	PWC 0956999027	ROAD RECONSTRUCTION	25.92	ACRES	$ 7,880.34	$ 204,258.41	$ 204,258.41
3	RIDGEVIEW CORPORATE PARK OWNERS ASSOCIATION INC N16W234217 STONE RIDGE DR STE 200 WAUKESHA WI 53188-1197	PWC 0956999028	ROAD RECONSTRUCTION	1.31	ACRES	$ 7,880.34	$ 10,323.25	$ 10,323.25
			TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION	36.92	ACRES			$ 290,942.15

The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise of Police Powers.

Department of Public Works
Engineering Division
W240N3065 Pewaukee Road • Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

CITY OF PEWAUKEE NOTICE OF INTENT TO LEVY AREA-WIDE CORPORATE COURT ROAD REHABILITATION ASSESSMENTS FOR THE COSTS INCURRED BY THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN MARCH 17, 2025, 6:30 PM

PLEASE TAKE NOTICE that the Common Council of the City of Pewaukee has declared its intention to exercise its police powers in accordance with Sec. 66.0703, Wis. Stats., to levy area-wide Corporate Court Road Rehabilitation Assessments for the benefits conferred upon such properties as a result of the roadway construction, curb construction, drainage repairs, utility repairs, and related facilities upon all the property described as follows:

LEGAL DESCRIPTION: All that part of lands located in the Eastern ½ of Section 23, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin (full legal description on file at the Engineer's office, see attached map).

PLEASE TAKE FURTHER NOTICE that when the proposed assessments become payable, the manner of payment, deferments, and/or interest will be determined by the Common Council after the public hearing.

PLEASE TAKE FURTHER NOTICE that the report of the Engineer showing the costs, assessment calculations, and proposed assessments will be on file in the Clerk's office and the Engineer's office and may be inspected there on any business day on and after March 6, 2025, between 8:00 a.m. and 4:30 p.m. The report will also be made available on the road project webpage.

The Common Council will hear all interested persons or their agents concerning matters contained in the preliminary resolution authorizing the assessment at **6:30 p.m.** on the **17th day of March 2025** IN THE COMMON COUNCIL CHAMBERS, located in the lower level of City Hall at W240N3065 Pewaukee Road. All objections will be considered at this hearing, and thereafter, a decision will be made to either proceed with the project and determine the amount of the assessment, if any, modify the project, or reject the project.

DATED 03/03/2025

Signed

Magdelene Wagner, P.E.
Director of Public Works

FREEMAN
PLEASE PUBLISH 03/06/2025
DISPLAY AD WITH MAP

NOTICE

Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials to be in an accessible format must contact Magdelene Wagner, Director of Public Works, at (262) 691-0804 by 12:00 p.m. the day of the meeting so that arrangements can be made to accommodate the request.

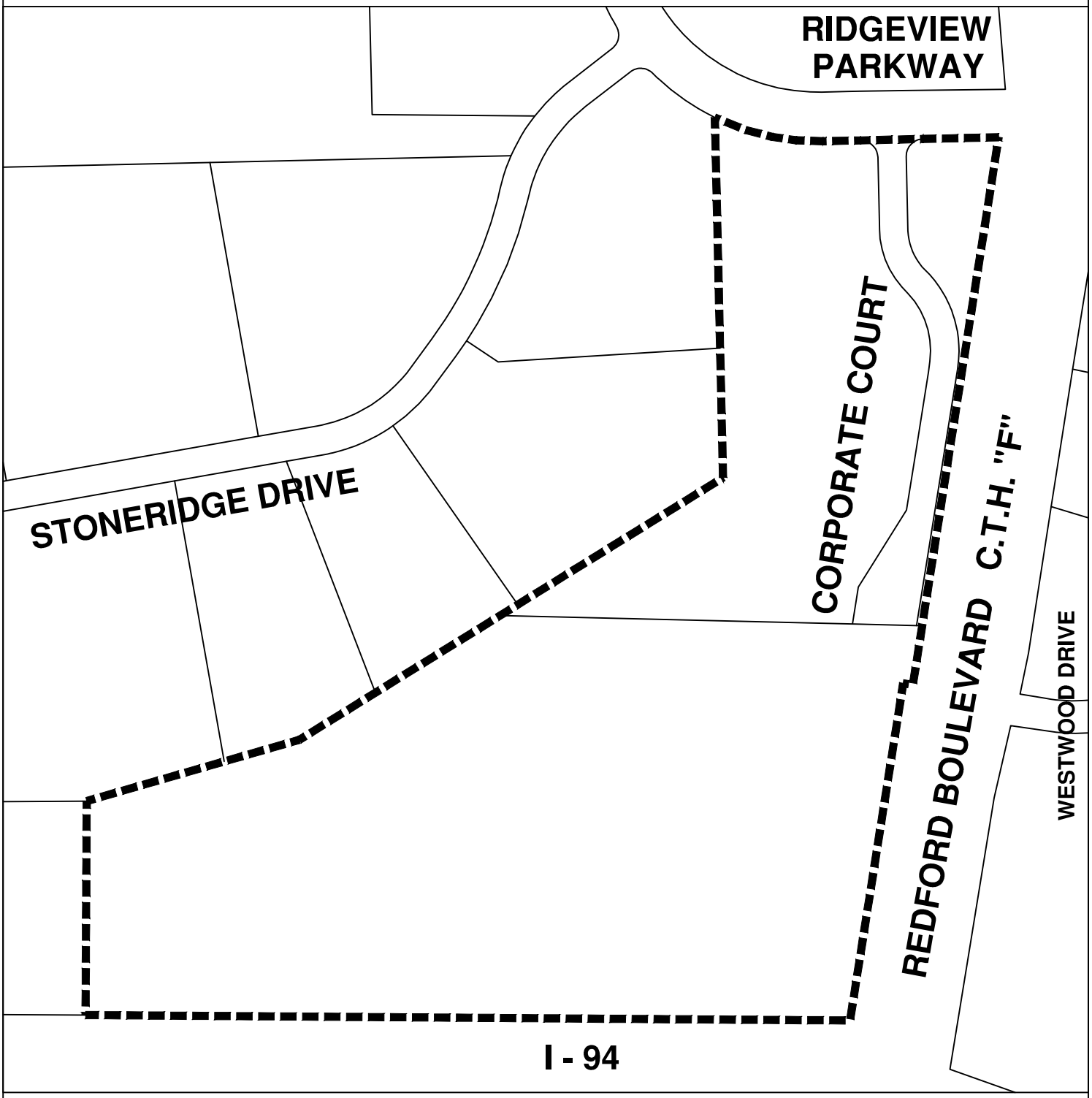
CORPORATE COURT AREA 2025

RD-25-57562

ROAD ASSESSMENT

CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN



LEGEND

ROAD ASSESSMENT

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0 100 200 300 400 500

SCALE IN FEET

DATE: FEBRUARY 17, 2025

Department of Public Works
Engineering Division
W240N3065 Pewaukee Road • Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

March 6, 2025

To the property owners along Corporate Court:

As you may be aware, the pavement within Corporate Court is in poor condition and should be replaced. As such, we have bid out the Ridgeview Corporate Park Phase 1 road reconstruction project, which consists of full-depth pavement removal. In areas of reconstruction, all the existing asphalt, including driveway approaches, will be removed and replaced. Miscellaneous work will also be completed on the existing ditches and underground utilities.

The costs of the ditching and culvert replacements are paid by the Storm Water Utility. The cost of road reconstruction is paid by the City of Pewaukee. Utility repairs are paid for by the respective utility.

Beginning in 1984, the cost of road construction has been recovered through special assessments to the properties that abut the streets. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:30 p.m. on Monday, March 17, 2025, in the Common Council Chambers at Pewaukee City Hall, located at W240N3065 Pewaukee Road.** The purpose of the public hearing is to provide a public forum where the merits of the project will be discussed, and the affected property owners will have a chance to comment before the Common Council on the proposed project.

Enclosed is a portion of the assessment roll showing your property's potential special assessments. The road assessment is due when the final assessment resolution is passed (expected summer 2026). The assessment may be paid over 10 years with simple annual interest accruing on any unpaid balance on the end-of-year tax bill.

We have updated the project webpage on the City of Pewaukee website at *https://www.cityofpewaukee.us/696/Phase-1-2025*, where we have posted project information. You may also go to the City of Pewaukee's website at *http://www.cityofpewaukee.us* and click on "**Departments**", "**Road Construction**", "**Ridgeview Corporate Park**", and "**Phase 1 (2025)**". To sign up for project notifications, please go to *http://www.cityofpewaukee.us/480/Road-Constuction* and follow the instructions.

These special assessments may be confusing, so we strive to provide a clear understanding of the proposals and the costs before and at the March 17th hearing. The decision to proceed with or cancel the project will be made by the Common Council at the March 17th meeting following the public hearing.

If you have any questions or concerns, please feel free to contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

Magdelene Wagner, P.E.
Director of Public Works/City Engineer

Enclosure
CC: City of Pewaukee Common Council

Preliminary Report of the Engineer

On the Proposed Westwood Drive

Pavement Rehabilitation Assessments

In the City of Pewaukee

In accordance with the resolution passed by the Common Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Westwood Drive, drainage improvements along Westwood Drive, sanitary improvements along Westwood Drive, and water main improvements along Westwood Drive to be made in the City of Pewaukee. All data shown here is based on bid prices.

The report consists of the following Schedules:

Schedule "A": Summary of options for assessments and related costs.

Schedule "B": Legal description and map, both dated February 2025, of all parcels within the assessment district.

Schedule "C": Estimated assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute and exercise of Police Powers.

Magdelene J. Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
March 17, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
March 5, 2025

Schedule “A” – Westwood Drive

The City of Pewaukee is considering the pavement rehabilitation of Westwood Drive. The improvements consist of pavement rehabilitation, drainage installation and repair, sanitary manhole repair, water main relay and valve repair, and related facilities.

The cost of road improvements and fifty percent of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. All properties shall pay the full road assessment.

Inlet repair, fifty percent of curb repairs, drainage improvements, and relevant costs due to improving drainage will be paid for by the Storm Water Management Utility.

Sanitary sewer repairs will be paid by the Sewer Utility.

Water main repairs unrelated to drainage improvements will be paid by the Water Utility.

It is recommended that the costs for improvements in Westwood Drive be determined on an acreage basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Acreage Rate – Westwood Drive

Estimated Road Rehabilitation Costs (see attached breakdown)	$ 846,830.22
Engineering, Administration, & Contingencies	$ 254,049.07
Total Estimated Road Rehabilitation Costs	$ 1,100,879.29

$$\frac{\$\ 1{,}100{,}879.29}{68.77\ \text{acres}} = \$\ 16{,}008.13/\text{acre}$$

Use $ 16,008.13/acre as the Road Rehabilitation Acreage Rate.

Storm Water Management – Westwood Drive

Estimated Storm Water Utility Costs (see attached breakdown)	$ 545,248.79
Engineering, Administration, & Contingencies	$ 163,574.64
Total Estimated Storm Water Utility Costs	$ 708,823.43

Sanitary Sewer Utility – Westwood Drive

Estimated Sanitary Sewer Costs (see attached breakdown)	$ 39,841.59
Engineering, Administration, & Contingencies	$ 11,952.48
Total Estimated Sanitary Sewer Costs	$ 51,794.07

Water Utility – Westwood Drive

Estimated Water Utility Costs (see attached breakdown)	$ 11,065.15
Engineering, Administration, & Contingencies	$ 3,319.54
Total Estimated Water Utility Costs	$ 14,384.69

COST SUMMARY

Cost Summary

Total Project Costs	$ 1,875,881.48
Total Road Assessable Costs (deduct)	$ (1,100,879.10)
Total Storm Water Utility Costs (deduct)	$ (708,823.43)
Total Sanitary Sewer Costs (deduct)	$ (51,794.07)
Total Water Utility Costs (deduct)	$ (14,384.69)
Net Non-Assessable and City Costs	$ 0.19

Computation of Costs
Total Estimated Rehabilitation Project Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
1	Clearing and Grubbing	1	LS	$ 2,500.00	$ 2,500.00
2	Common Excavation	1	LS	$123,760.00	$ 123,760.00
3	Saw Cut, Asphalt	140	LF	$ 1.80	$ 252.00
4	Saw Cut, Concrete	950	LF	$ 2.40	$ 2,280.00
5	Inlet Casting	19	EA	$ 940.00	$ 17,860.00
6	Storm Sewer MH Casting	4	EA	$ 1,080.00	$ 4,320.00
7	4-FT DIA Storm Sewer MH	4	EA	$ 2,980.00	$ 11,920.00
8	2-FT by 3-FT Inlet	6	EA	$ 2,395.00	$ 14,370.00
9	Saddle Inlet	8	EA	$ 2,960.00	$ 23,680.00
10	12-IN RCP Class V Storm Sewer	640	LF	$ 93.60	$ 59,904.00
11	15-IN RCP Class IV Storm Sewer	140	LF	$ 96.00	$ 13,440.00
12	45-IN by 29-IN RCP Class IV Storm Sewer	170	LF	$ 322.70	$ 54,859.00
13	45-IN by 29-IN RCP Apron End Wall	4	EA	$ 6,370.00	$ 25,480.00
14	45-IN by 29-IN RCP Apron End Wall W/ Cutoff Wall	4	EA	$ 7,870.00	$ 31,480.00
15	Connect New Storm Sewer to Existing Storm Sewer	5	EA	$ 500.00	$ 2,500.00
16	Expose Sanitary Sewer MH	1	EA	$ 1,200.00	$ 1,200.00
17	Reconstruct Sanitary Sewer MH	1	EA	$ 9,795.00	$ 9,795.00
18	Grout Existing Hole in Sanitary Sewer MH	1	EA	$ 1,000.00	$ 1,000.00
19	Install an Interior Chimney Seal and Caulk Sanitary Sewer MH	1	EA	$ 940.00	$ 940.00
20	Replace Sanitary Sewer MH Casting	8	EA	$ 2,300.00	$ 18,400.00
21	Rebuild Sanitary Sewer MH Bench	2	EA	$ 3,267.00	$ 6,534.00
22	Adjust Inlet Casting	1	EA	$ 1,280.00	$ 1,280.00
23	Salvage and Reinstall Riprap	1	LS	$ 500.00	$ 500.00
24	Riprap, Medium	60	CY	$ 100.00	$ 6,000.00
25	Riprap Geotextile Fabric	170	SY	$ 4.00	$ 680.00
26	12-FT by 4-FT Precast Box Culvert	48	LF	$ 1,986.00	$ 95,328.00
27	Precast Box Culvert Walls	4	EA	$ 6,980.00	$ 27,920.00
28	Crushed Stone Below Box Culvert	27	CY	$ 60.00	$ 1,620.00
29	Geotextile Fabric Under Precast Box Culvert Structure	107	SY	$ 4.00	$ 428.00
30	Unsuitable Foundation Material Removal and Backfill for Under Precast Box	10	CY	$ 100.00	$ 1,000.00

Total Estimated Rehabilitation Project Costs – Continued

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
31	Salvage and Reinstall Streambed	1	LS	$ 2,000.00	$ 2,000.00
32	Cofferdam	1	LS	$ 7,380.00	$ 7,380.00
33	¾-IN Dense-Grade Base Course	830	T	$ 21.00	$ 17,430.00
34	1 ¼-IN Dense-Grade Base Course	17730	T	$ 17.30	$ 306,729.00
35	3-IN Dense-Grade Base Course for EBS Backfill	2300	T	$ 20.80	$ 47,840.00
36	EBS	1000	CY	$ 23.00	$ 23,000.00
37	Geogrid	1000	SY	$ 7.80	$ 7,800.00
38	HMA Pavement 4 LT 58-28 S	1150	T	$ 69.00	$ 79,350.00
39	HMA Pavement 3 LT 58-28 S	2250	T	$ 61.15	$ 137,587.50
40	Remove and Replace Concrete Driveway	710	SY	$ 94.50	$ 67,095.00
41	Temporary Driveway	2	EA	$ 1,000.00	$ 2,000.00
42	Remove and Replace Curb and Gutter	2670	LF	$ 22.00	$ 58,740.00
43	Remove and Replace HES Curb and Gutter	1230	LF	$ 24.20	$ 29,766.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	$ 22,265.00	$ 22,265.00
45	12-IN Water Main W/ Granular Backfill	38	LF	$ 447.50	$ 17,005.00
46	24-IN Minimum Steel Casing Pipe	20	LF	$ 110.00	$ 2,200.00
47	Replace Valve Box	2	EA	$ 1,460.00	$ 2,920.00
48	Replace Top and Middle Section of Valve Box	3	EA	$ 1,280.00	$ 3,840.00
49	Relocate Gate Valve and Valve Box	1	EA	$ 3,500.00	$ 3,500.00
50	Adjust Valve Boxes	15	EA	$ 265.00	$ 3,975.00
51	Water Main Insulation	760	SF	$ 7.00	$ 5,320.00
52	Connect New Water Main to Existing Water Main	2	EA	$ 4,500.00	$ 9,000.00
53	Relocate Stop Sign	1	EA	$ 250.00	$ 250.00
54	Pavement Marking Epoxy, 18-IN Stop Line, White	25	LF	$ 81.65	$ 2,041.25
55	Pavement Marking Epoxy, 18-IN Stop Line, Double Yellow	80	LF	$ 18.15	$ 1,452.00
56	Traffic Control	1	LS	$ 5,750.00	$ 5,750.00
57	Remove and Reset Mailboxes	1	LS	$ 5,550.00	$ 5,550.00
58	Mobilization	1	LS	$ 5,000.00	$ 5,000.00

Total Estimated Rehabilitation Project Costs – Continued

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
59	Dust Control	1	LS	$ 100.00	$ 100.00
60	Erosion Control	1	LS	$ 4,870.00	$ 4,870.00
	Subtotal of Contract				$1,442,985.75
	Engineering, Administration, & Contingencies				$ 432,895.73
	Total Project Costs				$1,875,881.48

Total Estimated Rehabilitation Project Costs = $ 1,875,881.48

Total Estimated Road Rehabilitation and Assessable Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
2	Common Excavation	1	LS	$123,760.00	$ 123,760.00
3	Saw Cut, Asphalt	116.2	LF	$ 1.80	$ 209.16
4	Saw Cut, Concrete	950	LF	$ 2.40	$ 2,280.00
34	1 ¼-IN Dense-Grade Base Course	16666.2	T	$ 17.30	$ 288,325.26
35	3-IN Dense-Grade Base Course for EBS Backfill	2300	T	$ 20.80	$ 47,840.00
36	EBS	1000	CY	$ 23.00	$ 23,000.00
37	Geogrid	1000	SY	$ 7.80	$ 7,800.00
38	HMA Pavement 4 LT 58-28 S	1150	T	$ 69.00	$ 79,350.00
39	HMA Pavement 3 LT 58-28 S	2250	T	$ 61.15	$ 137,587.50
40	Remove and Replace Concrete Driveway	710	SY	$ 94.50	$ 67,095.00
41	Temporary Driveway	2	EA	$ 1,000.00	$ 2,000.00
42	Remove and Replace Curb and Gutter	1335	LF	$ 22.00	$ 29,370.00
43	Remove and Replace HES Curb and Gutter	615	LF	$ 24.20	$ 14,883.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.23	LS	$ 22,265.00	$ 5,120.95
53	Relocate Stop Sign	1	EA	$ 250.00	$ 250.00
54	Pavement Marking Epoxy, 18-IN Stop Line, White	25	LF	$ 81.65	$ 2,041.25
55	Pavement Marking Epoxy, 18-IN Stop Line, Double Yellow	80	LF	$ 18.15	$ 1,452.00
56	Traffic Control	0.58	LS	$ 5,750.00	$ 3,335.00
57	Remove and Reset Mailboxes	1	LS	$ 5,550.00	$ 5,550.00
58	Mobilization	0.58	LS	$ 5,000.00	$ 2,900.00
59	Dust Control	1	LS	$ 100.00	$ 100.00
60	Erosion Control	0.53	LS	$ 4,870.00	$ 2,581.10
	Subtotal of Contract				$ 846,830.22
	Engineering, Administration, & Contingencies				$ 254,049.07
	Total Project Costs				$1,100,879.29

Total Estimated Road Rehabilitation Costs = $ 1,100,879.29

Total Potential Acres benefiting from road rehabilitation = 68.77 acres

Total Estimated Road Rehabilitation and Assessable Costs – Continued

Computation of Road Rehabilitation Acreage Rate: $\frac{\$\ 1{,}100{,}879.29}{68.77\ \text{acres}}$ = $ 16,008.13/acre

Use $ 16,008.13/acre as the Road Rehabilitation Acreage Rate.

Total Estimated Storm Water Utility Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
1	Clearing and Grubbing	1	LS	$ 2,500.00	$ 2,500.00
5	Inlet Casting	19	EA	$ 940.00	$ 17,860.00
6	Storm Sewer MH Casting	4	EA	$ 1,080.00	$ 4,320.00
7	4-FT DIA Storm Sewer MH	4	EA	$ 2,980.00	$ 11,920.00
8	2-FT by 3-FT Inlet	6	EA	$ 2,395.00	$ 14,370.00
9	Saddle Inlet	8	EA	$ 2,960.00	$ 23,680.00
10	12-IN RCP Class V Storm Sewer	640	LF	$ 93.60	$ 59,904.00
11	15-IN RCP Class IV Storm Sewer	140	LF	$ 96.00	$ 13,440.00
12	45-IN by 29-IN RCP Class IV Storm Sewer	170	LF	$ 322.70	$ 54,859.00
13	45-IN by 29-IN RCP Apron End Wall	4	EA	$ 6,370.00	$ 25,480.00
14	45-IN by 29-IN RCP Apron End Wall W/ Cutoff Wall	4	EA	$ 7,870.00	$ 31,480.00
15	Connect New Storm Sewer to Existing Storm Sewer	5	EA	$ 500.00	$ 2,500.00
22	Adjust Inlet Casting	1	EA	$ 1,280.00	$ 1,280.00
23	Salvage and Reinstall Riprap	1	LS	$ 500.00	$ 500.00
24	Riprap, Medium	60	CY	$ 100.00	$ 6,000.00
25	Riprap Geotextile Fabric	170	SY	$ 4.00	$ 680.00
26	12-FT by 4-FT Precast Box Culvert	48	LF	$ 1,986.00	$ 95,328.00
27	Precast Box Culvert Walls	4	EA	$ 6,980.00	$ 27,920.00
28	Crushed Stone Below Box Culvert	27	CY	$ 60.00	$ 1,620.00
29	Geotextile Fabric Under Precast Box Culvert Structure	107	SY	$ 4.00	$ 428.00
30	Unsuitable Foundation Material Removal and Backfill for Under Precast Box	10	CY	$ 100.00	$ 1,000.00
31	Salvage and Reinstall Streambed	1	LS	$ 2,000.00	$ 2,000.00
32	Cofferdam	1	LS	$ 7,380.00	$ 7,380.00
33	¾-IN Dense-Grade Base Course	830	T	$ 21.00	$ 17,430.00
34	1 ¼-IN Dense-Grade Base Course	1063.8	T	$ 17.30	$ 18,403.74
42	Remove and Replace Curb and Gutter	1335	LF	$ 22.00	$ 29,370.00
43	Remove and Replace HES Curb and Gutter	615	LF	$ 24.20	$ 14,883.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.69	LS	$ 22,265.00	$ 15,362.85
45	12-IN Water Main W/ Granular Backfill	38	LF	$ 447.50	$ 17,005.00
46	24-IN Minimum Steel Casing Pipe	20	LF	$ 110.00	$ 2,200.00
49	Relocate Gate Valve and Valve Box	1	EA	$ 3,500.00	$ 3,500.00

Total Estimated Storm Water Utility Costs – Continued

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
51	Water Main Insulation	760	SF	$ 7.00	$ 5,320.00
52	Connect New Water Main to Existing Water Main	2	EA	$ 4,500.00	$ 9,000.00
56	Traffic Control	0.38	LS	$ 5,750.00	$ 2,185.00
58	Mobilization	0.38	LS	$ 5,000.00	$ 1,900.00
60	Erosion Control	0.46	LS	$ 4,870.00	$ 2,240.20
	Subtotal of Contract				$545,248.79
	Engineering, Administration, & Contingencies				$163,574.64
	Total Project Costs				$708,823.43

Total Estimated Storm Water Utility Costs = $ 708,823.43

Total Estimated Sanitary Sewer Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
3	Saw Cut, Asphalt	23.8	LF	$ 1.80	$ 42.84
16	Expose Sanitary Sewer MH	1	EA	$ 1,200.00	$ 1,200.00
17	Reconstruct Sanitary Sewer MH	1	EA	$ 9,795.00	$ 9,795.00
18	Grout Existing Hole in Sanitary Sewer MH	1	EA	$ 1,000.00	$ 1,000.00
19	Install an Interior Chimney Seal and Caulk Sanitary Sewer MH	1	EA	$ 940.00	$ 940.00
20	Replace Sanitary Sewer MH Casting	8	EA	$ 2,300.00	$18,400.00
21	Rebuild Sanitary Sewer MH Bench	2	EA	$ 3,267.00	$ 6,534.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.07	LS	$22,265.00	$ 1,558.55
56	Traffic Control	0.03	LS	$ 5,750.00	$ 172.50
58	Mobilization	0.03	LS	$ 5,000.00	$ 150.00
60	Erosion Control	0.01	LS	$ 4,870.00	$ 48.70
	Subtotal of Contract				$39,841.59
	Engineering, Administration, & Contingencies				$11,952.48
	Total Project Costs				$51,794.07

Total Estimated Sanitary Sewer Costs = $ 51,794.07

Total Estimated Water Utility Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.01	LS	$22,265.00	$ 222.65
47	Replace Valve Box	2	EA	$ 1,460.00	$ 2,920.00
48	Replace Top and Middle Section of Valve Box	3	EA	$ 1,280.00	$ 3,840.00
50	Adjust Valve Boxes	15	EA	$ 265.00	$ 3,975.00
56	Traffic Control	0.01	LS	$ 5,750.00	$ 57.50
58	Mobilization	0.01	LS	$ 5,000.00	$ 50.00
	Subtotal of Contract				$ 11,065.15
	Engineering, Administration, & Contingencies				$ 3,319.54
	Total Project Costs				$ 14,384.69

Total Estimated Water Utility Costs = $ 14,384.69

February 28th, 2025

An Area of Assessment in Parts of the NW ¼ and SW ¼ of Section 24, T7N, R19E, and the NE ¼ and SE ¼ of Section 23, T7N, R19E, In the City of Pewaukee, Waukesha County, Wisconsin.

Commencing at the Southwest Corner of the Northwest ¼ of Section 24, T7N, R19E; Thence N0°07'00"E Along the West Line of Said NW ¼, 262.66 Feet, To a Point on the Easterly R/W of Discontinued Amber Lane, Also being the Point of Beginning; Thence by Bearings and Distances Along Said Discontinued R/W, N36°05'55"E 310.97 Feet, N80°27'59W 40.37 Feet, N38°13'28"E 15.49 Feet, N16°48'52"E 188.31 Feet, N05°07'52"E 446.66 Feet to the South line of Pewaukee Crossings Condominium Plat; Thence by Bearings and Distances Along Said South Line, N84°52'08W 24.75 Feet, N05°07'52E 14.34 Feet, N58°10'00"W 182.41 Feet, To a Point on the West R/W Line of Redford Blvd. (C.T.H. "F"); Thence N08°56'00"E, 280.47 Feet, to a Point on the South R/W Line of Watertown Road (C.T.H "M"); Thence S56°58'08"E, Along Said South R/W Line, 979.43 Feet, To a Point on the West Line of the Soo Railroad R/W; Thence S01°54'35"W, Along Said West R/W Line, 2253.13 Feet, to the Northeast Corner of Outlot 4 of CSM No. 4344; Thence N88°05'25"W, Along a North Line of Said Outlot 4, 60.00 Feet, to an angle point of Said North Line; Thence N53°47'04"W, Along a North Line of Said Outlot 4, 140.00 Feet; Thence S36°12'56"W, Along the Westerly Line of Said Outlot 1, 100.00 Feet; Thence S53°47'04E, Along the Southerly Line of Said Outlot 1, 280.86 Feet, To a point on the West Line of the Soo Railroad R/W; Thence S01°54'35"W, Along Said R/W Line, 766.95 Feet; Thence 146.20 Feet Along the arc of a Curve Whose Center is to the West, with a Radius of 1866.58, Whose Chord Bears S04°09'13"W 146.16 Feet, to a Point on the North R/W Line of I.S.H. "94"; Thence N70°12'39"W, Along Said North R/W Line, 1258.68 Feet, to a Point on the East R/W Line of Redford Blvd. (C.T.H "F"); Thence Along Said East R/W Line by Bearings and Distances N09°32'01"E 559.98, N13°20'52"E 300.67 Feet, N09°32'01"E 585.19 Feet to the Southwest Corner of Outlot 1 CSM No. 3721; Thence S78°30'00"E, Along the South Line of Said Outlot 1, 130.08 Feet; Thence N09°32'01"E, Along the East Line of said Outlot 1, 328.00 Feet; Thence N78°30'00"W, Along the North Line of Said Outlot 1, 130.08 feet, To a Point on the East R/W Line of Redford Blvd. (C.T.H. "F"); Thence N09°32'01"E, Along Said East R/W Line, 386.82 Feet, To a Point on the Easterly R/W Line of Discontinued Amber Lane; Thence N36°05'55"E, Along Said Southerly R/W Line, 24.45 Feet to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

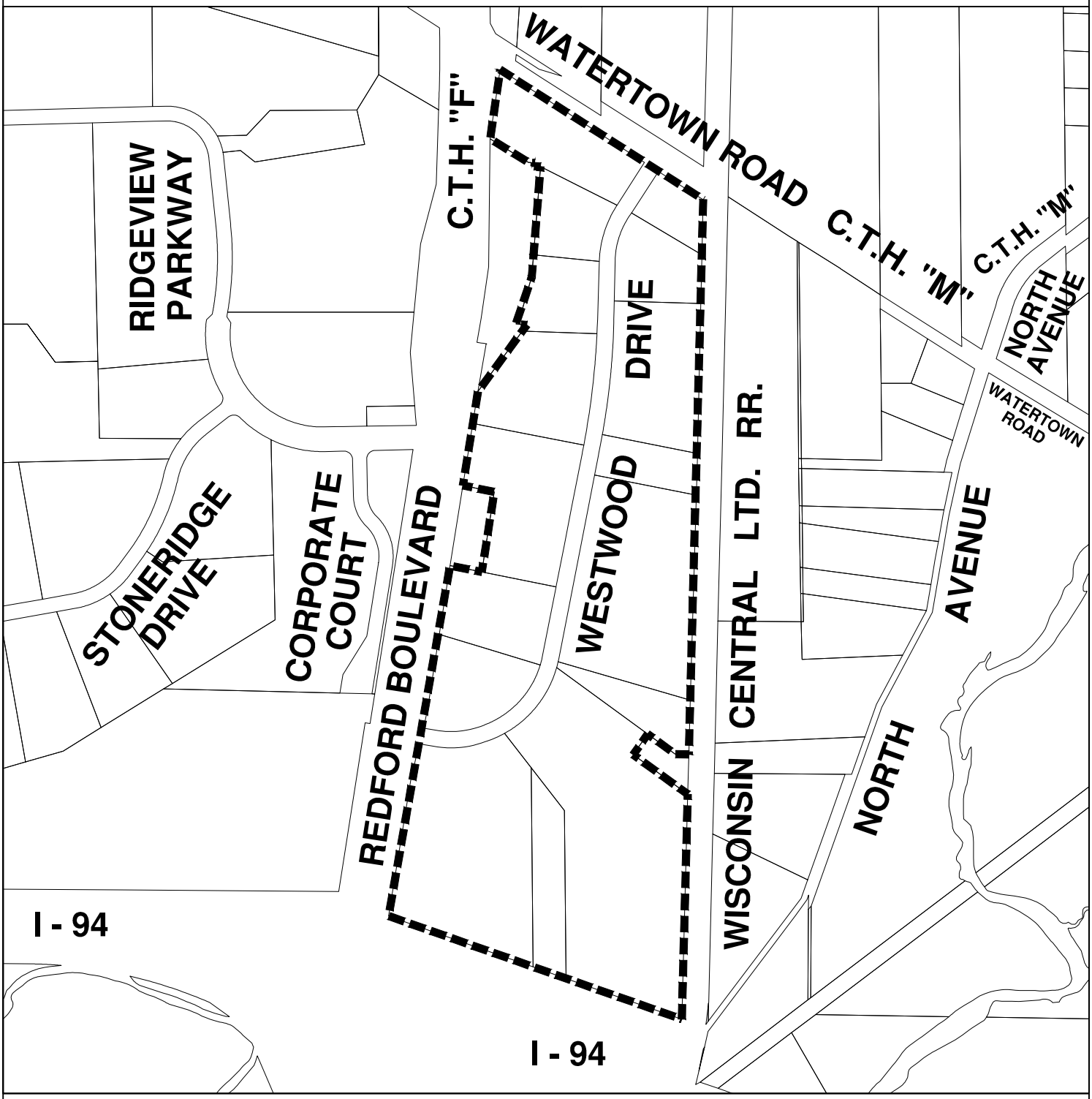
WESTWOOD DRIVE AREA 2025

RD-25-57562

ROAD ASSESSMENT

CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN



CITY OF PEWAUKEE

LEGEND

ROAD ASSESSMENT

N W E S

0 100 200 300 400 500 1000 2000

SCALE IN FEET

DATE: FEBRUARY 17, 2025

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 WESTWOOD DRIVE RECONSTRUCTION
RD-25-57562

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT		COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
1	HATZ DIESEL OF AMERICA W229N1645 WESTWOOD DR WAUKESHA WI 53186-1153	PWC 0958979005	ROAD RECONSTRUCTION	5.06	ACRES	$ 16,008.13	$ 81,001.14	$ 81,001.14
2	SCL LLC S52W25064 SAGE CT WAUKESHA WI 53189-6910	PWC 0958979007	ROAD RECONSTRUCTION	8.92	ACRES	$ 16,008.13	$ 142,792.52	$ 142,792.52
3	WESTWOOD ASSOCIATION C/O SUNSET INVESTMENTS PO BOX 1428 WAUKESHA WI 53187	PWC 0958979009	ROAD RECONSTRUCTION	1.57	ACRES	$ 16,008.13	$ 25,132.76	$ 25,132.76
4	PERMAY PROTOTYPES AND COMPOSITES INC W229N1855 WESTWOOD DR WAUKESHA WI 53186-1153	PWC 0958979013	ROAD RECONSTRUCTION	2	ACRES	$ 16,008.13	$ 32,016.26	$ 32,016.26
5	MSI INVESTORS PO BOX 10265 GREEN BAY WI 54304-0265	PWC 0958979014	ROAD RECONSTRUCTION	2.02	ACRES	$ 16,008.13	$ 32,336.42	$ 32,336.42
6	SUNSET INVESTMENT CO PO BOX 1428 WAUKESHA WI 53187	PWC 0958979015	ROAD RECONSTRUCTION	3.93	ACRES	$ 16,008.13	$ 62,911.95	$ 62,911.95
7	PEWAUKEE RETAIL PARTNERS LLC C/O SUNTIDE COMMERCIAL REALTY INC 2550 UNIVERSITY AVE W STE 3055 SAINT PAUL MN 55114-1904	PWC 0958982004	ROAD RECONSTRUCTION	1.72	ACRES	$ 16,008.13	$ 27,533.98	$ 27,533.98
8	2JDS LLC N17W24222 RIVERWOOD DR STE 250 WAUKESHA WI 53188-1162	PWC 0958982005	ROAD RECONSTRUCTION	1.75	ACRES	$ 16,008.13	$ 28,014.23	$ 28,014.23
9	SUNSET INVESTMENT CO PO BOX 1428 WAUKESHA WI 53187	PWC 0959988	ROAD RECONSTRUCTION	2.79	ACRES	$ 16,008.13	$ 44,662.68	$ 44,662.68
10	SUNSET INVESTMENT CO PO BOX 1428 WAUKESHA WI 53187-1428	PWC 0959988003	ROAD RECONSTRUCTION	13.83	ACRES	$ 16,008.13	$ 221,392.44	$ 221,392.44
11	AMERICAN PROPERTY ACQUISITION LLC 7265 S 1ST STE 1 OAK CREEK WI 53154-2008	PWC 0959988004	ROAD RECONSTRUCTION	9.72	ACRES	$ 16,008.13	$ 155,599.02	$ 155,599.02

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 WESTWOOD DRIVE RECONSTRUCTION
RD-25-57562

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT		COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
12	RALLYE LLC W229N1477 WESTWOOD DR WAUKESHA WI 53186-1153	PWC 0959988005	ROAD RECONSTRUCTION	3.01	ACRES	$ 16,008.13	$ 48,184.47	$ 48,184.47
13	KMN ENTERPRISES LLC W229N1680 WESTWOOD DR WAUKESHA WI 53186	PWC 0959988006	ROAD RECONSTRUCTION	2.27	ACRES	$ 16,008.13	$ 36,338.46	$ 36,338.46
14	DUFFEK PROPERTIES LLC W229N1870 WESTWOOD DR WAUKESHA WI 53186-1302	PWC 0959988007	ROAD RECONSTRUCTION	1.24	ACRES	$ 16,008.13	$ 19,850.08	$ 19,850.08
15	CAPITOL WAUKESHA LLC C/O CAPITOL REAL ESTATE MGT CO PO BOX 44507 MADISON WI 53744	PWC 0959988008	ROAD RECONSTRUCTION	2.29	ACRES	$ 16,008.13	$ 36,658.62	$ 36,658.62
16	SCL LLC S52W25064 SAGE CT WAUKESHA WI 53189-6910	PWC 0959988009	ROAD RECONSTRUCTION	1.75	ACRES	$ 16,008.13	$ 28,014.23	$ 28,014.23
17	KMN ENTERPRISES LLC W229N1680 WESTWOOD DR WAUKESHA WI 53186	PWC 0959988010	ROAD RECONSTRUCTION	4.9	ACRES	$ 16,008.13	$ 78,439.84	$ 78,439.84
			TOTAL IN AID OF ROAD RECONSTRUCTION	68.77	ACRES		$	1,100,879.10

The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise of Police Powers.

Department of Public Works
Engineering Division
W240N3065 Pewaukee Road • Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

CITY OF PEWAUKEE NOTICE OF INTENT TO LEVY AREA-WIDE WESTWOOD DRIVE ROAD REHABILITATION ASSESSMENTS FOR THE COSTS INCURRED BY THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN MARCH 17, 2025, 6:30 PM

PLEASE TAKE NOTICE that the Common Council of the City of Pewaukee has declared its intention to exercise its police powers in accordance with Sec. 66.0703, Wis. Stats., to levy area-wide Westwood Drive Road Rehabilitation Assessments for the benefits conferred upon such properties as a result of the roadway construction, curb repairs, drainage repairs, utility repairs, and related facilities upon all the property described as follows:

LEGAL DESCRIPTION: All that part of lands located in Sections 23 and 24, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin (full legal description on file at the Engineer's office, see attached map).

PLEASE TAKE FURTHER NOTICE that when the proposed assessments become payable, the manner of payment, deferments, and/or interest will be determined by the Common Council after the public hearing.

PLEASE TAKE FURTHER NOTICE that the report of the Engineer showing the costs, assessment calculations, and proposed assessments will be on file in the Clerk's office and the Engineer's office and may be inspected there on any business day on and after March 6, 2025, between 8:00 a.m. and 4:30 p.m. The report will also be made available on the road project webpage.

The Common Council will hear all interested persons or their agents concerning matters contained in the preliminary resolution authorizing the assessment at **6:30 p.m.** on the **17th day of March 2025** IN THE COMMON COUNCIL CHAMBERS, located in the lower level of City Hall at W240N3065 Pewaukee Road. All objections will be considered at this hearing, and thereafter, a decision will be made to either proceed with the project and determine the amount of the assessment, if any, modify the project, or reject the project.

DATED 03/03/2025

Signed

Magdelene Wagner, P.E.
Director of Public Works

FREEMAN
PLEASE PUBLISH 03/06/2025
DISPLAY AD WITH MAP

NOTICE

Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials to be in an accessible format must contact Magdelene Wagner, Director of Public Works, at (262) 691-0804 by 12:00 p.m. the day of the meeting so that arrangements can be made to accommodate the request.

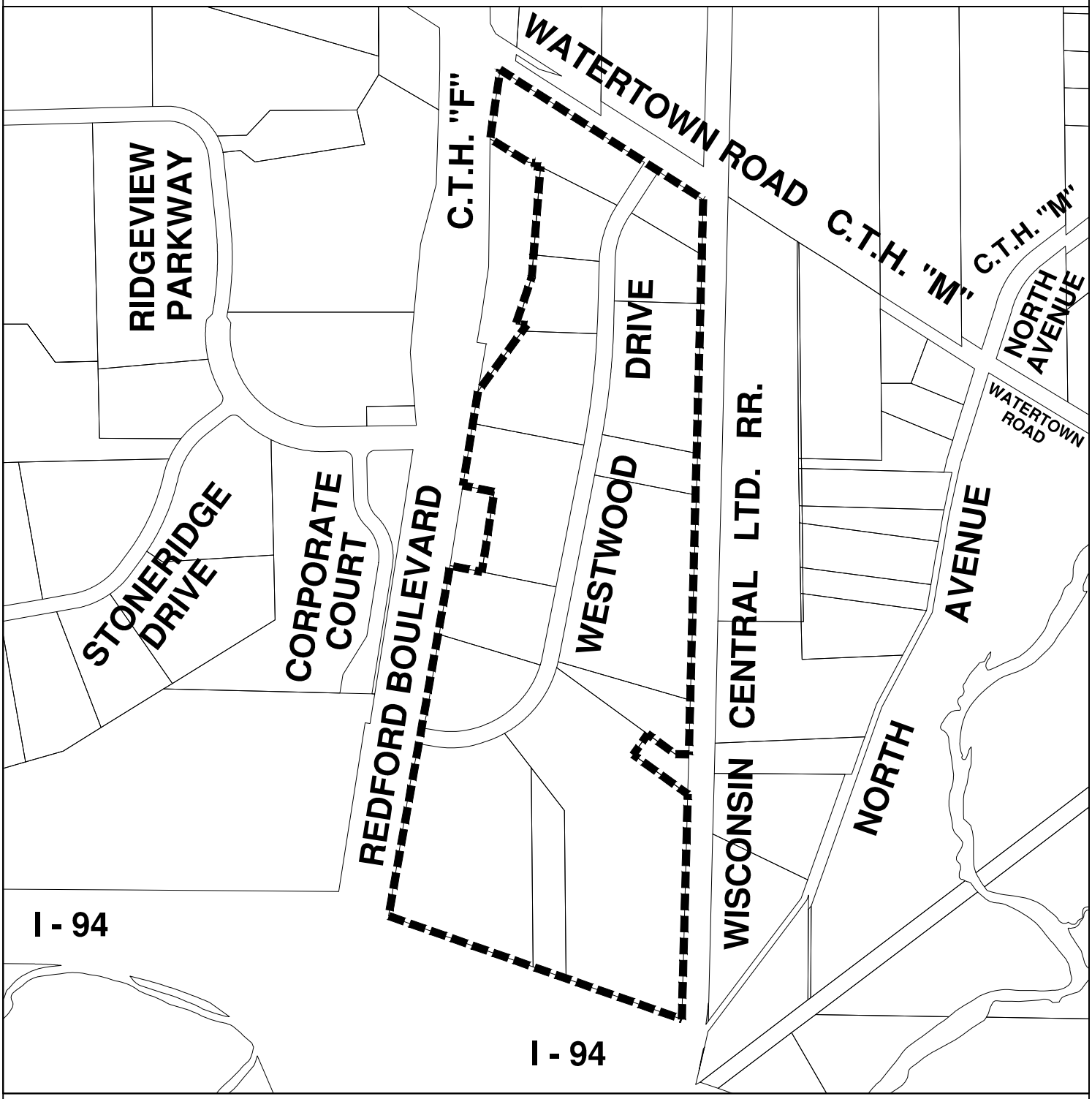
WESTWOOD DRIVE AREA 2025

RD-25-57562

ROAD ASSESSMENT

CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN



CITY OF PEWAUKEE

LEGEND

ROAD ASSESSMENT

N W E S

0 100 200 300 400 500 1000 2000

SCALE IN FEET

DATE: FEBRUARY 17, 2025

Department of Public Works
Engineering Division
W240N3065 Pewaukee Road • Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

March 4, 2025

To the property owners along Westwood Drive:

As you may be aware, the pavement within Westwood Drive is in poor condition and should be replaced. As such, we have bid out the Ridgeview Corporate Park Phase 1 reconstruction project, which consists of full-depth pavement and stone base removals. In areas of reconstruction, all the existing pavement and stone base, including for driveway approaches, will be removed and replaced. Miscellaneous work will also be completed on the existing ditches and underground utilities.

The costs of the ditching and culvert replacements are paid by the Storm Water Utility. The cost of road reconstruction is paid by the City of Pewaukee. Utility repairs are paid for by the respective utility.

Beginning in 1984, the cost of road construction has been recovered through special assessments to the properties that abut the streets. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:30 p.m. on Monday, March 17, 2025, in the Common Council Chambers at Pewaukee City Hall, located at W240N3065 Pewaukee Road.** The purpose of the public hearing is to provide a public forum where the merits of the project will be discussed, and the affected property owners will have a chance to comment before the Common Council on the proposed project.

Enclosed is a portion of the assessment roll showing your property's potential special assessments. The road assessment is due when the final assessment resolution is passed (expected summer 2026). The assessment may be paid over 10 years with simple annual interest accruing on any unpaid balance on the end-of-year tax bill.

We have updated the project webpage on the City of Pewaukee website at *https://www.cityofpewaukee.us/696/Phase-1-2025*, where we have posted project information. You may also go to the City of Pewaukee's website at *http://www.cityofpewaukee.us* and click on "**Departments**", "**Road Construction**", "**Ridgeview Corporate Park**", and "**Phase 1 (2025)**". To sign up for project notifications, please go to *http://www.cityofpewaukee.us/480/Road-Constuction* and follow the instructions.

These special assessments may be confusing, so we strive to provide a clear understanding of the proposals and the costs before and at the March 17th hearing. The decision to proceed with or cancel the project will be made by the Common Council at the March 17th meeting following the public hearing.

If you have any questions or concerns, please feel free to contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

Magdelene Wagner, P.E.
Director of Public Works/City Engineer

Enclosure

CC: City of Pewaukee Common Council

Department of Public Works
Engineering Division
W240N3065 Pewaukee Road • Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

November 18, 2024

SUNSET INVESTMENT CO
PO BOX 1428
WAUKESHA, WI 53187

Subject: Ridgeview Corporate Park Phase One
Public Information Meeting

Dear Property Owner/Operating Manager:

An Open House will be held in the Pewaukee City Hall Common Council Chambers on Monday, December 9, 2024, from 2:00 p.m. to 4:00 p.m. to obtain public comments on the proposed Ridgeview Corporate Park Improvements Project. The Open House will allow informal one-on-one discussions with representatives from Strand Associates, Inc. and City Staff regarding the proposed drainage and roadway improvements. No formal presentations will be made during this time. The project involves reconstructing Corporate Court and Westwood Drive.

A draft of the proposed plan will be available at the meeting for discussion of the potential impacts of the proposed project on the adjacent properties. A draft of the preliminary plan will be posted on the City's website at *https://www.cityofpewaukee.us* the week of December 2nd. Participants are encouraged to make verbal comments and/or submit written comments for consideration by the Design Team in preparing final design plans.

If you should have any questions or are unable to attend the meeting, please feel free to contact Magdelene Wagner, P.E., Director of Public Works, or me at (262) 691-0804.

Sincerely,

Michaelis Gabbey, P.E.
Chief Engineer-Streets & Development

Cc: Magdelene Wagner, P.E., Public Works Director
Emily Rowntree, P.E., Strand Associates, Inc.

GISACRES	ZipCode	TaxKey	SITE ADDRESS		OWNER NAME 1	OWNER NAME 2	Mailing Address Line 1	Mailing Address Line 2	Address Number	Street Name	Street Type	
5.06	53186	PWC 0958979005	W229N1645 WESTWOOD DR	WAUKESHA, WI 53186-1153	HATZ DIESEL OF AMERICA		W229N1645 WESTWOOD DR	WAUKESHA, WI 53186-1153	W229N1645	WESTWOOD	DR	TRUE
1.75	53186	PWC 0959988009	W229N1492 WESTWOOD DR	WAUKESHA, WI 53186	SCL LLC		S52W25064 SAGE CT	WAUKESHA, WI 53189-6910	W229N1492	WESTWOOD	DR	FALSE
25.92	53186	PWC 0956999027	W231N1440 CORPORATE CT	WAUKESHA, WI 53188	DHC ZB WI LLC		255 WASHINGTON ST STE 300	NEWTON, MA 02458-1634	W231N1440	CORPORATE	CT	FALSE
9.69	53186	PWC 0956999007	W231N1600 CORPORATE CT	WAUKESHA, WI 53188	CSM PEWAUKEE LLC		500 WASHINGTON AVE S #3000	MINNEAPOLIS, MN 55415-1151	W231N1600	CORPORATE	CT	FALSE
2.79	53072	PWC 0959988	W229N1433 WESTWOOD DR	WAUKESHA, WI 53186	SUNSET INVESTMENT CO		PO BOX 1428	WAUKESHA, WI 53187	W229N1433	WESTWOOD	DR	FALSE
2.29	53186	PWC 0959988008	W229N1416 WESTWOOD DR	WAUKESHA, WI 53186	CAPITOL WAUKESHA LLC		C/O CAPITOL REAL ESTATE MGT CO PO BOX 44507	MADISON, WI 53744	W229N1416	WESTWOOD	DR	FALSE
2	53186	PWC 0958979013	W229N1855 WESTWOOD DR	WAUKESHA, WI 53186-1153	PERMAY PROTOTYPES AND COMPOSITES INC		W229N1855 WESTWOOD DR	WAUKESHA, WI 53186-1153	W229N1855	WESTWOOD	DR	TRUE
2.27	53186	PWC 0959988006	W229N1844 WESTWOOD DR	WAUKESHA, WI 53186	KMN ENTERPRISES LLC		W229N1680 WESTWOOD DR	WAUKESHA, WI 53186	W229N1844	WESTWOOD	DR	FALSE
2.02	53186	PWC 0958979014	W229N1823 WESTWOOD DR	WAUKESHA, WI 53186	MSI INVESTORS		PO BOX 10265	GREEN BAY, WI 54304-0265	W229N1823	WESTWOOD	DR	FALSE
3.93	53186	PWC 0958979015	W229N1687 WESTWOOD DR	WAUKESHA, WI 53186	SUNSET INVESTMENT CO		PO BOX 1428	WAUKESHA, WI 53187	W229N1687	WESTWOOD	DR	FALSE
3.5	53186	PWC 0958982005	WATERTOWN RD	WAUKESHA, WI 53186	2JDS LLC		N17W24222 RIVERWOOD DR STE 250	WAUKESHA, WI 53188-1162		WATERTOWN	RD	FALSE
9.72	53186	PWC 0959988004	W229N1400 WESTWOOD DR	WAUKESHA, WI 53186	AMERICAN PROPERTY ACQUISITION LLC		7265 S 1ST STE 1	OAK CREEK, WI 53154-2008	W229N1400	WESTWOOD	DR	FALSE
3.5	53186	PWC 0958982004	N20W22951 WATERTOWN RD	WAUKESHA, WI 53186	AMK PROPERTIES	C/O MATTHEW KLEIN	14665 GALAXIE AVE S SUITE 350	APPLE VALLEY, MN 55124	N20W22951	WATERTOWN	RD	FALSE
13.83	53186	PWC 0959988003	W229N1420 WESTWOOD DR	WAUKESHA, WI 53186	SUNSET INVESTMENT CO		PO BOX 1428	WAUKESHA, WI 53187-1428	W229N1420	WESTWOOD	DR	FALSE
4.9	53186	PWC 0959988010	W229N1680 WESTWOOD DR	WAUKESHA, WI 53186	KMN ENTERPRISES LLC		W229N1680 WESTWOOD DR	WAUKESHA, WI 53186	W229N1680	WESTWOOD	DR	TRUE
3.01	53186	PWC 0959988005	W229N1477 WESTWOOD DR	WAUKESHA, WI 53186-1153	RALLYE LLC		W229N1477 WESTWOOD DR	WAUKESHA, WI 53186-1153	W229N1477	WESTWOOD	DR	TRUE
8.92	53186	PWC 0958979007	W229N1492 WESTWOOD DR	WAUKESHA, WI 53186	SCL LLC		S52W25064 SAGE CT	WAUKESHA, WI 53189-6910	W229N1492	WESTWOOD	DR	FALSE
3.5	53186	PWC 0958980003	N20W22961 WATERTOWN RD	WAUKESHA, WI 53186-1308	AMBERDALE LANE LLC		N20W22961 WATERTOWN RD	WAUKESHA, WI 53186-1308	N20W22961	WATERTOWN	RD	TRUE
1.24	53186	PWC 0959988007	W229N1870 WESTWOOD DR	WAUKESHA, WI 53186	DUFFEK PROPERTIES LLC		W229N1870 WESTWOOD DR	WAUKESHA, WI 53186-1302	W229N1870	WESTWOOD	DR	TRUE

Department of Public Works
Engineering Division
W240N3065 Pewaukee Road • Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

RIDGEVIEW CORPORATE PARK PHASE ONE IMPROVEMENTS PROJECT OPEN HOUSE

City of Pewaukee, Wisconsin
W240N3065 Pewaukee Road

Monday, December 9, 2024
2:00 p.m. to 4:00 p.m.
Common Council Chambers

An Open House will be held on Monday, December 9, 2024, from 2:00 p.m. to 4:00 p.m. in the City Hall Common Council Chambers to obtain public comments regarding the proposed Ridgeview Corporate Park Phase One Improvements Project. The Open House will allow informal one-on-one discussions with Strand Associates, Inc. and City Staff representatives regarding the proposed roadway and drainage improvements. No formal presentations will be made during this time. The project involves repaving Corporate Court and Westwood Drive.

A draft of the proposed plan will be available at the meeting to discuss the proposed project's potential impacts on the adjacent properties. A preliminary plan draft will be posted the week of December 2nd on the City's website at *https://www.cityofpewaukee.us*. Participants are encouraged to make verbal comments and/or submit written comments for consideration to the Design Team in the preparation of final design plans.

If you should have any questions or are unable to attend the meeting, please feel free to contact Michaelis Gabbey, P.E., Chief Engineer-Streets & Development, or Magdelene Wagner, P.E., Director of Public Works, at (262) 691-0804.

NOTICE

It is possible that members of other government bodies of the municipality may be in attendance to gather information that may form a quorum. At the above-stated meeting, no action will be taken by any governmental body other than the body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Director of Public Works, Magdelene Wagner, at (262) 691-0804 by 12:00 p.m. the day of the meeting so that arrangements may be made to accommodate your request.

In Attendance:
Mayor S. Bierce, Aldermen B. Dziwulski, R. Reinbold, S. Tabbert, and J. Wamser. P. Vetterkind arrived at 6:49 p.m. Alderperson C. Brown was absent and excused.

Also in Attendance:
Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, City Planner & Community Development Director N. Fuchs, Library Director N. Champe and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

   Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment - None.

3. Discussion and Possible Action Regarding Reapproval of a Certified Survey Map for Cedar Gables for Property Located at Approximately N18 W22670 Watertown Road (PWC 0958-990-005 & PWC 0958-990-006) for the Purpose of Allowing Modifications to the Road Location and Amending from Three Lots to Four Lots

   City Planner Fuchs presented the staff report on the Cedar Gables Certified Survey Map (CSM). He explained that minor changes were made due to Department of Natural Resources (DNR) and Southeastern Wisconsin Regional Planning Commission (SEWRPC) comments, resulting in a change from a three-lot to a four-lot CSM. The roadway and right-of-way dedication were slightly shifted away from the property line where it crosses the wetland based on DNR comments. The cul-de-sac configuration in phase two was also modified.

   Mayor Bierce asked if there were any questions or concerns. No questions were raised.

   A motion was made and seconded (B. Dziwulski, J. Wamser) to approve the Certified Survey Map. Motion Passed: 4-For, 0-Against.

4. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road from Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation (PWC 0951-995-001)
   4.1 **Resolution PC 25-02-04** Plan Commission Recommendation to Amend the Comprehensive Master Plan for the Kiser / Krumenacher property.
   4 .2 **Ordinance 25-04** Comprehensive Master Plan Amendment for the Kiser / Krumenacher property.

5. Discussion and Possible Action Regarding **Ordinance 25-05** to Rezone Vacant Property Located on the East Side of Bluemound Road (PWC 0951-995-001) from Rs-3 Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy for the Purpose of Using the Property as an Outdoor Gathering Venue

for Rent as Requested by Doug & Kim Kiser and Thomas & Karen Krumenacher

6. **PUBLIC HEARING,** Discussion and Possible Action Regarding a Conditional Use Permit for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road (PWC 0951-995-001) for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent

Mayor Bierce announced that items 4, 5, and 6 would be taken together as they all concerned the same property. He clarified that while two public hearings were listed, they would be held concurrently.

Mr. Fuchs provided an overview of the applications related to the request for a private park or outdoor event space use. The applicants, Doug and Kim Kiser and Thomas and Karen Krumenacker, planned to rent out the property for events such as graduation parties, birthday parties, reunions, and small craft fairs or market-type events. The site would be utilized as-is, with the possibility of setting up tents and portable restrooms. Events would be limited to 100 people or less due to the available parking.

Mr. Fuchs noted staff concerns about the use's compatibility with adjacent single-family uses, including noise, traffic, and later-hour activities. He mentioned that the applicants own the two abutting properties to the north and south. The applicant provided information on noise mitigation and containing activities on-site. Staff prepared 16 conditions to help mitigate potential issues, to which the applicant did not object. The Plan Commission recommended approval of all three applications.

Mayor Bierce opened the public hearing, but no one came forward to speak. He then closed the public hearing and brought the matter to the Council for discussion.

Mayor Bierce noted that the Plan Commission had thoroughly examined the proposal over multiple meetings and ultimately recommended it unanimously. He asked if the Council members had any questions about the property, usage, rezoning, or other aspects.

Administrator Klein raised a question about the order of approvals, suggesting that the Comprehensive Master Plan Amendment should be approved before the rezoning. After some discussion, it was agreed to make the Comprehensive Master Plan Amendment and ordinance approvals contingent upon the rezoning being approved.

The council then proceeded to vote on each item separately:

A motion was made and seconded (J. Wamser, B. Dziwulski) to approve Resolution PC 25-02-04, contingent upon the rezoning being approved. Motion Passed 4-For, 0-Against.

A motion was made and seconded (J. Wamser, B. Dziwulski) to approve Ordinance 25-04, contingent upon the rezoning being approved. Motion Passed: 4-For, 0-Against.

A motion was made and seconded (J. Wamser, B. Dziwulski) to approve Ordinance 25-05 to rezoning the property. Motion Passed: 4-For, 0-Against.

A Motion was made and seconded (B. Dziwulski, J. Wamser) to approve the Conditional Use Permit. Motion Passed: 4-For, 0-Against.

7. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use / Transportation Plan Use Designation for the City of Pewaukee for Bielinski Homes for Property Located at W240 N2687 Pewaukee Road (PWC 0924-995) from Retail / Service Commercial to High Density Residential (< 6,500 SQ. FT. / D.U.)

Mayor Bierce reported that the petitioner asked the Council to table this item indefinitely.

Attorney Riffle stated the petitioner will have to reapply for the Comprehensive Master Plan Amendment since a future date could not be established.

8. Discussion and Possible Action to Approve the Release of Interstate Partners Green Road LLC Cash Deposit of $9,460

Engineer/DPW Director Wagner explained that Interstate Partners Green Road LLC had completed improvements at the Redford Blvd. ramp and Green Road intersection a couple of years ago. The improvements allowed for heavy trucking to be opened up from Duplainville Road to the Redford Blvd. ramp. The one-year guarantee period had passed, and all restoration was complete. Ms. Wagner recommended releasing the remaining deposit of $9,460.

A motion was made and seconded (J. Wamser, S. Tabbert) to return the cash deposit of $9,460 to Interstate Partners Green Road LLC. Motion Passed: 4-For, 0-Against.

9. Discussion and Possible Action to Enact the 2025 Spring Weight Limits

Ms. Wagner presented the proposed 2025 spring weight limits. She explained that due to winter weather conditions creating potential weaknesses in the roadbed, the City sought to impose spring weight limits in accordance with City ordinance 5.05 Section 2. The restrictions would start on Monday, March 10th at 6 a.m. and end on Sunday, March 23rd at 6 p.m. with the possibility of an extension with 48-hour notice depending on weather and road conditions.

Ms. Wagner noted that the affected roads were mostly the same as the previous year, with the exception of a section of Green Road that had been removed from the restrictions due to business operations.

The weight limit was confirmed to be six tons. Ms. Wagner mentioned that the information would be posted on the City website and Facebook, and businesses were being notified of the restrictions.

A motion was made and seconded (B. Dziwulski, R. Reinbold) to enact the 2025 spring weight limits as presented by Ms. Wagner. Motion Passed: 4-For, 0-Against.

10. Discussion and Possible Action to Approve the Accounts Payable Listing Dated March 3, 2025

A motion was made and seconded (J. Wamser, R. Reinbold) to approve the accounts payable listing. Motion Passed: 4-For, 0-Against.

11. Public Comment

Larry Marincic (N30 W22121 Green Road) addressed the council regarding concerns about the Gun Club. He referenced the EPA's manual on best management practices for lead at outdoor shooting ranges and highlighted several issues:

- The Gun Club's location near waterways and wetlands, which he stated was problematic.
- The Gun Club's plans to build permanent structures, which he said the EPA and NRA discourage due to lead dust concerns.
- The need for an environmental assessment and audit of the Gun Club's records regarding lead management.

Mr. Marincic urged the Council to review the EPA's best management practices before setting any further policies regarding the Gun Club and questioned whether the Gun Club should remain in the City for the next 100 years.

12. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- §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, specifically related to the Joint Pewaukee Library lease agreement.

- §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 specifically related to the Trinity Academy Lease Agreement for the property located at W225 N3201 Duplainville Road (PWC 0911-989-002).

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

A motion was made and seconded (B. Dziwulski, R. Reinbold) to go into Closed Session at 6:49 p.m. Motion Passed: 4-For, 0-Against by roll call vote. Mr. Vetterkind arrived at this time.

13. Adjournment

A motion was made and seconded (P. Vetterkind, B. Dziwulski) to adjourn the meeting at 7:21 p.m. from Closed Session. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

In Attendance: Mayor S. Bierce, Aldermen C. Brown, B. Dziwulski, R. Reinhold, S. Tabbert, P. Vetterkind and J. Wamser.

Also Present: Administrator S. Klein, City Engineer / DPW Director M. Wagner, Utility Manager J. Mueller and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the Common Council meeting to order at 6:30 p.m., noting a quorum was present. He then led the Pledge of Allegiance.

2. Public Comment - There was no public comment at this time.

3. Consent Agenda

3.1 Approval of the Accounts Payable Listing Dated April 7, 2025

Mayor Bierce asked for a motion to approve the consent agenda.

A motion was made and seconded (J. Wamser, R. Reinbold) to approve the consent agenda. Motion Passed: 6-For, 0-Against.

4. Licensing

4.1 Discussion and Possible Action on Proposed Retail Sales License for Raised Grain Brewing Company LLC at Wagner Park on July 19, 2025

Mayor Bierce introduced the item for discussion. Alderperson Dziwulski expressed support for the license, stating it made sense as a fundraiser for Pewaukee Youth Baseball and the city would receive payment for use of the park.

Mayor Bierce asked if there were any objections to allowing beer sales for the fundraiser. Hearing none, he called for a motion.

A motion was made and seconded (B. Dziwulski, S. Tabbert) to approve the retail sales license for Raised Grain Brewing Company LLC at Wagner Park on July 19, 2025. Motion Passed: 6-For, 0-Against.

5. Sewer Utility

5.1 Discussion and Possible Action to Award the 2025 Cleaning Contracts to Visu-Sewer LLC

Ms. Wagner presented information on the annual sewer cleaning contract. She explained that about one-third of the system is cleaned each year, with certain sections televised ahead of upcoming road projects. Some areas are watched annually for grease buildup. The contract also includes some storm sewer televising ahead of a future road project.

Ms. Wagner reported that three bids were received, with Visu-Sewer as the low bidder at $137,014.64. She noted Visu-Sewer has done many of the city's sewer contracts in the past with satisfactory results. Ms. Wagner recommended awarding the contract to Visu-Sewer.

Alderperson Brown asked how the price compared to recent years. Ms. Wagner replied it was very similar, as they try to keep the system cleaning consistent year to year.

Mr. Vetterkind also inquired about impacts on homeowners. Utility Supervisor J. Mueller explained that generally there are no effects, though special precautions are taken in a few areas with flat lines.

A motion was made and seconded (B. Dziwulski, J. Wamser) to award the 2025 cleaning contract to Visu-Sewer LLC in the amount of $137,014.64. Motion Passed: 6-For, 0-Against.

5.2 Discussion and Possible Action Regarding Bluemound Takoma Sewer and Water Assessments

Ms. Wagner presented information on proposed sewer and water extensions for Bluemound Road. She explained this is part of an overall project to create a loop in the system to eventually abandon Well 5 which has a consent order for Radium exceedance and a partial well hole collapse. The project would provide a secondary loop for the Tacoma Hill subdivision and increase fire protection for the Bluemound Industrial Park.

Ms. Wagner outlined the total project cost of $1,993,195.75, breaking down the water and sewer components. She presented several assessment alternatives, ranging from the full cost to property owners down to more limited assessments focused only on pipe and valve costs.

Extensive discussion ensued among the Council members regarding assessment options, impacts to property owners, utility costs, and precedents set by past projects. Key points included:

- Concern about high assessment amounts potentially bankrupting businesses
- Desire to balance fairness to property owners and other utility ratepayers
- Recognition of benefits to the overall water system and fire protection
- Questions about comparable assessment policies in other communities
- Discussion of potential caps on assessment amounts
- Consideration of different approaches for residential vs. commercial properties

The Council ultimately did not reach a decision on assessment amounts. They directed Ms. Wagner to gather more information and develop a refined proposal for the next meeting, taking into account the ideas discussed. The Council expressed support for moving forward with the

project but needed more time to determine the appropriate assessment approach.

Ms. Wagner noted she would need direction soon to meet project timelines. The Council discussed potentially asking the contractor to extend their bid or holding a special meeting if needed to keep the project on schedule.

No formal action was taken on this item.

6. Storm Water Utility

6.1 Discussion and Possible Action Regarding the 2024 MS4 Annual Storm Water Report

Ms. Wagner presented a summary of the annual stormwater management report. She noted the city received a new permit from the DNR with increased requirements. Key changes include solidifying current practices and establishing more measurable goals. Wagner mentioned an upcoming Total Maximum Daily Load (TMDL) for the Fox River that will affect future requirements.

A motion was made and seconded (B. Dziwulski, R. Reinbold) to approve the 2024 MS4 Annual Storm Water Report. Motion Passed: 6-For, 0-Against.

7. Forestry

7.1 Discussion and Possible Action to Approve Resolution 25-04-05 Establishing April 25, 2025 as Arbor Day

Ms. Wagner explained this resolution is part of the process to be designated as a Tree City USA. She noted the city meets the four required criteria and must celebrate Arbor Day. Plans include planting a tree at the DPW yard or a park.

Motion was made and seconded (R. Reinbold, J. Wamser) to approve Resolution 25-04-05 establishing April 25, 2025 as Arbor Day. Motion Passed: 6-For, 0-Against.

8. Legislation

8.1 Discussion and Possible Action Regarding Wisconsin Tax Levy Limits

Administrator Klein presented information on tax levy limits, referencing the City's strategic plan goal of finding new revenue sources. He explained the League of Wisconsin Municipalities had previously pushed for changes to levy limits. Mr. Klein noted that even with recent increases in shared revenues, many communities are still struggling to meet budget needs under the current limits.

Mr. Klein asked if the Council wanted to send another resolution to the state supporting the removal of levy limits. Mayor Bierce expressed support for a new resolution, calling levy limits "ridiculous" and noting that even rural communities are being negatively impacted.

The Council members expressed general agreement in opposing levy limits. Mr. Klein said he would bring back a draft resolution for approval at a future meeting.

9. Swear In Newly Elected Officials

City Attorney Stan Riffle administered the oath of office to the following newly elected officials:

- Mayor Steve Bierce
- Alderman District #1 Richard Reinbold
- Alderman District #2 Colleen Brown
- Alderman District #3 Brian Dziwulski

10. Public Comment - There was no public comment at this time.

11. Adjournment

A motion made and seconded (P. Vetterkind, S. Tabbert) to adjourn the meeting at 7:55 p.m. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
04/04/2025	100	1896(E)	ADP INC	CITY HALL - DATA PROCESSING	52160	51600	455.00
04/04/2025	100	1897(E)	ADP INC	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	417.37
04/17/2025	100	143722	AIRGAS USA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	315.06
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	277.55
				CHECK 100 143722 TOTAL FOR FUND 100:			592.61
04/17/2025	100	143724	AMY WHITE	RECREATION PROGRAM - MILEAGE	53300	55300	14.70
04/17/2025	100	143725	ASK ELECTRIC	BUILDING SERVICES DUE TO VILLAGE	24400	00000	135.00
04/17/2025	100	143727	BIEBEL'S TRUE VALUE AND JUST ASK	PARKS - EQUIP REPAIR & MAINT	52430	55200	126.65
04/17/2025	100	143729	BREDAN MECHANICAL SYSTEMS INC	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	7,025.00
04/17/2025	100	143731	BUELOW VETTER BUIKEMA OLSON &	ATTORNEY'S FEES	52100	51430	517.50
04/17/2025	100	143734	CIVICPLUS	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	9,299.56
04/17/2025	100	143735	CONCENTRA MED COMPLIANCE ADMIN	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	117.00
04/17/2025	100	143736	CONLEY MEDIA	CLERK/TREASURER - NOTICES &	53470	51420	11.48
04/17/2025	100	143738	DIVERSIFIED BENEFIT SERVICES, INC.	INSURANCE CONSULTANT	52150	51930	315.80
				INSURANCE CONSULTANT	52150	51930	995.60
				CHECK 100 143738 TOTAL FOR FUND 100:			1,311.40
04/17/2025	100	143739	DLT SOLUTIONS	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	6,060.79
04/17/2025	100	143740	DOUG BURKE	PARKS - SAFETY EQUIPMENT	53480	55200	80.00
04/17/2025	100	143742	ELEVITY GORDON FLESCH CO INC	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	6.00
				IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	6.00
				CHECK 100 143742 TOTAL FOR FUND 100:			12.00
04/17/2025	100	143744	FIRE & POLICE SELECTION, INC	FIRE ADMINISTRATION - EMPLOYMENT	52150	52210	795.00
04/17/2025	100	143745	FIRE SERVICE INC	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	2,217.09
04/17/2025	100	143746#	FORWARD TS	BUILDING SERVICES - OPERATING SUPPLIES	53400	52400	27.14
				RECREATION PROGRAM - OPERATING SUPPLIES	53400	55300	105.54
				CHECK 100 143746 TOTAL FOR FUND 100:			132.68
04/17/2025	100	143749	HURD, AMI	CLERK/TREASURER - MILEAGE	53300	51420	44.10
04/17/2025	100	143751	IHN PLUMBING COMPANY	PLUMBING PERMITS	44302	00000	60.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
04/17/2025	100	143752	INTERNATIONAL INSTITUTE OF	CLERK/TREASURER - DUES, MEMBERSHIPS &	53200	51420	210.00
04/17/2025	100	143753	IS OUTFITTERS	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	680.00
04/17/2025	100	143755	JENNIFER SCHOLTKA	RECREATION PROGRAM - CONTRACTED	52190	55300	1,221.00
04/17/2025	100	143756#	JOHNS DISPOSAL SERVICE	RECYCLE - GARBAGE COLLECTION	52800	53620	14,236.72
				SERVICE FEES	52900	53635	780.00
				CHECK 100 143756 TOTAL FOR FUND 100:			15,016.72
04/17/2025	100	143757	KAEREK HOMES INC	CLEARING	21900	00000	300.00
04/17/2025	100	143758	KARMEN LEHMAN	RECREATION PROGRAM - CONTRACTED	52190	55300	1,080.00
04/17/2025	100	143759	KM SPORTS	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	62.00
				RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	976.00
				CHECK 100 143759 TOTAL FOR FUND 100:			1,038.00
04/17/2025	100	143760	KWIK TRIP INC.	FIRE PROTECTIVE SERVICES - FUEL	53420	52230	5,564.42
04/17/2025	100	143762	LAURE BENETTI	BEB23-0019	23173	00000	2,000.00
04/17/2025	100	143763	LEAGUE OF WI MUNICIPALITIES	COUNCIL - DUES, MEMBERSHIPS &	53200	51110	10,527.21
04/17/2025	100	143764	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	816.90
04/17/2025	100	143765	MALECKI GRAPHIC ARTS SERVICES	RECREATION PROGRAM - PROGRAM PRINTING	53120	55300	1,000.00
04/17/2025	100	143766*#	MENARDS	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	342.51
				FIRE PROTECTIVE SERVICES - TRAINING	52980	52230	146.67
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	271.41
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	36.67
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	31.81
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	28.63
				PARKS - GROUNDS MAINTENANCE	52420	55200	199.54
				PARKS - GROUNDS MAINTENANCE	52420	55200	74.25
				PARKS - GROUNDS MAINTENANCE	52420	55200	62.96
				PARKS - GROUNDS MAINTENANCE	52420	55200	403.78
				CHECK 100 143766 TOTAL FOR FUND 100:			1,598.23
04/17/2025	100	143768	MUNICIPAL PROPERTY INSURANCE	PROPERTY & LIABILITY	55120	51930	74,861.00
04/17/2025	100	143769	NICK PHALIN	RECREATION PROGRAM - MILEAGE	53300	55300	46.90
04/17/2025	100	143771	ODP BUSINESS SOLUTIONS LLC	CLERK/TREASURER - OPERATING SUPPLIES	53400	51420	55.48
04/17/2025	100	143774	PREMIUM WATERS, INC	PARKS - OPERATING SUPPLIES	53400	55200	55.74

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
04/17/2025	100	143775	PROHEALTH CARE MEDICAL GROUP	FIRE ADMINISTRATION - EMPLOYMENT	52150	52210	1,986.00
04/17/2025	100	143776	PROHEALTH PHARMACY WAUKESHA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	751.58
04/17/2025	100	143777	QUADIENT LEASING USA, INC	CLERK/TREASURER - EQUIP REPAIR & MAINT	52430	51420	486.93
04/17/2025	100	143778	R&R INSURANCE SERVICES	WORKER'S COMPENSATION	55110	51930	21,786.00
04/17/2025	100	143780	RICHARD CARR	SHARP SHOOTER DEER MANAGEMENT	52990	54155	150.00
04/17/2025	100	143781	RUNDLE-SPENCE	PARKS - BUILDING REPAIRS & MAINT	52410	55200	147.96
04/17/2025	100	143782	SEAT OF THE PANTS PRODUCTIONS LLC	RECREATION PROGRAM - CONTRACTED	52190	55300	378.00
04/17/2025	100	143783	SHERWIN-WILLIAMS	PARKS - GROUNDS MAINTENANCE	52420	55200	409.00
				PARKS - GROUNDS MAINTENANCE	52420	55200	204.50
				CHECK 100 143783 TOTAL FOR FUND 100:			613.50
04/17/2025	100	143784	ST. BARTHOLOMEW'S EPISCOPAL CHURCH	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	450.00
04/17/2025	100	143785	STATE OF WI COURT FINES & ASSMTS	COURT PENALTIES	45110	00000	8,662.90
04/17/2025	100	143787	TDS	FIRE ADMINISTRATION - PHONE & CELL	52260	52210	510.55
				FIRE ADMINISTRATION - PHONE & CELL	52260	52210	159.86
				FIRE ADMINISTRATION - PHONE & CELL	52260	52210	807.14
				FIRE ADMINISTRATION - PHONE & CELL	52260	52210	293.02
				CHECK 100 143787 TOTAL FOR FUND 100:			1,770.57
04/17/2025	100	143788	TIA FIORENTINO	CLERK/TREASURER - MILEAGE	53300	51420	28.81
04/17/2025	100	143791	TOTAL TOOL	PARKS - NEW EQUIPMENT	53950	55200	335.00
04/17/2025	100	143792	UNIFIRST CORP	FIRE ADMINISTRATION - OPERATING	53400	52210	113.51
04/17/2025	100	143794#	VILLAGE OF PEWAUKEE	LIBRARY - OPERATING SUPPLIES	53400	55110	72,488.91
				PARKS - WATER	52230	55200	60.00
				PARKS - PUBLIC FIRE PROTECTION CHARGE	52950	55200	135.00
				CHECK 100 143794 TOTAL FOR FUND 100:			72,683.91
04/17/2025	100	143799	WAUKESHA CO TREASURER	COURT PENALTIES	45110	00000	2,399.88
04/17/2025	100	143801	WE ENERGIES	PARKS - ELECTRICITY	52210	55200	17.78
04/17/2025	100	143803	WILDLIFE MANAGEMENT SERVICES	SHARP SHOOTER DEER MANAGEMENT	52990	54155	6,835.00
04/17/2025	100	143804	WISCONSIN DEPARTMENT OF	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	110.00
04/17/2025	100	143805	WISCONSIN LEGAL BLANK	ELECTIONS - PRINTING	53120	51440	797.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
				Total for fund 100 GENERAL FUND			266,000.86

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 250 TOURISM & CONVENTION							
04/17/2025	100	143779	R.A. SMITH & ASSOC., INC.	TOURISM - SPORTS COMPLEX TURF	58210	56700	3,820.70
				Total for fund 250 TOURISM & CONVENTION			3,820.70

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 440 BIKE & PEDESTRIAN							
04/17/2025	100	143767	MSA PROFESSIONAL SERVICES INC	WATERTOWN ROAD/CTH M NORTH AVE TO	58250	53550	24,765.75
				Total for fund 440 BIKE & PEDESTRIAN			24,765.75

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 490 CAPTIAL EQUIPMENT							
04/17/2025	100	143772	PARKITECTURE & PLANNING	CAPITAL EQUIPMENT/BUILDING	58100	57621	2,450.00
04/17/2025	100	143789	TKK ELECTRONICS	FIRE ADMINISTRATION - CAPITAL EQUIPMENT	58100	57220	1,891.62
				Total for fund 490 CAPTIAL EQUIPMENT			4,341.62

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
04/17/2025	100	143721*	AB DATA	BILLING	53300	00903	1,606.65
04/17/2025	100	143723*	ALL CITY COMMUNICATIONS INC.	ADMIN & GEN OPS-ANSWERING SERVICE	52331	10921	43.50
04/17/2025	100	143726	BADGER METER	CUSTOMER ACCTS OPS-METER READING EXPS	52401	10902	172.32
04/17/2025	100	143728	BIERCE, STEVE	ADMIN & GEN OPS-MEALS & INCIDENTALS	53210	10921	881.31
04/17/2025	100	143732*#	CINTAS CORP	TRANS & DIST OPS-UNIFORMS	53410	10665	52.84
				TRANS & DIST OPS-UNIFORMS	53410	10665	52.85
				CHECK 100 143732 TOTAL FOR FUND 600:			105.69
04/17/2025	100	143737	CORE & MAIN LP	TRANS & DIST MAINT-TRANS& DISTR MAINS	52400	10673	435.18
04/17/2025	100	143741*	DWD-UI	UNEMPLOYMENT-WATER	51370	10926	840.00
04/17/2025	100	143743	ELLIOTTS ACE HARDWARE	PUMP MAINT-BUILD & GROUNDS	52310	10631	4.49
04/17/2025	100	143748#	HAWKINS, INC.	TREATMENT OPS-CHEMICALS	53410	10641	3,074.74
				TREATMENT MAINT-MAINT OF TREATMENT	52400	10652	149.88
				TREATMENT MAINT-MAINT OF TREATMENT	52400	10652	165.75
				CHECK 100 143748 TOTAL FOR FUND 600:			3,390.37
04/17/2025	100	143750	HYDROCORP	TRANS & DIST OPS-CROSS CONNECTION	52900	10664	1,288.00
04/17/2025	100	143754	J. MILLER ELECTRIC	SOURCE MAINT-MAINT OF WELLS	52400	10614	125.00
04/17/2025	100	143766*#	MENARDS	PUMP MAINT-BUILD & GROUNDS	52310	10631	9.98
				TREATMENT MAINT-MAINT OF TREATMENT	52400	10652	6.50
				TREATMENT MAINT-MAINT OF TREATMENT	52400	10652	10.66
				TRANS & DIST OPS-MISC EXPENSES	53400	10665	12.49
				CHECK 100 143766 TOTAL FOR FUND 600:			39.63
04/17/2025	100	143770#	NORTHERN LAKE SERVICE, INC	PRE - PAYMENTS	16200	00143	116.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	1,249.32
				CHECK 100 143770 TOTAL FOR FUND 600:			1,365.32
04/17/2025	100	143773*	PITNEY BOWES GLOBAL	BILLING	53300	00903	991.74
04/17/2025	100	143786	STRAND ASSOCIATES, INC	PFAS TREATMET	12818	00107	4,427.70

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
				WELL # 13 TEST & PRODUCTION WELL	12856	00107	17,502.30
				CHECK 100 143786 TOTAL FOR FUND 600:			21,930.00
04/17/2025	100	143790	TOTAL MECHANICAL	SOURCE MAINT-BUILDINGS AND GROUNDS	52310	10611	1,045.94
04/17/2025	100	143793	UZELAC INDUSTRIAL PROPERTIES LLC	DEFERRED/CONTEMPLATED SP ASSMT PAYOFFS	46320	00464	20,735.29
04/17/2025	100	143795	WATER QUALITY INVESTIGATIONS	WELL #8 REHAB	12851	00107	280.50
04/17/2025	100	143796	WATER REMEDIATION TECHNOLOGY	TREATMENT MAINT-WRT RADIUM TREATMENT	52900	10652	4,341.68
04/17/2025	100	143797	WATER SURPLUS	PFAS TREATMET	12818	00107	26,100.00
04/17/2025	100	143802	WI RURAL WATER ASSOCIATION	ADMIN & GEN OPS-UTILITY MEMB & CONT	53200	10930	220.00
				Total for fund 600 WATER UTILITY			85,942.61

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY							
04/17/2025	100	143721*	AB DATA	BILLING	53300	00903	1,606.66
04/17/2025	100	143723*	ALL CITY COMMUNICATIONS INC.	ADMIN & GEN OPS-ANSWERING SERVICE	52331	10921	43.50
04/17/2025	100	143730	BROOKFIELD, TOWN OF	SEWER SERVICE CHARGE SANITARY DISTIRCT	52343	01827	1,384.25
04/17/2025	100	143732*#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	52.85
				Uniforms & Protective Equipment	53410	01827	52.84
				CHECK 100 143732 TOTAL FOR FUND 650:			105.69
04/17/2025	100	143733#	CITY OF BROOKFIELD	CITY OF BROOKFIELD NOTE PAYABLE	29102	00221	13,429.70
				CITY OF BROOKFIELD NOTE PAYABLE	29102	00221	9,037.87
				INTEREST/LONG TERM DEBT	56100	01880	1,035.55
				INTEREST/LONG TERM DEBT	56100	01880	816.08
				CHECK 100 143733 TOTAL FOR FUND 650:			24,319.20
04/17/2025	100	143741*	DWD-UI	UNEMPLOYMENT-SEWER	51370	10926	840.00
04/17/2025	100	143747	GILES ENGINEERING ASSOCIATES, INC	Gun Club Sewer Study	12831	00107	360.00
04/17/2025	100	143761	LAKE PEWAUKEE SANITARY DISTRICT	SEWER SERVICE CHARGE - LAKE PEWAUKEE	52341	01827	174,002.50
04/17/2025	100	143766*#	MENARDS	SUPPLIES AND EXPENSES	53400	01827	12.49
04/17/2025	100	143773*	PITNEY BOWES GLOBAL	BILLING	53300	00903	991.74
04/17/2025	100	143798	WAUKESHA CO DEPT OF PUBLIC WORKS	MAINTENANCE OF COLLECTION SYSTEM	52400	01831	410.00
04/17/2025	100	143800	WAUKESHA WATER UTILITY	SEWER SERVICE CHARGE - WCC	52344	01827	25,962.14
				Total for fund 650 SEWER UTILITY			230,038.17
			TOTAL - ALL FUNDS				614,909.71

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of March 21, 2024

Date: 03/14/2024

Project Name: R/M Certified Survey Map

Project Address/Tax Key No.: W233N2080 Ridgeview Parkway / PWC 0953984002

Applicant: Ruekert & Mielke, Inc

Property Owner: R-M INVESTMENT PROPERTIES LLC

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Office Commercial

Use of Surrounding Properties: Vacant Rm-3 District property planned for the Ridgeview Apartments to the north, office uses to the south, office and industrial to the east and industrial to the west.

Project Description and Analysis

The applicant filed a Certified Survey Map Application requesting to subdivide the existing property located at W233N2080 Ridgeview Parkway. The land division is in anticipation of the construction of an office building on the newly created parcel, Lot 2.

The subject property has an area of approximately 7.07-acres. The property currently consists of an existing office building and a large parking lot of about 355 parking spaces.

The proposed Lot 1 has an area of 5.07-acres and will contain the existing office building and remaining parking, which is 197 parking spaces.

Lot 2 has an area of 2-acres and will be the site of the future office building. The CSM shows the proposed building and parking lot, which is expected to have 98 parking spaces. Note future uses must be allowed within the B-4 District and development of Lot 2 will require review and approval of a Site & Building Plan Review Application.

Both lots conform to the B-4 District minimum lot area of 2-acres and minimum lot width of 140 feet at the building setback line. *However, the rear yard building setback on Lot 2 shall be revised to 25-feet, opposed to 20-feet as currently shown, prior to the recording of the Certified Survey Map with the Waukesha County Register of Deeds*.

According to the applicant, the 40% minimum greenspace requirement is met on Lot 1 and sufficient area is provided on Lot 2 to comply with this standard. *Staff recommends that greenspace calculations be provided to the City Planner demonstrating conformance with the 40% minimum greenspace requirement on Lot 1 and show that the proposed development plan of Lot 2 will also meet this standard, prior to recording the CSM*.

Parking
The Zoning Code suggests the following for professional office uses:

> (5) Financial institutions; business, government, and professional offices.
>
> > One (1) space for each 200 square feet of floor space plus one (1) space for each two (2) Employees.

The applicant has indicated that they do not anticipate any parking issues; however, if necessary, they could provide additional parking on the south side of Lot 1. The feasibility of this will also depend on the resulting greenspace/impervious surface ratio of Lot 1.

Access
Access is anticipated to be shared between the two properties. Any requests for additional access from Ridgeview Parkway would be reviewed at that time, but again, the existing ingress/egress is planned to be utilized by both properties. *Staff recommends that a shared access and parking agreement be recorded with the Waukesha County Register of Deeds prior to or at the same time as the recording of the Certified Survey Map*.

Existing improvements on Lot 2
As a result of this proposed land division, Lot 2 will be created and consist of a parking lot.

The City's Zoning Code may not necessarily allow a parking lot as a principal use on a property without specific approvals. The existing improvements on this new lot would also not comply with the minimum 40% greenspace requirement and paving setbacks.

Staff recommended to the applicant that the parking lot on Lot 2 be removed prior to the recording of the CSM.

The applicant is requesting that they be allowed to record the CSM and then remove the parking lot within one year following recording. According to the applicant, this is being requested for financial purposes. Staff does not object to this request and recommends the condition below. It can be noted that this was discussed with the City Attorney as well.

> *The parking lot and pavement within the proposed Lot 2 of the Certified Survey Map shall be removed and the area returned to greenspace, prior to the recording of the Certified Survey Map with the Waukesha County Register of Deeds. Alternatively, the applicant may remove the parking lot and pavement and return the area to greenspace within one year from the time of recording of the Certified Survey Map, subject to the applicant providing a letter of credit in the amount of the cost to remove the existing impervious surface areas and returning it to greenspace. Said amount shall be approved by the City Planner*.

Recommendation

Staff recommends a motion to approve the Certified Survey Map for property located at W233N2080 Ridgeview Parkway, subject to the staff recommended conditions of approval within this report.

Ruekert · Mielke W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020 262-542-5733

January 25, 2024

To: Nick Fuchs, City Planner
City of Pewaukee

From: Stan Sugden, President & CEO
Ruekert & Mielke, Inc.

RE: Ruekert & Mielke, Inc. Building

W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020

Dear Mr. Fuchs,

Enclosed please find our application for land division and CSM approval for our parcel located in the City of Pewaukee. I am making this request on behalf of our Employee Owners as we plan the future of our company.

Our building was built in 2000 at a time when parking requirements were firm and required a significant use of land for parking. Over the last 23 years the parking lot has proven to be significantly larger than necessary and will require significant investment on our part in the near future.

Our submitted plan is to split off a 2-acre lot that we will use to construct a new facility. Parking for the new building will be on the 2-acre site and we will have shared access and parking easements to help with overflow from both buildings. We currently have 5 tenants in our building and would likely add one more after the new building is constructed. The current working habits of office personnel give us confidence that our proposed parking arrangement will be more than reasonable for our intended uses.

We don't have a defined timeline for construction of the new facility; however, I am hoping it is a two-year process. We also need to spend significant funds on our existing parking lot so we want to know what our final plan will be before we begin that investment.

I plan to attend the Plan Commission once you have us on the agenda.

Thank you for your consideration.

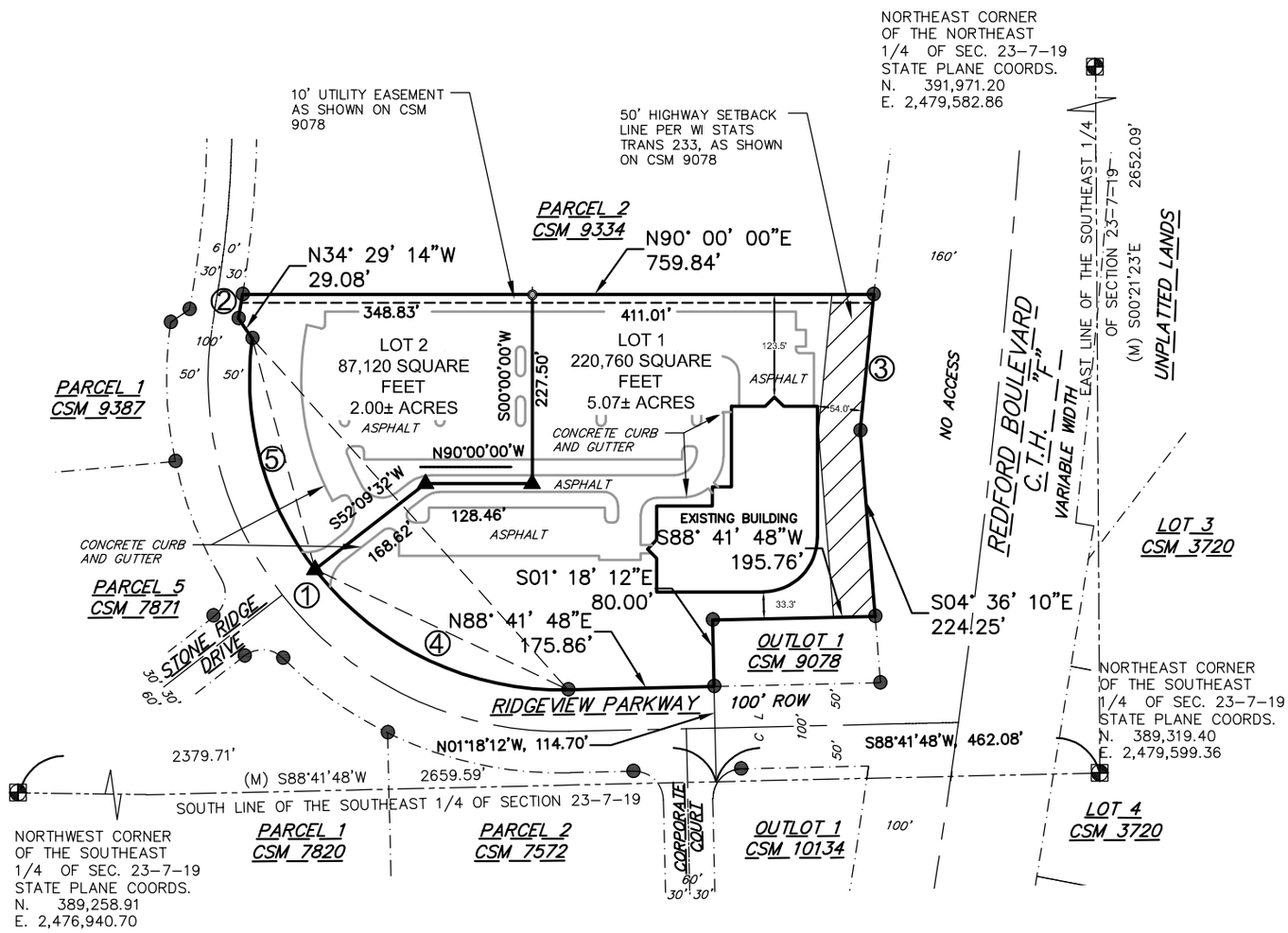
Respectfully,

Stanley R. Sugden, PE, FACEC
President & CEO
ssugden@ruekert-mielke.com

SRS: vlf

CERTIFIED SURVEY MAP - _____

BEING ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 9078, RECORDED AS DOCUMENT NO. 2603960 IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



① Chord: 568.91'
Course: N 41°58'01" W
Arc Length: 645.81'
Radius: 375.00'
Delta: 98°40'22"
Tangent: 436.54'

② Chord: 29.25'
Course: N 09°52'45" E
Arc Length: 29.25'
Radius: 1322.51'
Delta: 1°16'03"
Tangent: 14.63'

③ Chord: 164.63'
Course: S 05°39'57" W
Arc Length: 164.63'
Radius: 11299.16'
Delta: 0°50'03"
Tangent: 82.32'

④ Chord: 337.35'
Course: N 64°34'22" W
Arc Length: 349.90'
Radius: 375.00'
Delta: 53°27'39"
Tangent: 188.86'

⑤ Chord: 280.29'
Course: N 15°14'11" W
Arc Length: 295.91'
Radius: 375.00'
Delta: 45°12'41"
Tangent: 156.14'

SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
- FOUND 1"' O.D. IRON PIPE
- 1" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
- "PK" NAIL SET IN ASPHALT

SEE PAGE 2 FOR BUILDING SETBACK INFORMATION.

SEE PAGE 2 FOR PROPOSED BUILDING, PARKING LOT AND ACCESS EASEMENT

N W E S

0 100 200 400

GRAPHIC SCALE

BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM, SOUTH ZONE (NAD 83), THE SOUTH LINE OF THE SE 1/4 OF SECTION 12-7-19 MEASURED TO BEAR S88°41'48"W.

WISCONSIN JOHN M. SCHULZ S-3253 OCONOMOWOC WIS. LAND SURVEYOR

_____
John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

SITE ADDRESS:
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

OWNER(S):
R-M Investment Properties, LLC.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-547-5733

Ruekert • Mielke
www.ruekertmielke.com

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24)

01/10/2024 8:08:06 AM J:\Projects\Private\92607 CSM\dwg\CSM\20240312 RM CSM.dwg

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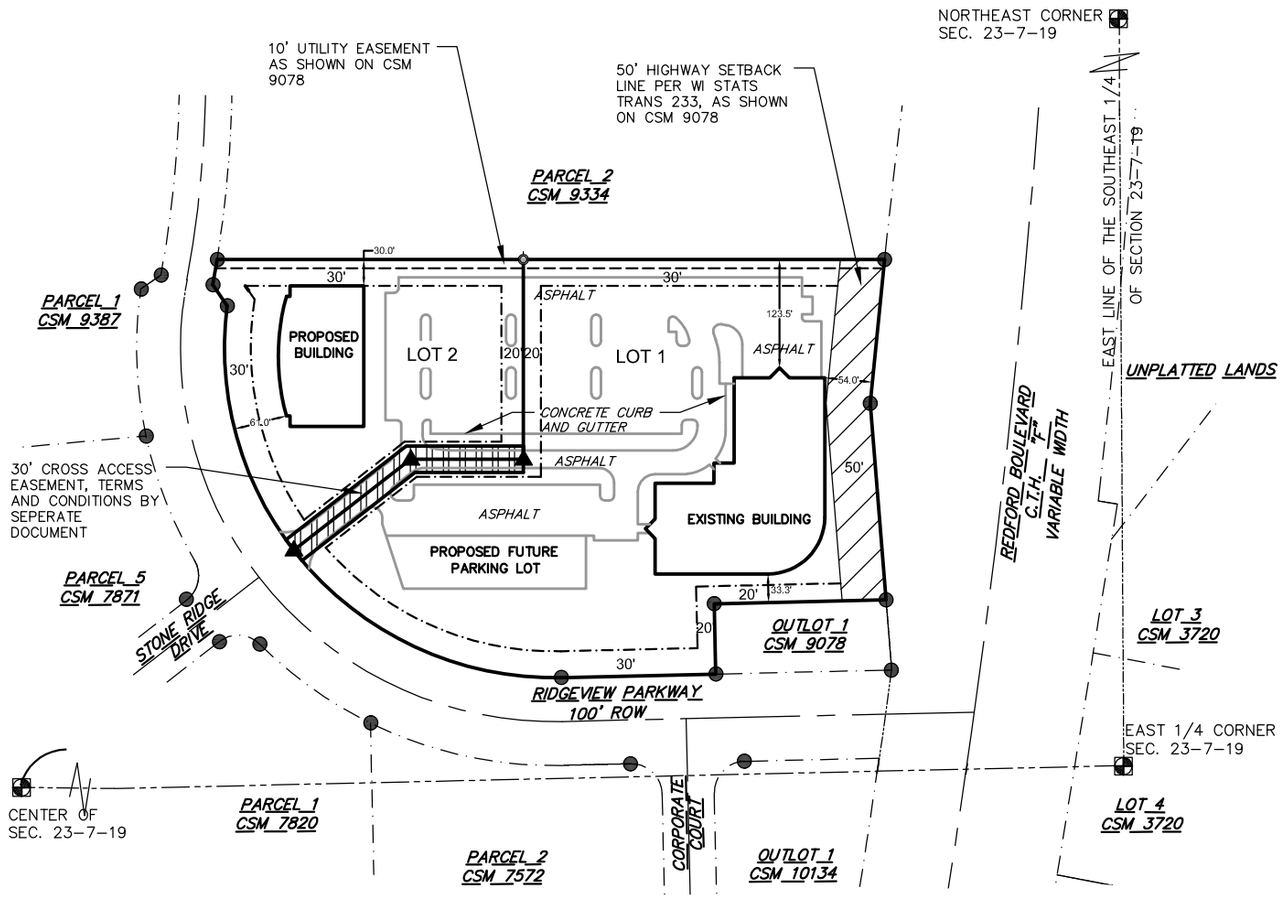

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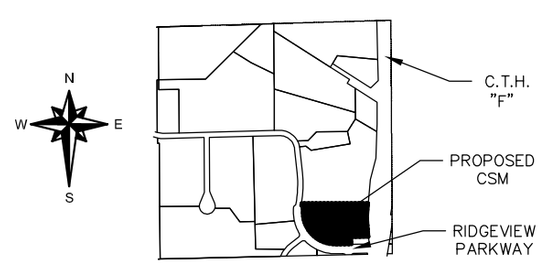
SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
- FOUND 1"' O.D. IRON PIPE
- 1" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
- "PK" NAIL SET IN ASPHALT

Setbacks were determined from the B-4 zoning on the CSM property and the adjacent property to north's Rm-3 zoning per the City of Pewaukee's Community Development Office.

VICINITY SKETCH
SE 1/4 SEC. 23 T7N. R 19E.
SCALE 1" = 2000'



0 100 200 400
GRAPHIC SCALE

LOT 1 SETBACKS:
Street/Front (Ridgeview Parkway: 30'
North Side Yard: 30'
South Side Yard (adjacent to Outlot 1): 20'
Interior Side Yard (from proposed Lot 2): 20'
Street Side (along C.T.H. "F"): 50'

LOT 2 SETBACKS:
Street/Front (Ridgeview Parkway: 30'
North Side Yard: 30'
South Side Yard (adjacent to Outlot 1): 20'
Rear Yard (east): 25'

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

SITE ADDRESS:
W233 N2080 Ridgeview Parkway
Wakesha, WI 53188

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W233 N2080 Ridgeview Parkway
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PREPARED BY:
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Waukesha, WI 53188
262-547-5733

Ruekert • Mielke
www.ruekertmielke.com

John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

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G:\Projects\Private\92607 CSM\dwg\CSM\20240312 RM CSM.dwg

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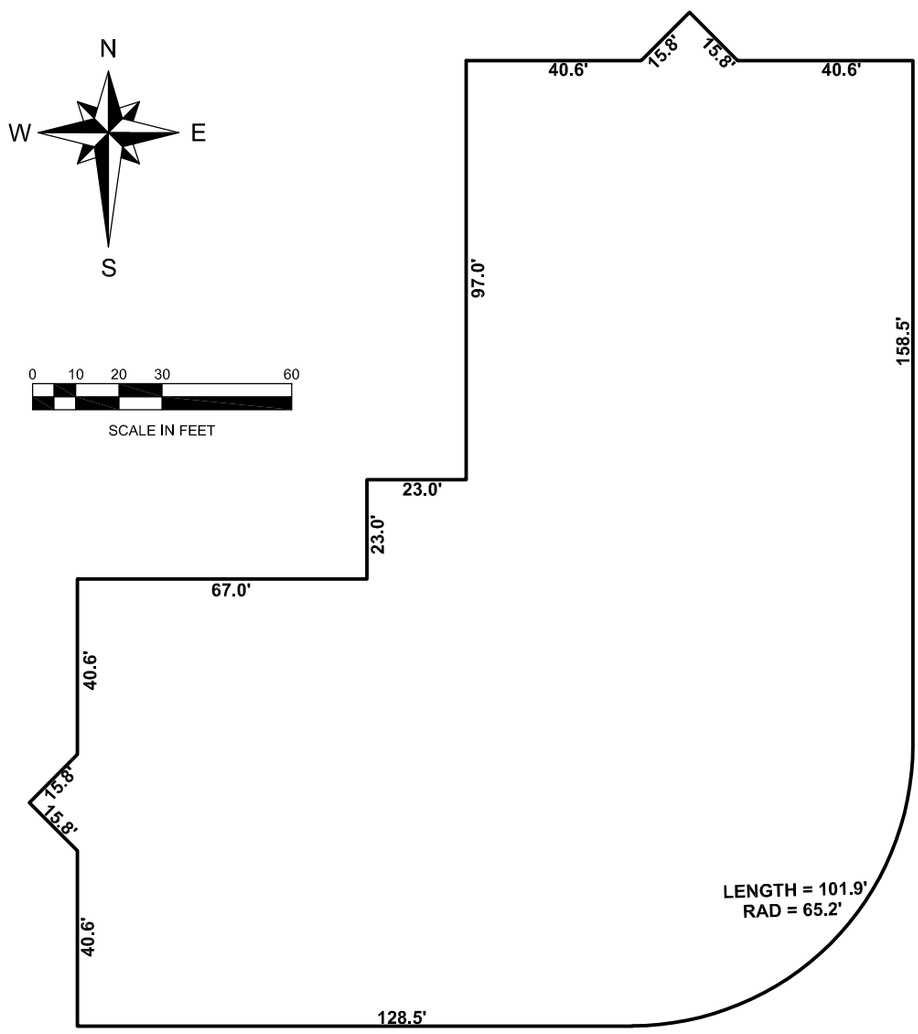
EXISTING BUILDING DIMENSIONS



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W233 N2080 Ridgeview Parkway
Wakesha, WI 53188

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WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

_____
John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

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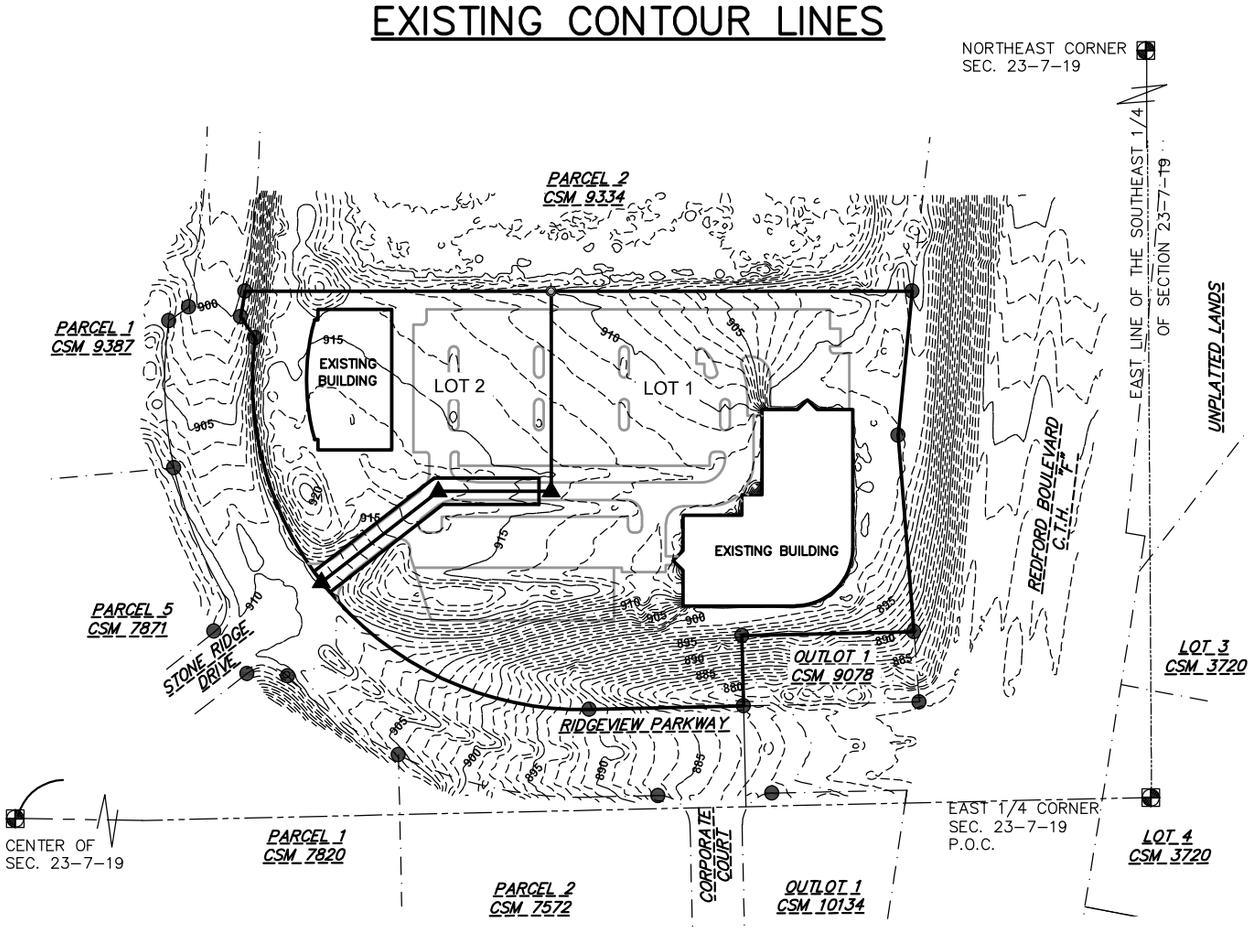
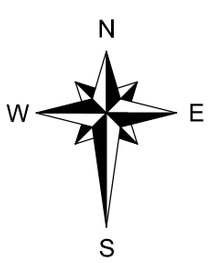
EXISTING CONTOUR LINES





SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
- FOUND 1"' O.D. IRON PIPE
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- "PK" NAIL SET IN ASPHALT

0 100 200 400

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Dated this 12th day of March, 2024

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01(1)0708 92607 CSM\dwg\CSM\20240312 RM CSM.dwg

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SURVEYOR'S CERTIFICATE

I, John M. Schulz, Ruekert & Mielke, Inc., Professional Land Surveyor, do hereby certify that at the direction of R–M Investment Properties, LLC., that I have surveyed, divided and mapped a division of Parcel 1 of Certified Survey Map No. 9078, recorded in Volume 81 of Certified Survey Maps on Pages 343–348 as Document No. 2603960, located in the Southeast 1/4 of the Northeast 1/4 of Section 23, in Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

That I have made this survey, land division and map by the direction of R–M Investment Properties, LLC., Subdivider of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Pewaukee ordinances in surveying, dividing and mapping of same.

GENERAL NOTES:

A. This Certified Survey Map was prepared with the benefit of a Title Commitment, First American Commitment No. NCS–1192193–MAD
B. This site contains one building.
C. Property lines are retraced from recorded CSM's, and deed descriptions.
D. This survey is contained within the parcels identified by Tax Key: PWC 0953984002
E. Zoning is B–4 (Office District), adjace property to the north is zoned Rm–4.
F. Fieldwork was performed on January 13, 2023.
G. No lands will be dedicated for public use.
H. No soil borings have been performed or are planned as of the date of the CSM.
I. Existing contours are shown on page 4, proposed contours have yet to be determined.
J. Utilities (i.e. gas, electric, sewer, etc.) were not marked or located.
K. A 10' parking lot setback may be needed for future work.

SITE ADDRESS:
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Wakesha, WI 53188

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WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

_____
John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24)

01/10/2024 8:02 Drawing: J:\Private\92607 CSM\dwg\CSM\20240312 RM CSM.dwg

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CORPORATE OWNER'S CERTIFICATE

R–M Investment Properties, LLC., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, and mapped, as represented on this plat.

R–M Investment Properties, LLC. does further certify this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: City of Pewaukee.

As owner(s) I hereby restrict all lots and blocks so that no owner, possessor, user, licensee or other person(s) may have any right of direct vehicular ingress from or egress to any highway lying within the right–of–way of C.T.H. "F", as shown on the land division map; it is expressly intended that this restriction shall constitute a restriction for the benefit of the public as provided on s.236.293, Stats., and shall be enforceable by the department or its assigns.

_____ day of _____, 20___.
Owner, R–M Investment Properties LLC.

STATE OF WISCONSIN }
WAUKESHA COUNTY } SS

Personally came before me this _____ day of _____ , 20___, the

above named _____ and _____

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____
Notary Public, State of Wisconsin.

My Commission _____.

SITE ADDRESS:
W233 N2080 Ridgeview Parkway
Wakesha, WI 53188

OWNER(S):
R–M Investment Properties, LLC.
W233 N2080 Ridgeview Parkway
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WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

_____
John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24)

01/10/2024 Page 16 of 17
G:\Private\92607 CSM\dwg\CSM\20240312 RM CSM.dwg

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CITY OF PEWAUKEE PLANNING COMMISSION APPROVAL

Approved for recording per the City of Pewaukee Planning Commission.

By: _____ Date: _____
Steve Bierce, Mayor

_____ Date: _____
Colleen Brown, Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and accepted for recording by the Common Council of City of Pewaukee.

By: _____ Date: _____
Steve Bierce, Mayor

_____ Date: _____
Kelly Tarczewski, Village Clerk/Treasurer

SITE ADDRESS:
W233 N2080 Ridgeview Parkway
Wakesha, WI 53188

OWNER(S):
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W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

PREPARED BY:
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WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

_____
John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24)

01/10/2024 Page 26 of 47
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City of Pewakee - New Agenda Item

Agenda Language:
Discussion and Possible Action to Approve the Release of Woodleaf Reserve Phase 5 Development Letter of Credit in the Amount of $50,000.

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
Woodleaf Reserve Phase 5 has completed all the required improvements and the 1-year warranty period has expired. In accordance with the Developer's Agreement, the letter of credit may be released.

The development has some minor restoration that still needs to establish grass growth and the inlet protection needs to be removed. These are minor items that can be accomplished relatively quickly to support the release.

Fiscal Impact:

Recommended Motion:
Council release the Woodleaf Reserve Phase 5 letter of credit contingent on the final restoration and inlet protection being removed.

Point
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December 10, 2024

Magdelene Wagner
City of Pewaukee
Director of Public Works/City Engineer
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Woodleaf Reserve Phase V - Letter of Credit Release Request

Dear Ms. Wagner:

Please accept this letter as Woodleaf Investments LLC's request to fully release the remaining $50,000.00 letter of credit being held for the Woodleaf Reserve Phase V surface course and erosion control. The Guarantee Period, as defined in the Fourth Amendment to Developer's Agreement for the Woodleaf Reserve Subdivision, expired on December 4, 2024, 12 months after the City Council accepted the surface course. Please inspect the Improvements and certify the Improvements as being in compliance with the City's standards and specifications or provide a punch list of items which need to be corrected.

Please schedule the letter of credit release request on the January 6, 2025 City Council agenda for review and approval. Please call me at (262) 424-5997 with any questions you may have. Thank you for your assistance with this request.

Respectfully Submitted,

Joseph A. Bukovich

Joseph A. Bukovich, P.E.
Owner's Authorized Representative

CC: Kelly Tarczewski, City of Pewaukee

https://mlgcompanies.sharepoint.com/sites/MLGFiles/Projects/Pewaukee - Woodleaf/Loan/Woodleaf Phase V Letter of Credit Release Request 12-10-24.docx

19000 W Bluemound Rd | Brookfield | WI | 53045 | Phone: (262) 424-5997 | Fax: (414) 908-9157
PointRE.com

City of Pewakee - New Agenda Item

Agenda Language:
Discussion and possible action regarding the Temporary No Parking Restriction on both sides of Woodside Drive from Northview Road north 170' north of Northview Road.

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
Homes are being construction on Northview Road across from Woodside Drive. Previous home construction resulted in parking along Woodside Drive as parking on Northview Road is not allowed. The parking near the intersection of Northview Road and Woodside Drive creates an issue with sight distance when leaving Woodside Drive and can create an issue with cars, buses, or larger vehicles turning onto Woodside Drive from Northview.

In accordance with City Ordinance 5.04(2)(e), I hereby establish a Temporary No Parking zone along the east and west sides of Woodside Drive from Northview Road to 170’ north of Northview Road. The purpose of this temporary no parking designation is to allow the safe turning and vision distance for traffic turning onto Woodside Drive from Northview Road and from Woodside Drive onto Northview Road. The temporary no parking will remain in effect until home construction on the vacant lots across Northview Road from Woodside Drive is completed.

Fiscal Impact:

Recommended Motion:
No motion is required.

Department of Public Works
W240N3065 Pewaukee Road
Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

MEMORANDUM

TO: Common Council
Scott Klein, City Administrator
Lt. Marc Moonen, Waukesha Sheriff
Chief Kevin Bierce, City Fire Department
Kelly Tarczewski, City Clerk/Treasurer
Matthew Stevens, Highway Superintendent

FROM: Magdelene Wagner, Director of Public Works

DATE: April 10, 2025

RE: Temporary No Parking on Woodside Drive

In accordance with City Ordinance 5.04(2)(e), I hereby establish a Temporary No Parking zone along the east and west sides of Woodside Drive from Northview Road to 170' north of Northview Road. The purpose of this temporary no parking designation is to allow the safe turning and vision distance for traffic turning onto Woodside Drive from Northview Road and from Woodside Drive onto Northview Road. The temporary no parking will remain in effect until home construction on the vacant lots across Northview Road from Woodside Drive is completed.

The City Highway Division will post this section by April 25th. We request the Waukesha County Sheriff's Department to begin enforcement of the no parking zone on April 25th.

City of Pewakee - New Agenda Item

Agenda Language:
Discussion and possible action regarding Duplainville Road Reconstruction Project

Sub Item Agenda Language:
1. Approve the Final Engineers Report.

2. Adopt Final **Resolution 25-04-06** levying the special assessments.

Background Provided By:
Magdelene Wagner

Background:
In 2022, the Duplainville Road Reconstruction project was bid, a public hearing was held, and the project was awarded. The majority of construction was completed in 2022. Final close out of the project occurred in late 2024. As such, we have completed the Final Engineers Report and Final Resolution for the project.

Fiscal Impact:
The requested action will finalize and adopt the special assessments and attendant Engineer's Report.

Recommended Motion:
Council approve the final engineer's report and the adopt the final resolution.

Final Report of the Engineer

On the Proposed Duplainville Road

Pavement Reconstruction, Curb, Sanitary Lateral, and Water Service Assessments

In the City of Pewaukee

In accordance with the resolution passed by the City Council of the City of Pewaukee, we herewith submit our report on assessments for the reconstruction of Duplainville Road, the installation of a bicycle and pedestrian trail along Duplainville Road, sanitary improvements along Duplainville Road, drainage improvements along Duplainville Road and Green Road, and water main improvements along Duplainville Road to be made in the City of Pewaukee. All data shown here is based on final prices.

The report consists of the following Schedules:

Schedule "A": Summary of options for assessments and related costs.

Schedule "B": Legal descriptions dated May and June 2022 and February 2025 and maps dated April 2022, November 2024, and February 2025 of all parcels within the assessment district.

Schedule "C": Assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute an exercise of Police Powers.

Magdelene J. Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
April 21, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
January 28, 2025

Schedule "A" – Duplainville Road

The City of Pewaukee has completed the pavement reconstruction of Duplainville Road. The improvements include road rehabilitation, trail installation, curb installation and repair, drainage installation and repair, sanitary manhole repair, water main relay and valve repair, and related facilities.

The Local Roads Improvement Program (LRIP) partially funded the project. The total federal funds received from this program are $1,518,000.00, which are allocated to the road construction costs.

The cost of road improvements and relevant costs due to improving the road are allocated between the asphalt and concrete segments of the road. The cost of road improvements for each segment is first reduced by an appropriate portion of the LRIP funds, then the remainder is divided in half due to Duplainville Road being an arterial roadway. Half the remainder for each segment is non-assessable costs incurred by the City of Pewaukee. The other half of each segment is apportioned to all property owners abutting the respective segment with direct or indirect access. The City of Pewaukee caps the road assessments to agricultural, single-family, duplex residential, and residential condominium properties, excluding deferred assessments in the event of future lot subdivisions. All other properties shall pay the full road assessment.

Fifty percent of new curb installations unrelated to the trail installation are apportioned to a separate curb assessment for all property owners abutting portions of the street where the proposed curb is installed. These curb assessments are also reduced by half due to Duplainville Road being an arterial roadway. The City of Pewaukee caps these separate curb assessments to agricultural, single-family, duplex residential, and residential condominium properties, excluding deferred assessments in the event of future lot subdivisions. All other properties shall pay the full road assessment.

The cost of installing the bicycle and pedestrian trail adjacent to Duplainville Road, along with relevant costs due to installing the trail, will be allocated to the City Trail Fund.

Drainage improvements and fifty percent of the new curb installations are paid by the Storm Water Management Utility.

Sanitary sewer repairs are paid by the Sewer Utility. Costs of extending sanitary laterals to property owners who were previously not currently connected to the sanitary sewer are assessed to those property owners receiving said services.

Water main repairs unrelated to the road reconstruction or the trail installation are paid by the Water Utility. Costs of extending water services to property owners who are not currently connected to the water main will be assessed to those property owners receiving said services.

It is recommended that the curb and road improvements along Duplainville Road be determined on an acreage basis, while the sanitary lateral and water service improvements along Duplainville Road be determined on a unit basis.

UNIT RATE COMPUTATIONS

Asphalt Road Reconstruction Acreage Rate – Duplainville Road

Road Reconstruction Costs (See attached breakdown)	$ 3,069,501.59
Engineering, Administration, and Contingencies	$ 520,814.18
Total Road Reconstruction Costs	$ 3,590,315.77
LRIP Grant Funding (Deduct)	$ (922,488.60)
Subtotal for Assessable Costs	$ 2,667,827.17
50% reduction due to Local Arterial (Deduct)	$ (1,333,913.58)
Total Asphalt Road Reconstruction Assessable Costs	$ 1,333,913.59

$$\frac{\$\ 1{,}333{,}913.59}{170.2015\ \text{acres}} = \$7{,}837.26/\text{acre}$$

Use $7,837.26/acre as the Asphalt Road Reconstruction Acreage Rate[1].

Concrete Road Reconstruction Acreage Rate – Duplainville Road

Road Reconstruction Costs (See attached breakdown)	$ 1,630,765.84
Engineering, Administration, & Contingencies	$ 276,698.34
Total Road Reconstruction Costs	$ 1,907,464.18
LRIP Grant Funding (Deduct)	$ (595,511.40)
Subtotal for Assessable Costs	$ 1,311,952.78
50% reduction due to Local Arterial (Deduct)	$ (655,976.39)
Total Concrete Road Reconstruction Assessable Costs	$ 655,976.39

$$\frac{\$\ 655{,}976.39}{42.913\ \text{acres}} = \$15{,}286.19/\text{acre}$$

Use $15,286.19/acre as the Concrete Road Reconstruction Acreage Rate[1].

[1] A maximum amount of $3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

Curb Extension Acreage Rate – Duplainville Road

Curb Reconstruction Costs (See attached breakdown)	$	32,284.53
Engineering, Administration, & Contingencies	$	5,477.84
Total Curb Reconstruction Costs	$	37,762.37
50% reduction due to Local Arterial	$	(18,881.19)
Total Curb Reconstruction Assessable Costs	$	18,881.18

$$\frac{\$\ 18{,}881.18}{16.4519\ \text{acres}} = \$1{,}147.66/\text{acre}$$

Use $1,147.66/acre as the Curb Extension Acreage Rate[1].

City of Pewaukee Sewer – Duplainville Road

6” Sewer Lateral Unit Rate – Duplainville Road

6" Sanitary Lateral Costs (see attached breakdown)	$	38,905.50
Engineering, Administration, & Contingencies	$	6,601.25
Total 6" Sanitary Lateral Costs	$	45,506.75

$$\frac{\$\ 45{,}506.75}{1\ \text{unit}} = \$\ 45{,}506.75/\text{unit}$$

Use $ 45,506.75/unit as the 6” Sewer Lateral Unit Rate.

City of Pewaukee Sewer Utility – Duplainville Road

Sanitary Sewer Utility Costs (see attached breakdown)	$	24,800.00
Engineering, Administration, & Contingencies	$	4,207.91
Total Sanitary Sewer Utility Costs	$	29,007.91

[1] A maximum amount of $3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

City of Pewaukee Water – Duplainville Road

1-¼” Water Service Unit Rate – Duplainville Road

1 1/4" Water Service Costs (see attached breakdown)	$	15,240.15
Engineering, Administration, & Contingencies	$	2,585.86
Total 1 1/4" Water Service Assessable Cost	$	17,826.01

$\frac{\$\ 17{,}826.01}{2\ \text{units}}$ = $8,913.01/unit

Use $8,913.01/unit as the 1-¼” Water Service Unit Rate.

6” Water Service Unite Rate – Duplainville Road

6" Water Service Costs (see attached breakdown)	$	9,140.00
Engineering, Administration, & Contingencies	$	1,550.82
Total 6" Water Service Assessable Cost	$	10,690.82

$\frac{\$\ 10{,}690.82}{1\ \text{unit}}$ = $10,690.82/unit

Use $10,690.82/unit as the 6” Water Service Unit Rate.

8” Water Service Unit Rate – Duplainville Road

8" Water Service Costs (see attached breakdown)	$	19,100.00
Engineering, Administration, & Contingencies	$	3,240.77
Total 8" Water Service Costs	$	22,340.77

$\frac{\$\ 22{,}340.77}{1\ \text{unit}}$ = $ 22,340.77/unit

Use $ 22,340.77/unit as the 8” Water Service Unit Rate.

City of Pewaukee Water Utility – Duplainville Road

Water Utility Project Costs	$	55,195.50
Engineering, Administration, & Contingencies	$	9,365.23
Total Water Utility Project Costs	$	64,560.73

City Trail Fund – Duplainville Road

Trail Construction Costs (see attached breakdown)	$ 430,353.30
Engineering, Administration, & Contingencies	$ 73,019.71
Total Trail Construction Costs	$ 503,373.01

Storm Water Management – Duplainville Road

Drainage Improvement Costs (see attached breakdown)	$ 1,200,674.09
Engineering, Administration, & Contingencies	$ 203,723.00
Total Drainage Improvement Costs	$ 1,404,397.09

COST SUMMARY

Cost Summary

Total Project Costs	$ 7,633,245.41
Total Road Assessable Costs -Asphalt (Deduct)	$ (193,828.33)
Total Road Assessable Costs -Concrete (Deduct)	$ (638,550.75)
Total Curb Assessable Costs (Deduct)	$ (18,881.20)
Total Sewer Lateral Assessable Costs (Deduct)	$ (45,506.75)
Total Water Service Assessable Costs (Deduct)	$ (50,857.61)
Total Water Utility Costs (Deduct)	$ (64,560.73)
Total Sewer Utility Costs (Deduct)	$ (29,007.91)
Total Storm Water Utility Costs (Deduct)	$ (1,404,397.09)
Total Duplainville & Lindsay Roadside Trail Extension Costs (Deduct)	$ (503,373.01)
Net Non-assessable and City Costs	$ 4,684,282.03

Computation of Costs
Total Reconstruction Project Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
1	Common Excavation	40,639.00	CY	$ 12.34	$ 501,485.26
2	Concrete Driveway Removal	63.81	SY	$ 12.00	$ 765.72
3	Saw Cut, Asphalt	2,466.40	LF	$ 1.75	$ 4,316.20
4	Saw Cut, Concrete	120.80	LF	$ 5.00	$ 604.00
5	Concrete Curb and Gutter Removal	867.00	LF	$ 7.00	$ 6,069.00
6	EBS	15,941.00	CY	$ 16.00	$ 255,056.00
7	EBS Backfill	31,883.13	T	$ 18.36	$ 585,374.27
8	EBS Geogrid	54,300.00	SY	$ 2.70	$ 146,610.00
9	3/4-IN Dense-Grade Base	24,530.97	T	$ 17.46	$ 428,310.74
10	1 1/4-IN Dense-Grade Base	29,029.97	T	$ 13.84	$ 401,774.78
11	1 1/4-IN Dense-Grade Base (Bike Path)	4,296.07	T	$ 15.50	$ 66,589.09
12	30-IN Concrete Curb and Gutter	7,635.10	LF	$ 16.45	$ 125,597.40
13	30-IN Concrete Curb and Gutter HES	561.10	LF	$ 19.75	$ 11,081.73
14	Concrete Flume	3.00	EA	$ 400.00	$ 1,200.00
15	Curb Cut	4.00	EA	$ 300.00	$ 1,200.00
16	6-IN Concrete Driveway HES	75.23	SY	$ 57.00	$ 4,288.11
17	Dome Detectable Warning, Radial, Natural Patina	40.00	SF	$ 45.00	$ 1,800.00
18	Dome Detectable Warning, Rectangular, Natural Patina	96.00	SF	$ 38.00	$ 3,648.00
19	Concrete Sidewalk 5-IN	1,859.10	SF	$ 6.00	$ 11,154.60
20	Adjusting Sanitary MH	19.00	EA	$ 800.00	$ 15,200.00
21	Reconstruct Sanitary MH	4.00	EA	$ 2,400.00	$ 9,600.00
22	Adjusting Valve Box	18.00	EA	$ 200.00	$ 3,600.00
23	Replace Valve Box	10.00	EA	$ 1,250.00	$ 12,500.00
24	Relocate Hydrant	16.00	EA	$ 3,500.00	$ 56,000.00
25	HMA Pavement 4 LT 58-28 S	4,193.31	T	$ 65.50	$ 274,661.81
26	HMA Pavement 3 LT 58-28 S	8,067.86	T	$ 60.36	$ 486,976.03
27	HMA Driveway	1,201.77	T	$ 95.35	$ 114,588.77
28	Asphaltic Surface (Bike Path)	1,601.30	T	$ 95.35	$ 152,683.96
29	Asphaltic Patching	407.31	SY	$ 35.00	$ 14,255.85
30	Concrete Pavement, 8-IN	14,290.00	SY	$ 43.80	$ 625,902.00

Total Reconstruction Project Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
31	Clearing and Grubbing	2,359.00	SY	$ 5.50	$ 12,974.50
32	Tree Removal	970.67	IN DIA	$ 26.50	$ 25,722.76
33	Rock Excavation	410.00	CY	$ 120.00	$ 49,200.00
34	Relocate Tree	1.00	EA	$ 600.00	$ 600.00
35	6-IN Topsoil, Seed, Fertilizer, Erosion Mat, and Watering	39,441.44	SY	$ 5.10	$ 201,151.34
36	Removing Inlet	5.00	EA	$ 300.00	$ 1,500.00
37	Removing MH	10.00	EA	$ 500.00	$ 5,000.00
38	Removing Storm Sewer	820.00	LF	$ 13.00	$ 10,660.00
39	Removing Culverts	1,135.00	LF	$ 10.00	$ 11,350.00
40	12-IN Concrete Storm Sewer	2,737.10	LF	$ 64.00	$ 175,174.40
41	15-IN Concrete Storm Sewer	1,977.00	LF	$ 80.00	$ 158,160.00
42	24-IN Concrete Storm Sewer	435.00	LF	$ 90.00	$ 39,150.00
43	30-IN Concrete Storm Sewer	1,386.00	LF	$ 114.00	$ 158,004.00
44	14-IN by 23-IN Horizontal Elliptical Pipe	258.00	LF	$ 119.00	$ 30,702.00
45	19-IN by 30-IN Horizontal Elliptical Pipe	52.00	LF	$ 138.00	$ 7,176.00
46	24-IN by 38-IN Horizontal Elliptical Pipe	478.00	LF	$ 150.00	$ 71,700.00
47	12-IN Corrugated Culvert Pipe	103.00	LF	$ 58.00	$ 5,974.00
48	15-IN Corrugated Culvert Pipe	132.00	LF	$ 62.00	$ 8,184.00
49	13-IN by 17-IN Horizontal Elliptical Corrugated Culvert Pipe	22.00	LF	$ 68.00	$ 1,496.00
50	15-IN by 21-IN Corrugated Culvert Pipe	87.00	LF	$ 78.00	$ 6,786.00
51	24-IN by 35-IN Horizontal Elliptical Corrugated Culvert Pipe	33.00	LF	$ 132.00	$ 4,356.00
52	3-FT Storm MH W/ Frame and Grate	16.00	EA	$ 2,300.00	$ 36,800.00
53	4-FT Storm MH W/ Frame and Grate	19.00	EA	$ 2,850.00	$ 54,150.00
54	5-FT Storm MH W/ Frame and Grate	11.00	EA	$ 3,750.00	$ 41,250.00
55	6-FT Storm MH W/ Frame and Grate	8.00	EA	$ 4,750.00	$ 38,000.00

Total Reconstruction Project Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
56	7-FT Storm MH W/ Frame and Grate	1.00	EA	$ 7,450.00	$ 7,450.00
57	Inlets 2-FT by 3-FT W/ Frame and Grate	13.00	EA	$ 2,150.00	$ 27,950.00
58	Existing Inlet Adjustment	5.00	EA	$ 500.00	$ 2,500.00
59	12-IN RCP End Section	12.00	EA	$ 1,000.00	$ 12,000.00
60	12-IN RCP End Section with Grate	7.00	EA	$ 1,400.00	$ 9,800.00
61	15-IN RCP End Section	8.00	EA	$ 1,050.00	$ 8,400.00
62	15-IN RCP End Section W/ Grate	4.00	EA	$ 1,500.00	$ 6,000.00
63	24-IN by 38-IN RCP End Section	3.00	EA	$ 1,500.00	$ 4,500.00
64	12-IN Corrugated Culvert Pipe End Section	12.00	EA	$ 250.00	$ 3,000.00
65	15-IN Corrugated Culvert Pipe End Section	10.00	EA	$ 275.00	$ 2,750.00
66	13-IN by 17-IN Corrugated Culvert Pipe End Section	2.00	EA	$ 300.00	$ 600.00
67	15-IN by 21-IN Corrugated Culvert Pipe End Section	6.00	EA	$ 350.00	$ 2,100.00
68	15-IN by 21-IN Corrugated Culvert Pipe End Section W/ Grate	1.00	EA	$ 850.00	$ 850.00
69	24-IN by 35-IN Corrugated Culvert Pipe End Section	2.00	EA	$ 600.00	$ 1,200.00
70	Concrete Collar	1.00	EA	$ 500.00	$ 500.00
71	12-IN Water Main W/ Granular Backfill	1,000.00	LF	$ 145.00	$ 145,000.00
72	10-IN Water Main W/ Granular Backfill	53.50	LF	$ 230.00	$ 12,305.00
73	6-IN Water Main W/ Granular Backfill	48.00	LF	$ 150.00	$ 7,200.00
74	Fire Hydrant Assembly W/ Aux Valve	2.00	EA	$ 7,250.00	$ 14,500.00
75	12-IN Gate Valve and Valve Box	3.00	EA	$ 4,525.00	$ 13,575.00
76	10-IN Gate Valve and Valve Box	2.00	EA	$ 3,750.00	$ 7,500.00
77	6-IN Gate Valve and Valve Box	1.00	EA	$ 1,940.00	$ 1,940.00
78	HDPE Water Service	159.00	LF	$ 135.00	$ 21,465.00

Total Reconstruction Project Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
79	Connect to Existing Water Main	6.00	EA	$ 4,000.00	$ 24,000.00
80	Abandon Existing Water Main	1.00	LS	$ 9,500.00	$ 9,500.00
81	Water Main Insulation	576.00	SF	$ 8.50	$ 4,896.00
82	Traffic Control	1.00	LS	$ 20,550.00	$ 20,550.00
83	Mobilization	1.00	LS	$225,000.00	$ 225,000.00
84	Inlet Protection, Type A	24.00	EA	$ 115.00	$ 2,760.00
85	Inlet Protection, Type B	27.00	EA	$ 60.00	$ 1,620.00
86	Inlet Protection, Type D	29.00	EA	$ 100.00	$ 2,900.00
87	Silt Fence	8,640.00	LF	$ 1.80	$ 15,552.00
88	Silt Fence Drainage Relief	8.00	EA	$ 300.00	$ 2,400.00
89	Culvert Pipe Check	40.00	EA	$ 45.00	$ 1,800.00
90	Ditch Check	124.00	EA	$ 110.00	$ 13,640.00
91	Tracking Pads	1.00	EA	$ 2,000.00	$ 2,000.00
92	Riprap Medium	49.00	CY	$ 130.00	$ 6,370.00
93	Geotextile Type HR	158.11	SY	$ 8.00	$ 1,264.88
94	Remove Water Sampling Station	2.00	EA	$ 1,500.00	$ 3,000.00
95	Exploratory Utility Opening	40.00	EA	$ 700.00	$ 28,000.00
96	Remove, Temporary Relocate, and Permanent Relocate Mailbox	34.00	EA	$ 155.00	$ 5,270.00
97	Remove Signs	1.00	LS	$ 225.00	$ 225.00
98	Reset Signs Mounted on Post Wood 4-IN by 6-IN	44.00	EA	$ 220.00	$ 9,680.00
99	Relocate Sign	9.00	EA	$ 125.00	$ 1,125.00
100	Sign and Post	25.00	EA	$ 370.00	$ 9,250.00
101	Marking Line Epoxy 4-IN	39,974.00	LF	$ 0.55	$ 21,985.70
102	Marking Line Epoxy 6-IN Solid	-	LF	$ 9.00	$ -
103	Marking Line Epoxy 8-IN	510.00	LF	$ 1.80	$ 918.00
104	Marking Stop Line Epoxy 18-IN	171.00	LF	$ 12.00	$ 2,052.00
105	Marking Line Epoxy 24-IN	279.00	LF	$ 13.00	$ 3,627.00
106	Marking Arrow Epoxy	10.00	EA	$ 250.00	$ 2,500.00
107	Marking Railroad Crossing Epoxy	2.00	EA	$ 900.00	$ 1,800.00
108	Culvert End Markers	30.00	EA	$ 75.00	$ 2,250.00
109	Bioretention Basin Clean-Washed Clear Stone	66.00	CY	$ 65.00	$ 4,290.00

Total Reconstruction Project Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
110	Bioretention Basin Clean-Washed Pea Gravel	22.00	CY	$ 70.00	$ 1,540.00
111	Bioretention Basin Engineered Soil	77.00	CY	$ 60.00	$ 4,620.00
112	Bioretention Basin Hardwood Mulch	-	CY	$ 88.00	$ -
113	Bioretention Basin Sand	17.00	CY	$ 60.00	$ 1,020.00
114	Bioretention Basin Underdrain Cleanout	6.00	EA	$ 350.00	$ 2,100.00
115	Bioretention Basin Herbaceous Plugs	-	SF	$ 8.90	$ -
116	Bioretention Basin 6-IN Perforated Underdrain	125.00	LF	$ 15.00	$ 1,875.00
117	Bioretention Basin Geotextile	14.00	SY	$ 20.00	$ 280.00
118	Low Mow Seed Mix	841.00	SY	$ 4.60	$ 3,868.60
119	Cash Allowance for Canadian Pacific Right of Entry Permit and Flagging	1.00	LS	$ 10,000.00	$ 10,000.00
120	Cash Allowance for Canadian National Right of Entry Permit and Flagging	1.00	LS	$ 10,000.00	$ 10,000.00
CO001-1a	6-in Downspout	25.00	LF	$ 375.00	$ 9,375.00
CO001-1b	Inlet Cone grate	1.00	EA	$ 3,100.00	$ 3,100.00
CO001-1c	Repair Dog fence	1.00	LS	$ 750.00	$ 750.00
CO001-1d	6-in PVC Sanitary Sewer Lateral	25.00	LF	$ 1,458.00	$ 36,450.00
CO001-1e	8-in Gate Valve & Valve box	1.00	EA	$ 3,500.00	$ 3,500.00
CO001-1f	8-in Water main w/ granular backfill	60.00	LF	$ 260.00	$ 15,600.00
CO001-1g	Traffic Control at Lindsay Rd & CTH F	1.00	LS	$ 2,100.00	$ 2,100.00
CO001-1h	8" concrete pavement HES	648.10	SY	$ 49.90	$ 32,340.19
CO001-1i	8" conc pavement deduct for HES	-	SY	$ (43.80)	$ -
CO001-1j	Remove/Replace Water Valve - Top Section	16.00	EA	$ 765.00	$ 12,240.00
CO001-1k	Remove/Replace Water Valve - Top & Middle Section	9.00	EA	$ 1,065.00	$ 9,585.00
CO001-1l	Straighten water valve	17.00	EA	$ 695.00	$ 11,815.00

Total Reconstruction Project Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
CO001-1m	Remove/Replace Water valve box middle section	-	EA	$ 930.00	$ -
CO001-1n	30" C&G change from 9" to 8" - Deduct	8,196.20	LF	$ (0.40)	$ (3,278.48)
CO001-1o	One-way traffic control	-	LS	$ 15,080.00	$ -
CO001-1p	Remove Bioretention basin herbaceous plugs - deduct	-	SF	$ (8.90)	$ -
CO001-1q	Prairie Wildflower & Grass mix w/ Cover crop	1,790.00	SF	$ 3.41	$ 6,103.90
CO002-2bo	Concrete Paving Gaps	1.00	LS	$ 2,000.00	$ 2,000.00
CO003-3I	Concrete Shoulder Damage (6 in by 610 ft)	1.00	LS	$ (1,484.33)	$ (1,484.33)
CO003-3j	Utility Conflict - Daily	1.00	LS	$ 46,558.25	$ 46,558.25
CO003-3k	Utility Conflict - Grading	1.00	LS	$ 81,077.50	$ 81,077.50
CO003-3m	Reset PLM Paving & Concrete Sign	1.00	LS	$ 1,400.00	$ 1,400.00
	Subtotal of Contract				$6,525,960.50
	Engineering, Administration, & Contingencies				$1,107,284.91
	Total Project Costs				$7,633,245.41

Total Reconstruction Project Costs = $ 7,633,245.41

Total Asphalt Road Reconstruction & Assessable Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
1	Common Excavation	29260.08	CY	$ 12.34	$ 361,069.39
2	Concrete Driveway Removal	26.80	SY	$ 12.00	$ 321.60
3	Saw Cut, Asphalt	567.27	LF	$ 1.75	$ 992.73
4	Saw Cut, Concrete	79.73	LF	$ 5.00	$ 398.64
5	Concrete Curb and Gutter Removal	268.77	LF	$ 7.00	$ 1,881.39
6	EBS	13390.44	CY	$ 16.00	$ 214,247.04
7	EBS Backfill	26781.83	T	$ 18.36	$ 491,714.38
8	EBS Geogrid	45612.00	SY	$ 2.70	$ 123,152.40
9	3/4-IN Dense-Grade Base	20360.71	T	$ 17.46	$ 355,497.91
10	1 1/4-IN Dense-Grade Base	24385.17	T	$ 13.84	$ 337,490.82
14	Concrete Flume	1.50	EA	$ 400.00	$ 600.00
15	Curb Cut	0.52	EA	$ 300.00	$ 156.00
16	6-IN Concrete Driveway HES	54.17	SY	$ 57.00	$ 3,087.44
25	HMA Pavement 4 LT 58-28 S	4193.31	T	$ 65.50	$ 274,661.81
26	HMA Pavement 3 LT 58-28 S	8067.86	T	$ 60.36	$ 486,976.03
27	HMA Driveway	432.64	T	$ 95.35	$ 41,251.96
31	Clearing and Grubbing	1981.56	SY	$ 5.50	$ 10,898.58
32	Tree Removal	485.34	IN DIA	$ 26.50	$ 12,861.38
34	Relocate Tree	1.00	EA	$ 600.00	$ 600.00
35	6-IN Topsoil, Seed, Fertilizer, Erosion Mat, and Watering	13410.09	SY	$ 5.10	$ 68,391.46
82	Traffic Control	0.47	LS	$ 20,550.00	$ 9,658.50
83	Mobilization	0.47	LS	$225,000.00	$ 105,750.00
84	Inlet Protection, Type A	10.08	EA	$ 115.00	$ 1,159.20
85	Inlet Protection, Type B	10.26	EA	$ 60.00	$ 615.60
86	Inlet Protection, Type D	7.25	EA	$ 100.00	$ 725.00
87	Silt Fence	6307.20	LF	$ 1.80	$ 11,352.96
88	Silt Fence Drainage Relief	8.00	EA	$ 300.00	$ 2,400.00
89	Culvert Pipe Check	31.60	EA	$ 45.00	$ 1,422.00
90	Ditch Check	86.80	EA	$ 110.00	$ 9,548.00
91	Tracking Pads	0.50	EA	$ 2,000.00	$ 1,000.00
96	Remove, Temporary Relocate, and Permanent Relocate Mailbox	19.72	EA	$ 155.00	$ 3,056.60

Total Asphalt Road Reconstruction & Assessable Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
97	Remove Signs	0.68	LS	$ 225.00	$ 153.00
98	Reset Signs Mounted on Post Wood 4-IN by 6-IN	21.12	EA	$ 220.00	$ 4,646.40
99	Relocate Sign	3.60	EA	$ 125.00	$ 450.00
100	Sign and Post	5.50	EA	$ 370.00	$ 2,035.00
101	Marking Line Epoxy 4-IN	26382.84	LF	$ 0.55	$ 14,510.56
103	Marking Line Epoxy 8-IN	510.00	LF	$ 1.80	$ 918.00
104	Marking Stop Line Epoxy 18-IN	15.39	LF	$ 12.00	$ 184.68
105	Marking Line Epoxy 24-IN	25.11	LF	$ 13.00	$ 326.43
106	Marking Arrow Epoxy	2.00	EA	$ 250.00	$ 500.00
120	Cash Allowance for Canadian National Right of Entry Permit and Flagging	0.50	LS	$ 10,000.00	$ 5,000.00
CO001-1g	Traffic Control at Lindsay Rd & CTH F	1.00	LS	$ 2,100.00	$ 2,100.00
CO001-1n	30" C&G change from 9" to 8" - Deduct	3688.29	LF	$ (0.40)	$ (1,475.32)
CO003-3j	Utility Conflict - Daily	0.84	LS	$ 46,558.25	$ 39,108.93
CO003-3k	Utility Conflict - Grading	0.84	LS	$ 81,077.50	$ 68,105.10
	Subtotal of Contract				$ 3,069,501.59
	Engineering, Administration, & Contingencies				$ 520,814.18
	Total Project Costs				$ 3,590,315.77
	Local Road Improvement Program Grant Funding (Deduct)				$ (922,488.60)
	Subtotal for Assessable Costs				$ 2,667,827.17
	50% reduction due to Local Arterial (Deduct)				$(1,333,913.58)
	Total Asphalt Road Reconstruction Assessable Costs				$ 1,333,913.59

Total Assessable Acres abutting the Asphalt Road = 170.2015 acres

Computation of Acreage Cost: $\frac{\$\ 1{,}333{,}913.59}{170.2015\ \text{acres}}$ = $7,837.26/acre

Use $7,837.26/acre as the Asphalt Road Reconstruction Acreage Rate[1].

[1] A maximum amount of $3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

Total Concrete Road Reconstruction & Assessable Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
1	Common Excavation	8534.19	CY	$ 12.34	$ 105,311.90
2	Concrete Driveway Removal	37.01	SY	$ 12.00	$ 444.12
3	Saw Cut, Asphalt	1159.21	LF	$ 1.75	$ 2,028.61
4	Saw Cut, Concrete	41.07	LF	$ 5.00	$ 205.36
5	Concrete Curb and Gutter Removal	598.23	LF	$ 7.00	$ 4,187.61
6	EBS	2550.56	CY	$ 16.00	$ 40,808.96
7	EBS Backfill	5101.30	T	$ 18.36	$ 93,659.88
8	EBS Geogrid	8688.00	SY	$ 2.70	$ 23,457.60
9	3/4-IN Dense-Grade Base	4170.26	T	$ 17.46	$ 72,812.83
10	1 1/4-IN Dense-Grade Base	4644.80	T	$ 13.84	$ 64,283.97
12	30-IN Concrete Curb and Gutter	916.21	LF	$ 16.45	$ 15,071.69
15	Curb Cut	1.48	EA	$ 300.00	$ 444.00
16	6-IN Concrete Driveway HES	21.06	SY	$ 57.00	$ 1,200.67
27	HMA Driveway	769.13	T	$ 95.35	$ 73,336.81
30	Concrete Pavement, 8-IN	14290.00	SY	$ 43.80	$ 625,902.00
31	Clearing and Grubbing	377.44	SY	$ 5.50	$ 2,075.92
32	Tree Removal	485.34	IN DIA	$ 26.50	$ 12,861.38
33	Rock Excavation	274.70	CY	$ 120.00	$ 32,964.00
35	6-IN Topsoil, Seed, Fertilizer, Erosion Mat, and Watering	6310.63	SY	$ 5.10	$ 32,184.22
71	12-IN Water Main W/ Granular Backfill	1000.00	LF	$ 145.00	$ 145,000.00
72	10-IN Water Main W/ Granular Backfill	53.50	LF	$ 230.00	$ 12,305.00
74	Fire Hydrant Assembly W/ Aux Valve	2.00	EA	$ 7,250.00	$ 14,500.00
75	12-IN Gate Valve and Valve Box	3.00	EA	$ 4,525.00	$ 13,575.00
76	10-IN Gate Valve and Valve Box	2.00	EA	$ 3,750.00	$ 7,500.00
78	HDPE Water Service	46.11	LF	$ 135.00	$ 6,224.85
79	Connect to Existing Water Main	6.00	EA	$ 4,000.00	$ 24,000.00
80	Abandon Existing Water Main	1.00	LS	$ 9,500.00	$ 9,500.00
81	Water Main Insulation	576.00	SF	$ 8.50	$ 4,896.00
82	Traffic Control	0.25	LS	$ 20,550.00	$ 5,137.50
83	Mobilization	0.25	LS	$225,000.00	$ 56,250.00
84	Inlet Protection, Type A	13.92	EA	$ 115.00	$ 1,600.80

Total Concrete Road Reconstruction & Assessable Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
85	Inlet Protection, Type B	16.74	EA	$ 60.00	$ 1,004.40
86	Inlet Protection, Type D	21.75	EA	$ 100.00	$ 2,175.00
87	Silt Fence	2332.80	LF	$ 1.80	$ 4,199.04
89	Culvert Pipe Check	8.40	EA	$ 45.00	$ 378.00
90	Ditch Check	37.20	EA	$ 110.00	$ 4,092.00
91	Tracking Pads	0.50	EA	$ 2,000.00	$ 1,000.00
95	Exploratory Utility Opening	40.00	EA	$ 700.00	$ 28,000.00
96	Remove, Temporary Relocate, and Permanent Relocate Mailbox	14.28	EA	$ 155.00	$ 2,213.40
97	Remove Signs	0.32	LS	$ 225.00	$ 72.00
98	Reset Signs Mounted on Post Wood 4-IN by 6-IN	22.88	EA	$ 220.00	$ 5,033.60
99	Relocate Sign	5.40	EA	$ 125.00	$ 675.00
100	Sign and Post	19.50	EA	$ 370.00	$ 7,215.00
101	Marking Line Epoxy 4-IN	12791.68	LF	$ 0.55	$ 7,035.42
104	Marking Stop Line Epoxy 18-IN	155.61	LF	$ 12.00	$ 1,867.32
105	Marking Line Epoxy 24-IN	253.89	LF	$ 13.00	$ 3,300.57
106	Marking Arrow Epoxy	8.00	EA	$ 250.00	$ 2,000.00
107	Marking Railroad Crossing Epoxy	1.00	EA	$ 900.00	$ 900.00
119	Cash Allowance for Canadian Pacific Right of Entry Permit and Flagging	0.50	LS	$ 10,000.00	$ 5,000.00
CO001-1h	8" concrete pavement HES	648.10	SY	$ 49.90	$ 32,340.19
CO001-1i	8" conc pavement deduct for HES	0.00	SY	$ (43.80)	$ -
CO001-1n	30" C&G change from 9" to 8" - Deduct	4507.91	LF	$ (0.40)	$ (1,803.16)
CO001-1o	One-way traffic control	0.00	LS	$ 15,080.00	$ -
CO003-3I	Concrete Shoulder Damage (6 in by 610 ft)	1.00	LS	$ (1,484.33)	$ (1,484.33)
CO003-3j	Utility Conflict - Daily	0.16	LS	$ 46,558.25	$ 7,449.32
CO003-3k	Utility Conflict - Grading	0.16	LS	$ 81,077.50	$ 12,972.40

Total Concrete Road Reconstruction & Assessable Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
CO003-3m	Reset PLM Paving & Concrete Sign	1.00	LS	$ 1,400.00	$ 1,400.00
	Subtotal of Contract				$1,630,765.84
	Engineering, Administration, & Contingencies				$ 276,698.34
	Total Project Costs				$1,907,464.18
	Local Road Improvement Program Grand Funding (Deduct)				$(595,511.40)
	Subtotal for Assessable Costs				$1,311,952.78
	50% reduction due to Local Arterial (Deduct)				$(655,976.39)
	Total Concrete Road Reconstruction Assessable Costs				$ 655,976.39

Total Assessable Acres abutting the Concrete Road = 42.913 acres

Computation of Acreage Cost: $\frac{\$\ 655{,}976.39}{42.913\ \text{acres}}$ = $ 15,286.19/acre

Use $ 15,286.19/acre as the Concrete Road Reconstruction Acreage Rate[1].

[1] A maximum amount of $3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

Total Curb Extension & Assessable Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
12	30-IN Concrete Curb and Gutter	1145.27	LF	$ 16.45	$ 18,839.61
13	30-IN Concrete Curb and Gutter HES	202.00	LF	$ 19.75	$ 3,989.42
82	Traffic Control	0.01	LS	$ 20,550.00	$ 205.50
83	Mobilization	0.01	LS	$225,000.00	$ 2,250.00
119	Cash Allowance for Canadian Pacific Right of Entry Permit and Flagging	0.5	LS	$ 10,000.00	$ 5,000.00
CO002-2bo	Concrete Paving Gaps	1.0	LS	$ 2,000.00	$ 2,000.00
	Subtotal of Contract				$ 32,284.53
	Engineering, Administration, & Contingencies				$ 5,477.84
	Total Project Costs				$ 37,762.37
	50% reduction due to Local Arterial (Deduct)				$(18,881.19)
	Total Curb Reconstruction Assessable Costs				$ 18,881.18

Total Assessable Acres abutting the Assessable Curb = 16.4519 acres

Computation of Acreage Cost: $\frac{\$\ 18{,}881.18}{16.4519\ \text{acres}}$ = $ 1,147.66/acre

Use $ 1,147.66/acre as the Curb Extension Acreage Rate[1].

[1] A maximum amount of $3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

Total Sanitary Sewer Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
20	Adjusting Sanitary MH	19.00	EA	$ 800.00	$15,200.00
21	Reconstruct Sanitary MH	4.00	EA	$ 2,400.00	$ 9,600.00
82	Traffic Control	0.01	LS	$ 20,550.00	$ 205.50
83	Mobilization	0.01	LS	$225,000.00	$ 2,250.00
CO001-1d	6-in PVC Sanitary Sewer Lateral	25.00	LF	$ 1,458.00	$36,450.00
	Subtotal of Contract				$63,705.50
	Engineering, Administration, & Contingencies				$10,809.16
	Total Project Costs				$74,514.66

Total 6" Sanitary Lateral & Assessable Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
82	Traffic Control	0.01	LS	$ 20,550.00	$ 205.50
83	Mobilization	0.01	LS	$225,000.00	$ 2,250.00
CO001-1d	6-in PVC Sanitary Sewer Lateral	25.00	LF	$ 1,458.00	$36,450.00
	Subtotal of Contract				$38,905.50
	Engineering, Administration, & Contingencies				$ 6,601.25
	Total Project Costs				$45,506.75

Total Assessable Units receiving 6" Sanitary Lateral = 1

Computation of Unit Cost: $\frac{\$\ 45{,}506.75}{1\ \text{unit}}$ = $ 45,506.75/unit

Use $ 45,506.75/unit as the 6" Sanitary Lateral Unit Rate.

Total Sewer Utility Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
20	Adjusting Sanitary MH	19.00	EA	$ 800.00	$15,200.00
21	Reconstruct Sanitary MH	4.00	EA	$ 2,400.00	$ 9,600.00
	Subtotal of Contract				$24,800.00
	Engineering, Administration, & Contingencies				$ 4,207.91
	Total Project Costs				$29,007.91

Total Sewer Utility Project Costs = $ 29,007.91

Total Water Main Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
22	Adjusting Valve Box	18.00	EA	$ 200.00	$ 3,600.00
23	Replace Valve Box	10.00	EA	$ 1,250.00	$ 12,500.00
73	6-IN Water Main W/ Granular Backfill	48.00	LF	$ 150.00	$ 7,200.00
77	6-IN Gate Valve and Valve Box	1.00	EA	$ 1,940.00	$ 1,940.00
78	HDPE Water Service	112.89	LF	$ 135.00	$ 15,240.15
82	Traffic Control	0.01	LS	$ 20,550.00	$ 205.50
83	Mobilization	0.01	LS	$225,000.00	$ 2,250.00
94	Remove Water Sampling Station	2.00	EA	$ 1,500.00	$ 3,000.00
CO001-1e	8-in Gate Valve & Valve box	1.00	EA	$ 3,500.00	$ 3,500.00
CO001-1f	8-in Water main w/ granular backfill	60.00	LF	$ 260.00	$ 15,600.00
CO001-1j	Remove/Replace Water Valve - Top Section	16.00	EA	$ 765.00	$ 12,240.00
CO001-1k	Remove/Replace Water Valve - Top & Middle Section	9.00	EA	$ 1,065.00	$ 9,585.00
CO001-1l	Straighten water valve	17.00	EA	$ 695.00	$ 11,815.00
CO001-1m	Remove/Replace Water valve box middle section	0.00	EA	$ 930.00	$ -
	Subtotal of Contract				$ 98,675.65
	Engineering, Administration, & Contingencies				$ 16,742.68
	Total Project Costs				$115,418.33

Total 1-¼" Water Service & Assessable Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
78	HDPE Water Service	112.89	LF	$ 135.00	$15,240.15
	Subtotal of Contract				$15,240.15
	Engineering, Administration, and Contingencies				$ 2,585.86
	Total Project Costs				$17,826.01

Total Assessable Units receiving 1-¼" Water Service = 2

Computation of Unit Cost: $\frac{\$\ 17{,}826.01}{2\ \text{units}}$ = $ 8,913.01/unit

Use $ 8,913.01/unit as the 1-¼" Water Service Unit Rate.

Total 6” Water Service & Assessable Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
73	6-IN Water Main W/ Granular Backfill	48	LF	$ 150.00	$ 7,200.00
77	6-IN Gate Valve and Valve Box	1	EA	$1,940.00	$ 1,940.00
	Subtotal of Contract				$ 9,140.00
	Engineering, Administration, and Contingencies				$ 1,550.82
	Total Project Costs				$10,690.82

Total Assessable Units receiving 6” Water Service = 1

Computation of Unit Cost: $\frac{\$\ 10{,}690.82}{1\ \text{unit}}$ = $ 10,690.82/unit

Use $ 10,690.82/unit as the 6” Water Service Unit Rate.

Total 8” Water Service & Assessable Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
CO001-1e	8-in Gate Valve & Valve box	1.00	EA	$3,500.00	$ 3,500.00
CO001-1f	8-in Water main w/ granular backfill	60.00	LF	$ 260.00	$15,600.00
	Subtotal of Contract				$19,100.00
	Engineering, Administration, & Contingencies				$ 3,240.77
	Total Project Costs				$22,340.77

Total Assessable Units receiving 8” Water Service = 1

Computation of Unit Cost: $\frac{\$\ 22{,}340.77}{1\ \text{unit}}$ = $ 22,340.77/unit

Use $ 22,340.77/unit as the 8” Water Service Unit Rate.

Total Water Utility Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
22	Adjusting Valve Box	18	EA	$ 200.00	$ 3,600.00
23	Replace Valve Box	10	EA	$ 1,250.00	$12,500.00
82	Traffic Control	0.01	LS	$ 20,550.00	$ 205.50
83	Mobilization	0.01	LS	$225,000.00	$ 2,250.00
94	Remove Water Sampling Station	2	EA	$ 1,500.00	$ 3,000.00
CO001-1j	Remove/Replace Water Valve - Top Section	16.00	EA	$ 765.00	$12,240.00
CO001-1k	Remove/Replace Water Valve - Top & Middle Section	9.00	EA	$ 1,065.00	$ 9,585.00
CO001-1l	Straighten water valve	17.00	EA	$ 695.00	$11,815.00
CO001-1m	Remove/Replace Water valve box middle section	0.00	EA	$ 930.00	$ -
	Subtotal of Contract				$55,195.50
	Engineering, Administration, & Contingencies				$ 9,365.23
	Total Project Costs				$64,560.73

Total Water Utility Costs = $ 64,560.73

Total City Trail Fund Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
1	Common Excavation	2844.73	CY	$ 12.34	$ 35,103.97
11	1 1/4-IN Dense-Grade Base (Bike Path)	4296.07	T	$ 15.50	$ 66,589.09
12	30-IN Concrete Curb and Gutter	4428.36	LF	$ 16.45	$ 72,846.49
13	30-IN Concrete Curb and Gutter HES	162.72	LF	$ 19.75	$ 3,213.70
17	Dome Detectable Warning, Radial, Natural Patina	40.00	SF	$ 45.00	$ 1,800.00
18	Dome Detectable Warning, Rectangular, Natural Patina	96.00	SF	$ 38.00	$ 3,648.00
19	Concrete Sidewalk 5-IN	1859.10	SF	$ 6.00	$ 11,154.60
24	Relocate Hydrant	16.00	EA	$ 3,500.00	$ 56,000.00
28	Asphaltic Surface (Bike Path)	1601.30	T	$ 95.35	$152,683.96
82	Traffic Control	0.07	LS	$ 20,550.00	$ 1,438.50
83	Mobilization	0.07	LS	$225,000.00	$ 15,750.00
102	Marking Line Epoxy 6-IN Solid	0.00	LF	$ 9.00	$ -
CO001-1a	6-in Downspout	25.00	LF	$ 375.00	$ 9,375.00
CO001-1c	Repair Dog fence	1.00	LS	$ 750.00	$ 750.00
	Subtotal of Contract				$430,353.30
	Engineering, Administration, & Contingencies				$ 73,019.71
	Total Project Costs				$503,373.01

Total City Trail Fund Costs = $ 503,373.01

Total Storm Water Utility Costs

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
3	Saw Cut, Asphalt	739.92	LF	$ 1.75	$ 1,294.86
12	30-IN Concrete Curb and Gutter	1145.27	LF	$ 16.45	$ 18,839.61
13	30-IN Concrete Curb and Gutter HES	196.39	LF	$ 19.75	$ 3,878.60
14	Concrete Flume	1.50	EA	$ 400.00	$ 600.00
15	Curb Cut	2.00	EA	$ 300.00	$ 600.00
29	Asphaltic Patching	407.31	SY	$ 35.00	$ 14,255.85
33	Rock Excavation	135.30	CY	$ 120.00	$ 16,236.00
35	6-IN Topsoil, Seed, Fertilizer, Erosion Mat, and Watering	19720.72	SY	$ 5.10	$ 100,575.67
36	Removing Inlet	5.00	EA	$ 300.00	$ 1,500.00
37	Removing MH	10.00	EA	$ 500.00	$ 5,000.00
38	Removing Storm Sewer	820.00	LF	$ 13.00	$ 10,660.00
39	Removing Culverts	1135.00	LF	$ 10.00	$ 11,350.00
40	12-IN Concrete Storm Sewer	2737.10	LF	$ 64.00	$ 175,174.40
41	15-IN Concrete Storm Sewer	1977.00	LF	$ 80.00	$ 158,160.00
42	24-IN Concrete Storm Sewer	435.00	LF	$ 90.00	$ 39,150.00
43	30-IN Concrete Storm Sewer	1386.00	LF	$ 114.00	$ 158,004.00
44	14-IN by 23-IN Horizontal Elliptical Pipe	258.00	LF	$ 119.00	$ 30,702.00
45	19-IN by 30-IN Horizontal Elliptical Pipe	52.00	LF	$ 138.00	$ 7,176.00
46	24-IN by 38-IN Horizontal Elliptical Pipe	478.00	LF	$ 150.00	$ 71,700.00
47	12-IN Corrugated Culvert Pipe	103.00	LF	$ 58.00	$ 5,974.00
48	15-IN Corrugated Culvert Pipe	132.00	LF	$ 62.00	$ 8,184.00
49	13-IN by 17-IN Horizontal Elliptical Corrugated Culvert Pipe	22.00	LF	$ 68.00	$ 1,496.00
50	15-IN by 21-IN Corrugated Culvert Pipe	87.00	LF	$ 78.00	$ 6,786.00
51	24-IN by 35-IN Horizontal Elliptical Corrugated Culvert Pipe	33.00	LF	$ 132.00	$ 4,356.00
52	3-FT Storm MH W/ Frame and Grate	16.00	EA	$ 2,300.00	$ 36,800.00
53	4-FT Storm MH W/ Frame and Grate	19.00	EA	$ 2,850.00	$ 54,150.00

Total Storm Water Utility Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
54	5-FT Storm MH W/ Frame and Grate	11.00	EA	$ 3,750.00	$ 41,250.00
55	6-FT Storm MH W/ Frame and Grate	8.00	EA	$ 4,750.00	$ 38,000.00
56	7-FT Storm MH W/ Frame and Grate	1.00	EA	$ 7,450.00	$ 7,450.00
57	Inlets 2-FT by 3-FT W/ Frame and Grate	13.00	EA	$ 2,150.00	$ 27,950.00
58	Existing Inlet Adjustment	5.00	EA	$ 500.00	$ 2,500.00
59	12-IN RCP End Section	12.00	EA	$ 1,000.00	$ 12,000.00
60	12-IN RCP End Section with Grate	7.00	EA	$ 1,400.00	$ 9,800.00
61	15-IN RCP End Section	8.00	EA	$ 1,050.00	$ 8,400.00
62	15-IN RCP End Section W/ Grate	4.00	EA	$ 1,500.00	$ 6,000.00
63	24-IN by 38-IN RCP End Section	3.00	EA	$ 1,500.00	$ 4,500.00
64	12-IN Corrugated Culvert Pipe End Section	12.00	EA	$ 250.00	$ 3,000.00
65	15-IN Corrugated Culvert Pipe End Section	10.00	EA	$ 275.00	$ 2,750.00
66	13-IN by 17-IN Corrugated Culvert Pipe End Section	2.00	EA	$ 300.00	$ 600.00
67	15-IN by 21-IN Corrugated Culvert Pipe End Section	6.00	EA	$ 350.00	$ 2,100.00
68	15-IN by 21-IN Corrugated Culvert Pipe End Section W/ Grate	1.00	EA	$ 850.00	$ 850.00
69	24-IN by 35-IN Corrugated Culvert Pipe End Section	2.00	EA	$ 600.00	$ 1,200.00
70	Concrete Collar	1.00	EA	$ 500.00	$ 500.00
82	Traffic Control	0.18	LS	$ 20,550.00	$ 3,699.00
83	Mobilization	0.18	LS	$225,000.00	$ 40,500.00
92	Riprap Medium	49.00	CY	$ 130.00	$ 6,370.00
93	Geotextile Type HR	158.11	SY	$ 8.00	$ 1,264.88
101	Marking Line Epoxy 4-IN	799.48	LF	$ 0.55	$ 439.71
107	Marking Railroad Crossing Epoxy	1.00	EA	$ 900.00	$ 900.00
108	Culvert End Markers	30.00	EA	$ 75.00	$ 2,250.00
109	Bioretention Basin Clean-Washed Clear Stone	66.00	CY	$ 65.00	$ 4,290.00

Total Storm Water Utility Costs – Continued

Item No.	Description	Final Quantity	Unit	Bid Unit Price	Bid Price
110	Bioretention Basin Clean-Washed Pea Gravel	22.00	CY	$ 70.00	$ 1,540.00
111	Bioretention Basin Engineered Soil	77.00	CY	$ 60.00	$ 4,620.00
112	Bioretention Basin Hardwood Mulch	0.00	CY	$ 88.00	$ -
113	Bioretention Basin Sand	17.00	CY	$ 60.00	$ 1,020.00
114	Bioretention Basin Underdrain Cleanout	6.00	EA	$ 350.00	$ 2,100.00
115	Bioretention Basin Herbaceous Plugs	0.00	SF	$ 8.90	$ -
116	Bioretention Basin 6-IN Perforated Underdrain	125.00	LF	$ 15.00	$ 1,875.00
117	Bioretention Basin Geotextile	14.00	SY	$ 20.00	$ 280.00
118	Low Mow Seed Mix	841.00	SY	$ 4.60	$ 3,868.60
120	Cash Allowance for Canadian National Right of Entry Permit and Flagging	0.50	LS	$ 10,000.00	$ 5,000.00
CO001-1b	Inlet Cone grate	1.00	EA	$ 3,100.00	$ 3,100.00
CO001-1p	Remove Bioretention basin herbaceous plugs - deduct	0.00	SF	$ (8.90)	$ -
CO001-1q	Prairie Wildflower & Grass mix w/ Cover crop	1790.00	SF	$ 3.41	$ 6,103.90
	Subtotal of Contract				$1,200,674.09
	Engineering, Administration, & Contingencies				$ 203,723.00
	Total Project Costs				$1,404,397.09

Total Storm Water Utility Costs = $ 1,404,397.09

May 4th, 2022

All that part of the NE and NW ¼ Sections of Section 12 and the NW, SW, and SE ¼ Sections of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows:

Commencing at the SW corner of the NE ¼ of Section 12,T7N, R19E; Thence N0°06'38"W along the west line of said NE ¼, 197.38 Feet, to a point on the North R/W line of Capitol Drive; Thence S82°30'46"E along said N. R/W line, 492.80 Feet; Thence S 88°55'24"E continuing along said N. R/W Line, 113.52 Feet, to a point on the West R/W line of Duplainville Road also Being the Point of Beginning of area to be described; Thence S 88°52'51"E, 225.08 Feet, to the SW corner of CSM #2531 also being a point on the East R/W line of Duplainville Road; Thence S88°42'01"E along the south line of said CSM, 182.28 Feet, to a point on the East R/W line of the Canadian National Railroad; Thence Northwesterly Along said East R/W line, Along the Arc of a Curve, 884.16 Feet, whose center is to the West , whose Chord bears N9°58'22"W, 880.53 feet, with a Radius of 2821.43 Feet; Thence N19° 00'13"W Along said East R/W line, 1488.65 Feet, to the NW Corner of CSM #7659; Thence N77°10'39"E along the Northerly Line of Said CSM, 967.82 Feet; Thence S 88°36'31"E along the North line of said CSM, 153.53 Feet, to the SE Corner of the SE ¼ of Section 1, T7N, R19E; Thence N0°48'26"W along the East Line of Said ¼ Section, 2381.48 Feet, to the centerline of "Spring Creek"; Thence following bearings and distances along said centerline; S55°58'36"W, 113.14 Feet; S29°50'26"W, 124.41 Feet; S46°5806W, 65.16 Feet; N72°52'04"W, 27.92 Feet; S49°18'16"W,29.02 Feet; S19°22'56"W, 71.10 Feet; N77°34'04"W, 99.25 Feet; S38°52'26"W, 101.32 Feet; N81°20'44"W, 48.29 Feet; N30°30'06"E, 55.77 Feet; N63°55'34"W, 26.89 Feet; S68°12'36"W, 74.11 Feet; S6°16'24"E, 40.82 Feet; S59°14'26"W, 43.50 Feet; N74°54'44"W, 64.07 Feet; N29°14'44"W, 32.55 Feet; S77°41'04"W, 49.02 Feet; N70°36'54"W, 69.25 Feet; N3°21'56"W, 42.09 Feet; N71°15'14"W, 17.65 Feet; S47°08'16"W, 75.00 Feet; S56°28'36"W, 34.52 Feet; N83°43'04"W, 23.76; S56°06'56"W, 103.90 Feet; S22°58'46"W, 62.73 Feet; N44°50'50"W, 27.24 Feet; N83°12'34"W, 45.92 Feet; N35°27'44"W, 20.93 Feet; S79°20'16"W, 23.70 Feet; S30°49'16"W, 75.29 Feet; N78°29'44"W, 87.90 Feet; S70°39'36"W, 43.89 Feet, to a point on the West Line of the NE ¼ of the NE ¼ of aforementioned Section 1; Thence S0°33'53"E along said West Line, 143.06 Feet; Thence N88°26'50"W, and Parallel to the North line of the NE ¼ of said Section 1, 542.72 Feet; Thence N0°18'38"W, and Parallel to the West Line of the aforementioned NE ¼ of Section 1, 924.04 Feet, to a point on the North Line of said NE ¼ Section of Section 1; Thence N88°26'50"W, along said North line, 732.64 Feet, to the NW Corner of said NE ¼ of Section 1; Thence S0°18'38"W, along the West line of NE ¼ of said Section 1, 1034.06 Feet, to a point on the North line of CSM #4227; Thence N88°57'38"W along said North line extended, 260.18 Feet, to a point on the East R/W line of the Canadian National Railroad; Thence N19°00'13"W, along said East R/W Line, 1842.68 Feet; Thence N88°31'13"W, 74.86 Feet, to a point on the East R/W Line of Duplainville Road; Thence N15°10'22"W along said East R/W line, 1111.42 Feet; Thence N19°07'13"W, continuing along said East R/W Line, 962.69 Feet, to a point on the North Line of the NW ¼ of Section 1, T7N, R19E; Thence S89°09'33"W Along said North Line, 454.97 Feet to the NW Corner of CSM # 11886; Thence S0°27'07E, along the West Line of said CSM, 860.93 Feet, to the North R/W line of Lindsay Road; Thence S89°08'32"E along said North R/W Line, 661.42 Feet, to a point on the West R/W Line of Duplainville Road; Thence S18°37'08E, 85.45 Feet to a point on said West R/W Line; Thence S15°10'22"E, along said R/W Line 822.78 Feet, to the SE Corner of Outlot 7 of Victoria Station IV Subdivision; thence N88°30'32"W, 177.44 Feet to a corner of Lot 144 of said Subdivision; Thence S1°29'28"W, 224.87 Feet to a point on the North Line of Victoria Station III Subdivision; Thence

S88°34'09"E along said North Line, 75.88 Feet to the NW Corner of Lot 1 of CSM #11528; Thence S27°55'41"W, 282.16 to a point on the East R/W line of Bridge St.; Thence along said R/W Line and along the Arc of a Curve, whose Center lies to the SW, and Chord Bears S46°08'06"E, 274.58 feet, with a radius of 500.00 feet, 278.15 Feet, to the SW Corner of Said CSM #11528; Thence N59°48'05"E along the south line of Said CSM, 223.29 Feet to a point on the West R/W Line of Duplainville Road; Thence following bearings and distances along said West R/W; S15°37'09"E, 907.37 Feet; S15°35'09E, 870.98 Feet; S88°36'34"E, 10.24 Feet; S15°34'24"E, 684.56 Feet; N88°51'00"W, 8.33 Feet; S15°30'13"E, 367.51 Feet, to the SE Corner of Lot 1 Block 1 Valley Brook Subdivision; Thence S85°26'47"W along the South Line of said Lot 1, 206.74 Feet, to a Point on the East R/W Line of Grandview Drive; Thence S15°30'13"E along said R/W Line, 70.36 Feet; Thence continuing along said R/W, along the Arc of a Curve Whose Center is to the West, Chord Bears S9°04'57"E,79.05 Feet, with a Radius of 365.36 Feet, 79.21 Feet, to the NW Corner of Lot 2 of Block 1 of Valley Brook Subdivision; Thence N85°26'47"E along the North Line of said Lot 2, 215.75 Feet, to a point on the West R/W of Duplainville Road; Thence S15°30'13"E along said West R/W Line, 105.32 Feet; Thence S76°17'15"W along the South Line of Said Lot 2, 261.87 Feet to a point on the East Line of Valley brook Subdivision; Thence S21°00'43"E along said East Line, 140.00 Feet; Thence N76°17'15"E 43.10 Feet; Thence S0°05'21"E, 551.00 Feet to a point on the North Line of Wethersfield Subdivision; Thence S88°41'06"E along Said North Line 242.78 Feet to the east Line of said Subdivision; Thence Following Bearings and Distance along said East Line; S8°09'38"E, 141.95; S27°19'38"E, 150.00 Feet; S62°38"31"W, 19.98 Feet; S27°19'38"E, 149.96 Feet; S52°31'05"E, 165.73 Feet; S62°40'22"W, 36.94 Feet; S54°54'56"E, 210.40 Feet; N62°32'39"E, 181.81 Feet to a point on the West R/W line of Duplainville Road; Thence following Bearings and Distance along Said West R/W, S27°27'50"E, 282.61 Feet; thence along the Arc of a Curve whose center is to the West, Chord Bears S13°37'30"E, 304.00 feet and whose Radius is 636.18 feet, 306.398 Feet; S0°11'55"W, 121.13 Feet; S22°39'20"W, 96.21 Feet; S2°20'29"W, 320.94 Feet to the NE corner of Wethersfield Condominiums; Thence hence continuing along said West R/W line Along the Arc of a Curve whose Center is to the NW, Chord Bears S22°41'29"W, 222.99 Feet and whose Radius is 326.30, 227.58 feet, to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

May 4th, 2022

All that part of the SE and SW ¼ Sections of Section 12 and the NW ¼ Section of Section 13, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows:

Commencing at the Center of Section 12, Town 7 North, Range 19 East; Thence commencing S0°13'42"E along the West Line of the NE ¼ of said Section 12, 112.64 feet to a point on the South R/W Line of Capitol Drive, Said point being the Point of Beginning of area to be described; Thence continuing S0°13'42"E Along said West Line, 100.67 Feet to a corner of CSM # 8748; Thence N88°53'10W, 416.45 feet to the NW corner of Said CSM; Thence S0°35'10"E along the West Line of said CSM, 240.10 Feet; Thence S0°16'50"W along said West Line, 150.00 Feet; Thence S82°27'47'E, 582.38 Feet to the West R/W Line of Duplainville Road; Thence S28°45'20"W along said West R/W Line, 476.61 Feet to the SE Corner of CSM #8748; Thence N61°14'40"W Along the South Line of said CSM, 442.97 feet; Thence S28°45'20"W, 157.00 Feet; Thence S16°13'31"E, 60.80 Feet to a point on the Westerly Line of CSM #2074; Thence S28°45'20"W Along said Westerly Line, 165.00 Feet; Thence S61°14'40"E along the Southerly Line of Said CSM, 310.00 Feet; Thence S28°45'20"W, 80.00 Feet; Thence S61°14'40"E, 90.00 Feet to a point on the West R/W Line of Duplainville Road; Thence S28°45'20"W Along Said West R/W Line, 326.86 Feet to a point on the North R/W Line of Green Road; Thence S17°38'49"W, 68.33 Feet to the Intersection of the South R/W Line of Green Road and the West R/W Line of Duplainville Road; Thence S29°42'09W along Said West R/W Line, 177.61 Feet; Thence N81°08'18"W, 238.90 Feet; Thence S3°03'14"W, 190.68 Feet; Thence S88°18'09"E, 12.50 Feet; Thence S2°07'14"W, 40.50 Feet to a corner of CSM #10,601; Thence N88°03'07"W along a Line of Said CSM, 170.47 to a Corner of said CSM; Thence S30°02'45"W along the West Line of Said CSM, 213.55 Feet to a point on the North R/W Line of CP Railroad Systems; Thence S88°20'49"E Along said North R/W, 794.42 Feet to a Point on the West R/W Line of Canadian National Railroad; Thence N24°56'22"E along said West R/W, 290.47 Feet; Thence N84°00'04W along said West R/W, 52.81 Feet; Thence N24°56'22E Along said West R/W, 126.34 Feet; Thence N88°15'47"W, 222.24 Feet; Thence S29°16'40"W, 32.30 Feet; Thence N86°48'48"W, 107.58 Feet To a point on the East R/W Line of Duplainville Road; Thence N29°42'09"E Along Said East R/W Line, 206.43 Feet to a point on the South R/W Line of Green Road; Thence N28°42'08"E, 73.48 Feet to The intersection of the East R/W Line of Duplainville Road and the North R/W Line of Green Road; Thence N28°45'20"E Along Said East R/W Line, 266.15 Feet to the SW Corner of CSM #3167; Thence S87°23'28"E, 344.44 Feet To the West R/W Line Canadian National Railroad; Thence N24°49'45"E Along Said West R/W Line, 1524.74 Feet; Thence continuing Along Said West R/W Along the Arc of a Curve, Whose Center Is to the NW, Chord Bears N13°13'07"E, 1042.52 Feet, whose Radius is 2821.43 Feet, 1048.54 Feet to a point on the South R/W Line Capitol Drive; Thence N88°49'28"W Along Said South R/W Line, 198.21 Feet to a point on the east R/W Line Duplainville Road; Thence S71°28'18"W 66.88 Feet to Intersection of the West R/W Line of Duplainville Road and the South R/W Line of Capitol Drive; Thence N88°59'11"W Along Said South R/W Line, 203.89 Feet; Thence S1°06'56"W, 273.05 Feet; Thence N88°53'01"W, 197.88 Feet; Thence N1°06'56"E, 264.05 Feet to a Point on The South R/W Line Capitol Drive; Thence S83°20'33"W Along Said South R/W Line, 344.91 Feet to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

Revised Description 1, February 25th 2025

DESCRIPTION 1:

An Area of Land in the SE ¼ and the SW ¼ of Section 12, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin Bound and Described as Follows; Commencing at the South ¼ Corner of Said Section 12, Thence N87°22'06"W Along the South Line of Said SW ¼, 374.50 Feet to an Intersection of an Extension of the East R/W Line of Duplainville Road; Thence N28°45'20"E Along Said East R/W Line, 302.91 Feet to the SW Corner of CSM #3167 Also Being the Point of Beginning of Parcel to be Described; Thence S87°23'28"E Along the south Line of Said CSM, 344.44 Feet to a Point on the West R/W Line of Canadian National Railroad; Thence N24°49'45E Along Said West R/W Line, 1524.74 Feet; Thence Continuing Along Said West R/W Along the Arc of a Curve, Whose Center is to the NW, Whose Chord Bears N19°49'10"E, 398.14 Feet and Whose Radius is 2821.43 Feet, 398.47 Feet; Thence Continuing Along Said West R/W Along the Arc of a Curve, Whose Center is to the West, Whose Chord Bears N14°20'05"E, 68.92 Feet, to the NE Corner of a Parcel Described in Document No. 724166, Tax Key PWC 0912997; Thence Westerly Along the North Line of Said Parcel, 117 Feet More or Less, to a Point on the East R/W Line of Duplainville Road; Thence Along Said East R/W Line, Along the Arc of a Curve, Whose Center is to the NW, Whose Radius is 570.87, Whose Chord Bears S26°08'42"W, 74.85 Feet; Thence Continuing Along Said East R/W Line by Bearings and Distances, S29°56'30"W, 497.10 Feet; S88°53'29W, 11.65 Feet; S29°56'30"W 382.56 Feet; S28°45'20"W, 1116.81 Feet To the Point of Beginning.

DESCRIPTION 2:

An Area of Land in the NW ¼ of Section 13, T7N, R19E, City of Pewaukee, Waukesha County Wisconsin Bound and Described as Follows; Commencing at the North ¼ Corner of Said Section 13, Thence N87°22"06" Along the North Line of Said NW ¼ , 373.74 Feet to an intersection of an Extension of the East R/W Line of Duplainville Road; Thence S29°42'09"W Along Said East R/W Line, 243.49 Feet to the Point of Beginning of area to be Described; Thence N64°27'25"W, 65.91 Feet to a Point on the West R/W Line of Duplainville Road; Thence N81°08'18"W, 238.90 Feet Thence S3°03'14"W, 190.68 Feet; Thence S88°18'09"E, 12.50 Feet; Thence S2°07'14"W, 40.50 Feet to a corner of CSM #10,601; Thence N88°03'07"W along a Line of Said CSM, 170.47 to a Corner of said CSM; Thence S30°02'45"W along the West Line of Said CSM, 213.55 Feet to a point on the North R/W Line of CP Railroad Systems; Thence S88°20'49"E Along said North R/W, 794.42 Feet to a Point on the West R/W Line of Canadian National Railroad; Thence N24°56'22"E along said West R/W, 290.47 Feet; Thence N84°00'04W along said West R/W, 52.81 Feet; Thence N24°56'22E Along said West R/W, 126.34 Feet; Thence N88°15'47"W, 222.24 Feet; Thence S29°16'40"W, 32.30 Feet; Thence N86°48'48"W, 107.58 Feet to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

June 28th, 2022

DESCRIPTION 1:

A Parcel of Land in the SE ¼ and the SW ¼ of Section 12, T7N, R19E Bound and Described as Follows; Commencing at the SW Corner of Said SE ¼ of Section 12, Thence N87°22'17"W, Along the South Line of the SW ¼ of Said Section 12, 463.26 Feet to the Point of Beginning of Parcel to be Described; Thence Continuing N87°22'17"W Along Said South Line, 616.20 Feet; Thence N0°28'28"W, 469.30 Feet; Thence N87°22'17W", 200.00 Feet; Thence N0°28'28"W, 873.43 Feet; Thence S88°13'06"E, 868.47 Feet; Thence N0°35'21"W, 240.10 Feet; Thence S88°53'21"E, 416.28 Feet; Thence N0°15'56"W, 371.58 Feet; Thence S88°50'57"E, 619.86 Feet to a Point on the West R/W Line of Duplainville Road; Thence S29°56'19"W Along Said West R/W Line, 554.89 Feet; Thence S89°07'56"E, 11.46 Feet; Thence S29°56'19"W, 212.84 Feet; Thence S28°45'09"W, 650.03 Feet; Thence N61°14'51"W, 442.98 Feet; Thence S28°45'09"W, 157.00 Feet; Thence S16°14'04"E, 60.80 Feet; Thence S28°45'10"W, 164.85 Feet; Thence S61°14'51"E, 310.00 Feet; Thence S28°45'09"W, 80.00 Feet; Thence S61°14'51"E, 90.00 Feet; Thence S28°45'09"W, 363.77 Feet To the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

May 6th, 2022

DESCRIPTION 1:

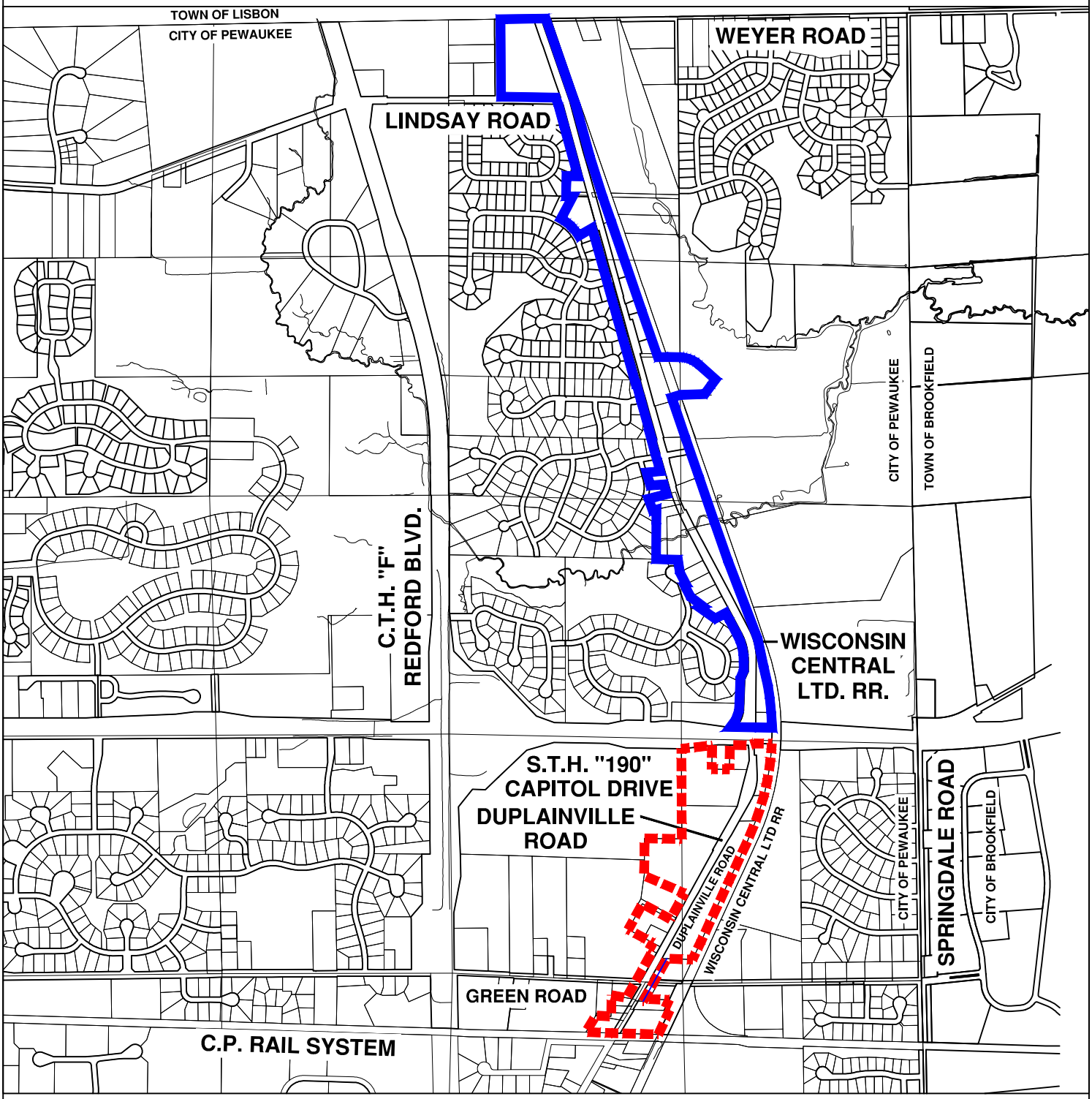
Parcel 1 of Certified Survey Map #2514, Recorded as Document # 941058, in the SE ¼ and the SW ¼ of Section 1, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin.

DESCRIPTION 2:

A Parcel of Land in the SW ¼ of Section 12, T7N, R19E Bound and Described as Follows; Commencing at the South ¼ Corner of Said Section 12, Thence N87°22'06W, Along the South Line of the SW ¼ of Said Section 12, 462.95 Feet to the Point of Beginning of Parcel to be Described; Thence Continuing N87°22'06"W Along Said South Line, 616.14 Feet; Thence N0°29'56"W 469.30 Feet; Thence N87°22'06W, 200.00 Feet; Thence N0°29'56"W 873.43 Feet; Thence S88°10'06E, 868.41 Feet; Thence S0°16'06W, 150.00 Feet; Thence S82°33'00"E, 582.38 Feet to a Point on the West R/W Line of Duplainville Road; Thence S28°44'36"W Along Said West R/W Line, 476.61 Feet to the SE Corner of CSM #8748; Thence N61°15'24W Along the South Line of Said CSM, 442.98 Feet to the SW Corner of Said CSM; Thence S28°44'36"W, 157.00 Feet; Thence S16°14'36"E, 60.80 Feet to a Point on the Westerly Line of CSM #2074; Thence S28°44'36"W Along Said Westerly Line, 165.00 Feet to the Southwesterly Corner of Said CSM; Thence S61°15'24E Along the Southerly Line of Said CSM, 310.00 Feet; Thence S28°44'36"W, 80.00 Feet; Thence S61°15'24"E, 90.00 Feet to a point on the West R/W Line of Duplainville Road; Thence S28°44'36"W Along Said West R/W Line, 363.61 Feet To the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

DUPLAINVILLE ROAD RECONSTRUCTION
RD-22-57420
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



CITY OF PEWAUKEE

LEGEND

CONCRETE ROAD ASSESSMENT AREA BOUNDARY

ASPHALT ROAD ASSESSMENT AREA BOUNDARY

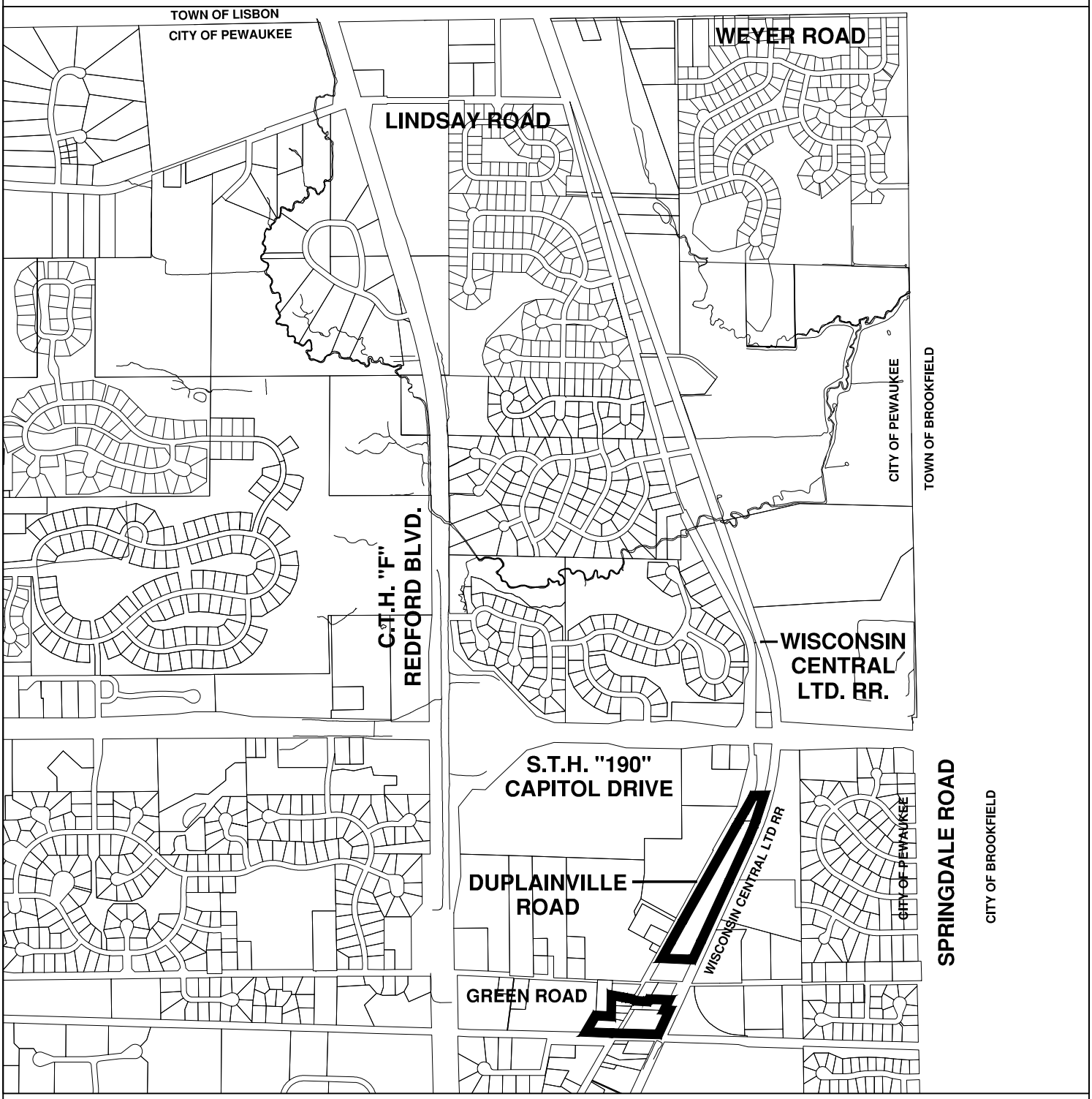
N W E S

0 500 1,000 2,000 4,000

SCALE IN FEET

DATE: APRIL 14, 2022

DUPLAINVILLE ROAD RECONSTRUCTION
RD-22-57420
CURB ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



CITY OF PEWAUKEE

LEGEND

CURB ASSESSMENT AREA BOUNDARY

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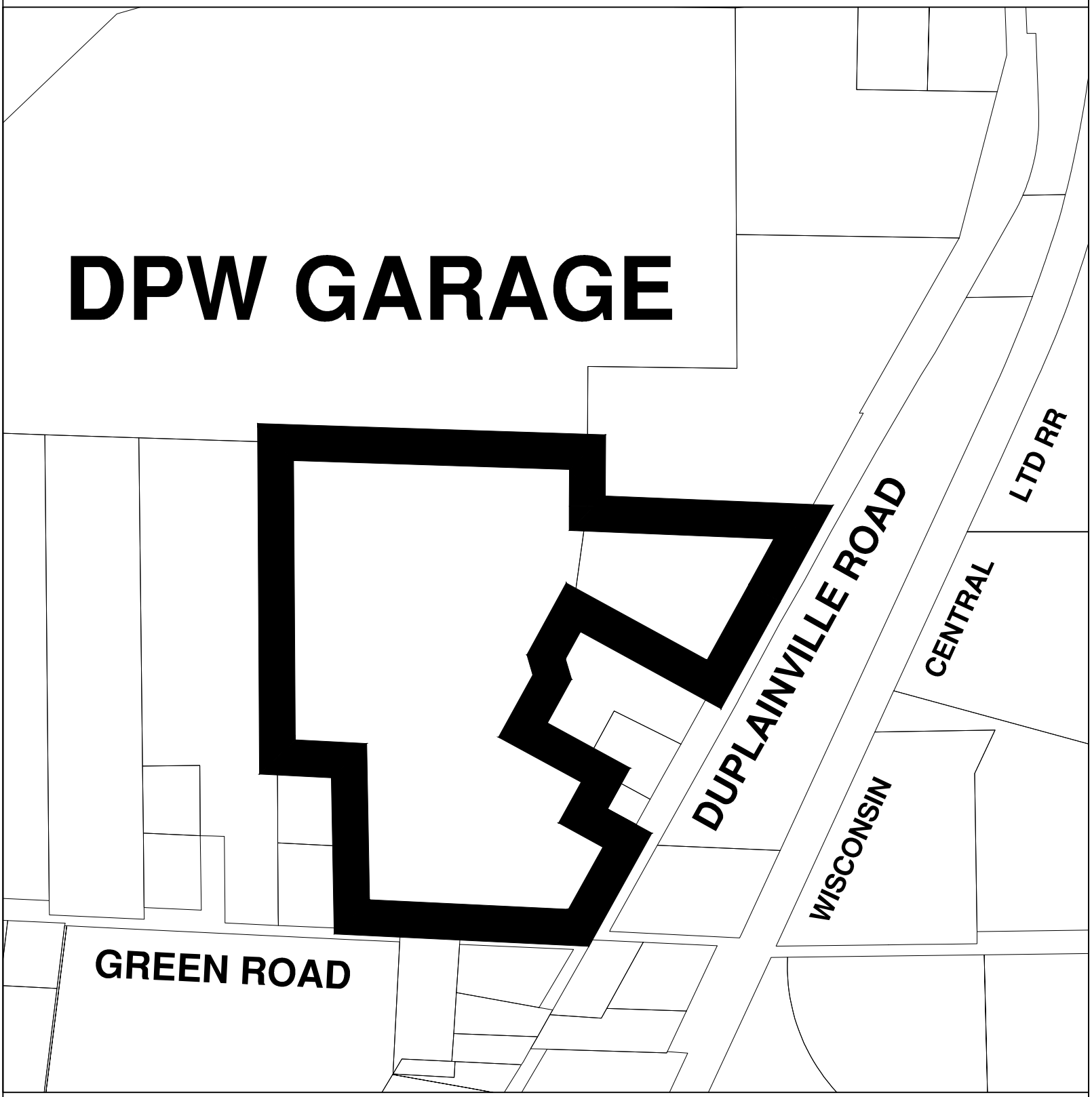
SCALE IN FEET

DATE: FEBRUARY 24, 2025

DUPLAINVILLE ROAD RECONSTRUCTION
SW-22-57420
SANITARY LATERAL EXTENSIONS
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



CITY OF PEWAUKEE

LEGEND

SANITARY LATERAL ASSESSMENT AREA BOUNDARY

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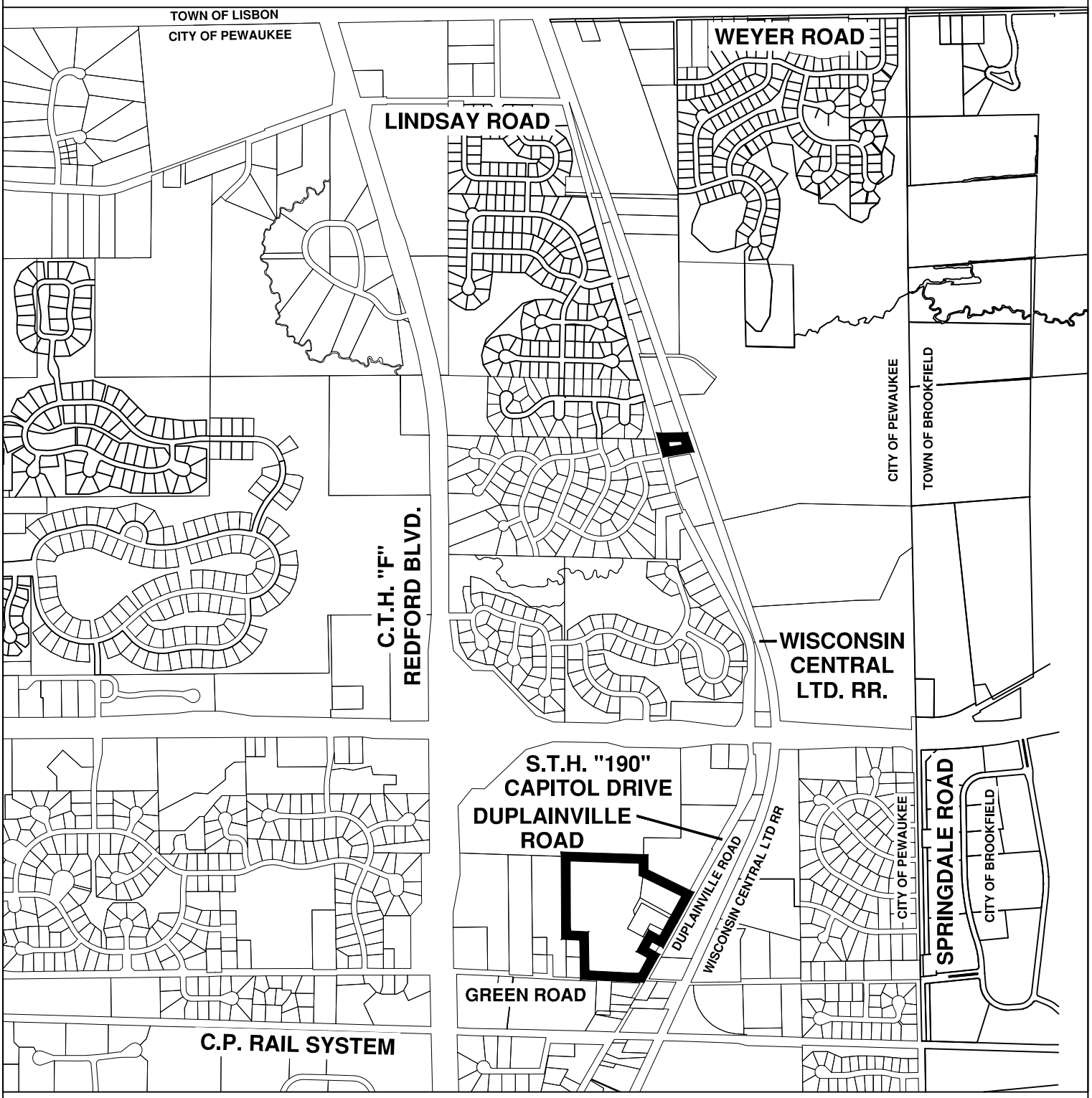
0 100 200 300 400 500 1,000
SCALE IN FEET

DATE: NOVEMBER 25, 2024

DUPLAINVILLE ROAD RECONSTRUCTION
SW-22-57420
WATER SERVICE EXTENSIONS
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



CITY OF PEWAUKEE

LEGEND

WATER SERVICE ASSESSMENT AREA BOUNDARY

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SCALE IN FEET

DATE: NOVEMBER 25, 2024

SCHEDULE C
FINAL ASSESSMENT ROLL
DUPLAINVILLE ROAD 2022 RECONSTRUCTION
RD-22-57420

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP*	TOTAL ASSESSMENT
1	FREDERIC G LINDENSTRUTH AND MICHELLE L LINDENSTRUTH	PWC 0866992008	Road Reconstruction - Asphalt	1 ACRE	$7,837.26	$7,837.26	$3,005.00	$3,005.00
	W266N4493 DUPLAINVILLE RD		Road Reconstruction - Deferred	1.4549 ACRE	$7,837.26	$11,402.43		$11,402.43 D
	PEWAUKEE WI 53072-2823							
2	STEVEN KUNDINGER AND SUSAN BANSKI	PWC 0866993	Road Reconstruction - Asphalt	0.8204 ACRE	$7,837.26	$6,429.69	$3,005.00	$3,005.00
	W227N4537 DUPLAINVILLE RD							
	PEWAUKEE WI 53072-2824							
3	KD GLASS LLC ATTN: AMY OLSON	PWC 0866997004	Road Reconstruction - Asphalt	10.2361 ACRE	$7,837.26	$80,222.98		$80,222.98
	PO BOX 259410							
	MADISON WI 53725-9410							
4	CHRISTIAN E HANSEN	PWC 0867994001	Road Reconstruction - Asphalt	0.505641 ACRE	$7,837.26	$3,962.84	$3,005.00	$3,005.00
	W383N6450 S WOODLAKE CIR		Road Reconstruction - Deferred	0.381759 ACRE	$7,837.26	$2,991.94		$2,991.94 D
	OCONOMOWOC WI 53066-6309							
5	CHRISTIAN E HANSEN	PWC 0867994002	Road Reconstruction - Asphalt	0.524933 ACRE	$7,837.26	$4,114.04	$3,005.00	$3,005.00
	W383N6450 S WOODLAKE CIR		Road Reconstruction - Deferred	1.049867 ACRE	$7,837.26	$8,228.08		$8,228.08 D
	OCONOMOWOC WI 53066-6309							
6	CHRISTIAN E HANSEN	PWC 0867994004	Road Reconstruction - Asphalt	0.4695 ACRE	$7,837.26	$3,679.59	$3,005.00	$3,005.00
	W383N6450 S WOODLAKE CIR							
	OCONOMOWOC WI 53066-6309							
7	LOURDES ROBLES	PWC 0867994005	Road Reconstruction - Asphalt	1.0085 ACRE	$7,837.26	$7,903.88	$3,005.00	$3,005.00
	W226N4374 DUPLAINVILLE RD							
	PEWAUKEE WI 53072							
8	MAPLE CREEK FARMS LLC	PWC 0867994006	Road Reconstruction - Asphalt	0.5601 ACRE	$7,837.26	$4,389.65	$3,005.00	$3,005.00
	W225N4226 DUPLAINVILLE RD							
	PEWAUKEE WI 53072-2809							
9	CHRISTINE A LINDENSTRUTH	PWC 0867995	Road Reconstruction - Asphalt	0.5333 ACRE	$7,837.26	$4,179.61	$3,005.00	$3,005.00
	N47W22733 WYER RD							
	PEWAUKEE WI 53072							
10	SCOTT ALLEN BLANEY	PWC 0867997	Road Reconstruction - Asphalt	0.6965 ACRE	$7,837.26	$5,458.65	$3,005.00	$3,005.00
	3514 E FAIRMOUNT AVE							
	PHOENIX AZ 85018-5111							
11	THOMAS MUELLER AND MARCIA MUELLER	PWC 0867998	Road Reconstruction - Asphalt	0.72 ACRE	$7,837.26	$5,642.83	$3,005.00	$3,005.00
	W225N4226 DUPLAINVILLE RD		Road Reconstruction - Deferred	1.7009 ACRE	$7,837.26	$13,330.40		$13,330.40 D
	PEWAUKEE WI 53072							
12	EDWARD A WISTL AND PENNY A WISTL	PWC 0867998001	Road Reconstruction - Asphalt	1.974 ACRE	$7,837.26	$15,470.75		$15,470.75
	W262N4403 RYAN ST							
	PEWAUKEE WI 53072-1851							
13	H& F PROPERTIES LLC	PWC 0868994001	Road Reconstruction - Asphalt	1 ACRE	$7,837.26	$7,837.26	$3,005.00	$3,005.00
	734 RIVER RESERVE DR		Road Reconstruction - Deferred	28.53 ACRE	$7,837.26	$223,597.03		$516,525.59 D
	HARTLAND WI 53029-2906		Road Reconstruction - Floodplain/wetland - Deferred	74.7528 ACRE	$3,918.63	$292,928.56		
14	H& F PROPERTIES LLC	PWC 0868994002	Road Reconstruction - Asphalt	1 ACRE	$7,837.26	$7,837.26	$3,005.00	$3,005.00
	734 RIVER RESERVE DR		Road Reconstruction - Deferred	2.14 ACRE	$7,837.26	$16,771.74		$33,917.71 D
	HARTLAND WI 53029-2906		Road Reconstruction - Floodplain/wetland - Deferred	4.3755 ACRE	$3,918.63	$17,145.97		
15	H& F PROPERTIES LLC	PWC 0868994003	Road Reconstruction - Asphalt	1 ACRE	$7,837.26	$7,837.26	$3,005.00	$3,005.00
	734 RIVER RESERVE DR		Road Reconstruction - Deferred	1.04 ACRE	$7,837.26	$8,150.75		$36,078.04 D
	HARTLAND WI 53029-2906		Road Reconstruction - Floodplain/wetland - Deferred	7.1268 ACRE	$3,918.63	$27,927.29		
16	DEBORAH J DOLLAK	PWC 0868995	Road Reconstruction - Asphalt	1 ACRE	$7,837.26	$7,837.26	$3,005.00	$3,005.00
	W225N4014 DUPLAINVILLE RD		Road Reconstruction - Deferred	2.1095 ACRE	$7,837.26	$16,532.70		$16,532.70 D
	PEWAUKEE WI 53072							
17	ROBERT MCALLISTER	PWC 0868996001	Road Reconstruction - Asphalt	0.8254 ACRE	$7,837.26	$6,468.87	$3,005.00	$11,918.01
	306 OAKTON AVE		Water Service - 1 1/4"	1 EACH	$8,913.01	$8,913.01		
	PEWAUKEE WI 53072-3540							

* Residential Property Assessments are capped for Road and Curb Assessments.
D Deferred assessment. Assessment activated by further development (CSM, Plat, or Rezoning, etc.). Actual assessment will be based on development.

SCHEDULE C
FINAL ASSESSMENT ROLL
DUPLAINVILLE ROAD 2022 RECONSTRUCTION
RD-22-57420

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP*	TOTAL ASSESSMENT
18	WILLIAM H SCHIEFEN AND CHRISTINE E BETHE W225N4034 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0868996002	Road Reconstruction - Asphalt	1.7473 ACRE	$7,837.26	$13,694.04	$3,005.00	$3,005.00
19	ANTHONY ANDREW KERSTEN W225N4250 DUPLAINVILLE RD PEWAUKEE WI 53072-2809	PWC 0868997001	Road Reconstruction - Asphalt Road Reconstruction - Deferred	1.117467 ACRE 2.234933 ACRE	$7,837.26 $7,837.26	$8,757.88 $17,515.75	$3,005.00	$3,005.00 $17,515.75 D
20	EDWARD E WHALEY AND COLLEEN M KIVELA W223N3725 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0909992	Road Reconstruction - Asphalt	0.98 ACRE	$7,837.26	$7,680.51	$3,005.00	$3,005.00
21	DOUGLAS R & CLARA MAE NETTESHEIM JOINT REV TRUST W223N3757 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0909993	Road Reconstruction - Asphalt	0.9505 ACRE	$7,837.26	$7,449.32	$3,005.00	$3,005.00
22	RICHARD M SACK W223N3775 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0909994	Road Reconstruction - Asphalt	1.0634 ACRE	$7,837.26	$8,334.14	$3,005.00	$3,005.00
23	TIMOTHY S TROTIER AND ANNA H TROTIER W225N3781 LONG VALLEY CT PEWAUKEE WI 53072	PWC 0909995	Road Reconstruction - Asphalt	0.9995 ACRE	$7,837.26	$7,833.34	$3,005.00	$3,005.00
24	KURT D NETTESHEIM AND KATIE L NETTESHEIM W223N3757 DUPLAINVILLE RD PEWAUKEE WI 53072-2830	PWC 0909999001	Road Reconstruction - Asphalt Road Reconstruction - Deferred	1 ACRE 2.5724 ACRE	$7,837.26 $7,837.26	$7,837.26 $20,160.57	$3,005.00	$7,837.26 $20,160.57 D
25	ALL ONE STORAGE LLC 100 WILMONT DR WAUKESHA WI 53189	PWC 0909999002	Road Reconstruction - Asphalt	1.8637 ACRE	$7,837.26	$14,606.30		$14,606.30
26	RAY & SHIRLEY JACQUES JOINT TRUST DATED MARCH 16, 1999 N62W30661 BEAVER VIEW HARTLAND WI 53029-9222	PWC 0909999003	Road Reconstruction - Asphalt	0.6888 ACRE	$7,837.26	$5,398.30		$5,398.30
27	JAMIE L DAVELER W225N3987 DUPLAINVILLE RD PEWAUKEE WI 53072-2817	PWC 0910996	Road Reconstruction - Asphalt	0.9927 ACRE	$7,837.26	$7,780.05	$3,005.00	$3,005.00
28	GARY ARELLANO W225N3967 DUPLAINVILLE RD PEWAUKEE WI 53072-2817	PWC 0910997	Road Reconstruction - Asphalt	1.9598 ACRE	$7,837.26	$15,359.46	$3,005.00	$3,005.00
29	MICHAEL J GRANDINETTI W225N3945 DUPLAINVILLE RD PEWAUKEE WI 53072-2817	PWC 0910998	Road Reconstruction - Asphalt	1.8465 ACRE	$7,837.26	$14,471.50	$3,005.00	$14,471.50
30	CHARLES T HANEL W224N3845 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0910999	Road Reconstruction - Asphalt	1.6481 ACRE	$7,837.26	$12,916.59	$3,005.00	$12,916.59
31	CITY OF PEWAUKEE - SEWER UTILITY W240N3065 PEWAUKEE RD PEWAUKEE WI 53072	PWC 0911988	Road Reconstruction - Concrete	0.167 ACRE	$15,286.19	$2,552.79		$2,552.79
32	QUAD GRAPHICS INC C/O TAX DEPARTMENT N61W23044 HARRYS WAY SUSSEX WI 53089-3995	PWC 0911989001	Road Reconstruction - Concrete	11.3638 ACRE	$15,286.19	$173,709.21		$173,709.21
33	CITY OF PEWAUKEE W240N3065 PEWAUKEE RD PEWAUKEE WI 53072-4044	PWC 0911989002	Water Service - 8" Sanitary Lateral - 6"	1 EACH 1 EACH	$22,340.77 $45,506.75	$22,340.77 $45,506.75		$67,847.52
34	T & T PROPERTIES PEWAUKEE LLC W225N3178 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0911992	Road Reconstruction - Concrete Water Service - 6"	2.1943 ACRE 1 EACH	$15,286.19 $10,690.82	$33,542.49 $10,690.82		$44,233.31

* Residential Property Assessments are capped for Road and Curb Assessments.
D Deferred assessment. Assessment activated by further development (CSM, Plat, or Rezoning, etc.). Actual assessment will be based on development.

SCHEDULE C
FINAL ASSESSMENT ROLL
DUPLAINVILLE ROAD 2022 RECONSTRUCTION
RD-22-57420

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP*	TOTAL ASSESSMENT
35	T & T PROPERTIES PEWAUKEE LLC W225N3178 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0911992001	Road Reconstruction - Concrete Water Service - 1 1/4"	0.8127 ACRE 1 EACH	$15,286.19 $8,913.01	$12,423.09 $8,913.01	$3,005.00	$11,918.01
36	T & T PROPERTIES PEWAUKEE LLC W225N3178 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0911993003	Road Reconstruction - Concrete	0.5528 ACRE	$15,286.19	$8,450.21		$8,450.21
37	DEAN G KATZ W314N5048 STATE ROAD 83 HARTLAND WI 53029-8539	PWC 0912980	Road Reconstruction - Concrete	1.8766 ACRE	$15,286.19	$28,686.06		$28,686.06
38	SHOREPOINT CITY CHURCH PO BOX 41 PEWAUKEE WI 53072-0041	PWC 0912983	Road Reconstruction - Concrete	8.1878 ACRE	$15,286.19	$125,160.27		$125,160.27
39	SHOREPOINT CITY CHURCH INC ATTN BRIAN ENGL, PASTOR PO BOX 41 PEWAUKEE WI 53072-0041	PWC 0912984	Road Reconstruction - Concrete	1.3061 ACRE	$15,286.19	$19,965.29		$19,965.29
40	QUAD/GRAPHICS MARKETING LLC C/O TAX DEPARTMENT N61W23044 HARRYS WAY SUSSEX WI 53089-3995	PWC 0912994	Road Reconstruction - Concrete Concrete Curb	9.6806 ACRE 9.6806 ACRE	$15,286.19 $1,147.66	$147,979.49 $11,110.04		$159,089.53
41	PEWAUKEE TOOLING & PRODUCTS COMPANY INC W223N3400 DUPLAINVILLE RD PEWAUKEE WI 53072-4100	PWC 0912997	Road Reconstruction - Concrete Concrete Curb	0.9884 ACRE 0.9884 ACRE	$15,286.19 $1,147.66	$15,108.87 $1,134.35		$16,243.22
42	NJT DEVELOPMENT of PEWAUKEE LLC PO BOX 470 PEWAUKEE WI 53072	PWC 0914964	Road Reconstruction - Concrete Concrete Curb	2.5295 ACRE 2.5295 ACRE	$15,286.19 $1,147.66	$38,666.42 $2,903.01		$41,569.43
43	ZINDALAND, LLC 206 MANDAN DR WAUKESHA WI 53188-4660	PWC 0914981001	Road Reconstruction - Concrete Concrete Curb	1.4075 ACRE 1.4075 ACRE	$15,286.19 $1,147.66	$21,515.31 $1,615.33		$23,130.64
44	JAKE T EVANS AND LAUREN M EVANS W226N3045 DUPLAINVILLE RD WAUKESHA WI 53186-1005	PWC 0914984	Road Reconstruction - Concrete Concrete Curb	0.3604 ACRE 0.3604 ACRE	$15,286.19 $1,147.66	$5,509.14 $413.62	$3,005.00 $3,005.00	$3,418.62
45	LORRAINE GERBIG W226N3061 DUPLAINVILLE RD WAUKESHA WI 53186	PWC 0914985	Road Reconstruction - Concrete Concrete Curb	0.5566 ACRE 0.5566 ACRE	$15,286.19 $1,147.66	$8,508.29 $638.79	$3,005.00 $3,005.00	$3,643.79
46	ARRONIN STEEL SALES INC W226N3060 DUPLAINVILLE RD WAUKESHA WI 53186-8814	PWC 0914997	Road Reconstruction - Concrete Concrete Curb	0.9289 ACRE 0.9289 ACRE	$15,286.19 $1,147.66	$14,199.34 $1,066.06		$15,265.40

TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION - ASPHALT	40.73214 Acres	$ 193,828.33
TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION - CONCRETE	42.913 Acres	$ 638,550.75
TOTAL CONTRIBUTION IN AID OF CURB CONSTRUCTION	16.4519 Acres	$ 18,881.20
TOTAL CONTRIBUTION IN AID OF WATER SERVICE INSTALLATION	4 Services	$ 50,857.61
TOTAL CONTRIBUTION IN AID OF SANITARY LATERAL INSTALLATION	1 Service	$ 45,506.75
TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION - ASPHALT - Deferred	129.4694 Acres	$ 676,683.21

The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise in Police Powers.

* Residential Property Assessments are capped for Road and Curb Assessments.
D Deferred assessment. Assessment activated by further development (CSM, Plat, or Rezoning, etc.). Actual assessment will be based on development.

STATE OF WISCONSIN **CITY OF PEWAUKEE** **WAUKESHA COUNTY**

RESOLUTION 25-04-06

FINAL RESOLUTION FOR SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OF DUPLAINVILLE ROAD PAVEMENT RECONDITIONING, DRAINAGE, AND RELATED FACILITIES

(PURSUANT TO SECTION 66.0703, WISCONSIN STATUTES)

WHEREAS, The Common Council of the City of Pewaukee has adopted a special assessment policy regarding the improvement of all streets, roads, and related facilities; and

WHEREAS, The Common Council of the City of Pewaukee did previously authorize the cost of the road rehabilitation, drainage improvements, and appurtenances of Duplainville Road and Green Road; and

WHEREAS, The Common Council of the City of Pewaukee, Waukesha County, Wisconsin held a public hearing at the City Hall Common Council Chambers, located at W240N3065 Pewaukee Road, Pewaukee, WI at 6:00 p.m. on the 2nd day of May 2022 to receive comments from those property owners directly affected by such improvements; and

NOW, THEREFORE, BE IT HEREBY RESOLVED: That the Common Council of the City of Pewaukee, adopt this resolution as follows:

1. That the final report prepared by the City Engineer dated April 21, 2025, is hereby adopted and made a part of this resolution.
2. That the total cost of said improvement of $ 7,633,245.41, including engineering and contingency fees, be paid by assessing the cost to the properties benefited as shown in the said report and based upon the adopted special assessment policies of the City of Pewaukee.
3. That the benefit shown on the report, as modified, is true and correct and has been determined on a reasonable basis and is hereby confirmed.
4. That this assessment is an exercise of the police power of the City of Pewaukee and has been determined on a reasonable basis and will result in a benefit to each and every property being assessed.
5. That the Common Council has previously determined that the bid for the improvements of Duplainville Road to Buteyn-Peterson Construction Co., Inc., based on the lowest qualified bid be accepted and that the contract was thereupon let to aid the bidder in the bid amount of $ 5,443,915.88.
6. That the payment for the debt incurred for the road be made by assessing the cost to the property benefited and on the following terms and conditions:
    a. Asphalt Road Assessment:

i. The Asphalt Road Assessment is $ 7,837.26 per acre, which is capped at $ 3,005.00 per unit for agricultural, single-family, duplex, and residential condominium properties and $951.00 per unit for wetland/floodplain properties. That the assessment may be paid in cash in full on or before October 31, 2025, or in ten annual installments to the City Treasurer, installment payments to bear annual simple interest at a rate of 5.50% per annum on the unpaid balance and said first installment being due on the date when real estate taxes are due and annually by October 31st thereafter. All assessments are due in full at the time of sale. All assessments or installments which are not paid by the date specified shall be extended upon the tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return, and sale of the property for delinquent real estate taxes shall apply to such special assessment, except as otherwise provided by statute.

ii. If there exists the potential for future units within the local road assessment area, additional units may become payable per the Special Assessment of Street and Street Related Improvements Policy (Resolution 06-02-1 or as otherwise revised/updated) for a period of 5 years from the date of the final resolution. The additional assessment will be due at the time of subdivision (via Certified Survey Map (CSM), Plat of Survey, or other land division methods). The rate will be $7,837.26 per acre.

b. Concrete Road Assessment:

i. The Concrete Road Assessment is $ 15,286.19 per acre, which is capped at $ 3,005.00 per unit for agricultural, single-family, duplex, and residential condominium properties and $951.00 per unit for wetland/floodplain properties. That the assessment may be paid in cash in full on or before October 31, 2025, or in ten annual installments to the City Treasurer, installment payments to bear annual simple interest at a rate of 5.50% per annum on the unpaid balance and said first installment being due on the date when real estate taxes are due and annually by October 31st thereafter. All assessments are due in full at the time of sale. All assessments or installments which are not paid by the date specified shall be extended upon the tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return, and sale of the property for delinquent real estate taxes shall apply to such special assessment, except as otherwise provided by statute.

ii. If there exists the potential for future units within the local road assessment area, additional units may become payable per the Special Assessment of Street and Street Related Improvements Policy (Resolution 06-02-1 or as otherwise revised/updated) for a period of 5 years from the date of the final resolution. The additional assessment will be due at the time of subdivision (via Certified Survey Map (CSM), Plat of Survey, or other land division methods). The rate will be $15,286.19 per acre.

c. Curb Assessment:

i. The Curb Assessment is $ 1,147.66 per acre, which is capped at $ 3,005.00 per unit for agricultural, single-family, duplex, and residential condominium properties. That the assessment may be paid in cash in full on or before October 31, 2025, or in ten annual installments to the City Treasurer, installment payments to bear annual simple interest at a rate of 5.50% per annum on the unpaid balance and said first installment being due on the date when real estate taxes are due and annually by October 31st thereafter. All assessments are due in full at the time of sale. All assessments or installments which are not paid by the date specified shall be extended upon the tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return, and sale of the property for delinquent real estate taxes shall apply to such special assessment, except as otherwise provided by statute.

ii. If there exists the potential for future units within the local road assessment area, additional units may become payable per the Special Assessment of Street and Street Related Improvements Policy (Resolution 06-02-1 or as otherwise revised/updated) for a period of 5 years from the date of the final resolution. The additional assessment will be due at the time of subdivision (via Certified Survey Map (CSM), Plat of Survey, or other land division methods). The rate will be $1,147.66 per acre.

d. Sanitary Lateral Assessment:

i. All the area of the tax parcel PWC 0911989002 is hereby assessed a 6" sanitary lateral assessment at the rate of $ 45,506.75 per unit.

ii. Payment is due upon connection, at the time of sale of the property, or after a period of 5 years from the date of final resolution, whichever is earlier. Payments may be made in 10 annual installments (except at the time of sale) on the end-of-year tax bill with a simple annual interest of 5.50% accruing on any unpaid balance. Interest will begin accruing on the unpaid balance on 10/31/2026.

iii. Connection of existing non-residential structures is mandatory 5 years from the date of the final resolution. Connection of existing residential structures is mandatory 15 years from the date of the final resolution. Connection of new structures is required immediately.

e. Water Service Assessment:

i. All the area of the tax parcels PWC 0868996001 and PWC 0911992001 are hereby assessed a 1-¼" water service assessment at the rate of $ 8,913.01 per unit.

ii. All the area of the tax parcel PWC 0911992 is hereby assessed a 6" water service assessment at the rate of $ 10,690.82 per unit.

iii. All the area of the tax parcel PWC 0911989002 is hereby assessed an 8" water service assessment at the rate of $ 22,340.77 per unit.

iv. Payment is due upon connection, at the time of sale of the property, or after a period of 5 years from the date of final resolution, whichever is earlier. Payments may be made in 10 annual installments (except at the time of sale)

on the end-of-year tax bill with a simple annual interest of 5.50% accruing on any unpaid balance. Interest will begin accruing on the unpaid balance on 10/31/2026.

v. Connection of existing structures to municipal water is mandatory at the time of sale of the property. Connection of new structures to municipal water is mandatory at the time of construction. Private wells must be abandoned at the time of connection.

7. That the City Clerk shall publish this Final Resolution as a Class 1 Notice in the area upon which this assessment is levied and shall mail a copy of this Resolution and a statement of the final assessment against the benefited properties to each property owner who appears on the assessment roll, who post office address is known or can with reasonable diligence, be ascertained. In the notice published and mailed, a map shall be enclosed and shall be published and mailed with the notice as well as reasonably describe the area upon which this assessment is being levied. This assessment is levied upon all properties within the project area having direct access to the Duplainville area. Each of said property owners shall be assessed in accordance with the Engineer's Report.

This Final Resolution passed and adopted on the 21st day of April 2025.

CITY OF PEWAUKEE

ATTEST:

_____

Steve Bierce, Mayor

_____

Kelly Tarczewski, Clerk/Treasurer

City of Pewakee - New Agenda Item

Agenda Language:
Discussion and Possible Action Regarding Bluemound/Takoma Assessments

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
The Utilities bid the construction project to extend municipal water to loop the water main from Takoma Hills Subdivision to Saratoga Drive and Eastmound Drive (Bluemound Industrial Park). This creates a secondary loop for the Takoma Hills Subdivision as well as increase the fire protection within the Bluemound Industrial Park. The project was part of the plan for the future abandonment of Well 5 which is under a consent order for exceeding the drinking standard for radium.

The water extension is the main driver of the project. However, it was noted that we have several commercial and industrial properties that do not have access to municipal sewer. As you may recall, the City's ordinance requires these properties to be on municipal sewer. In addition, we have the opportunity to install this sanitary sewer at the same time as the installation of the water main which will also serve these properties.

The project was moved up in the schedule for two reasons: 1. A portion of the project is located in Takoma Drive which is a 2025 road reconstruction project and 2. Waukesha County is planning on repaving Bluemound Road (CTH JJ) in late 2025 or 2026. The sanitary sewer and water main are within the pavement section of Buemound Road (CTH JJ). When the County paves their roads, they impose a 5-year moratorium on any pavement disturbance. In addition, due to the upcoming paving, the County is allowing the City to use compacted granular backfill rather than slurry backfill resulting in a substantial cost saving to the City.

The project was bid and the City has been working on the assessments to the properties. With the few properties requiring municipal water and sewer, the cost of the assessments are large. Staff would like to discuss direction on the assessments for this project prior to sending the notices to the properties and holding a public hearing to discuss this.

The total cost of the project is $1,993,195.75.

The water cost $1,439,017.73. The assessable cost for this using our typical equivalent main assessment method is $505,783.56. This equates to a main assessment per

property of $126,445.89. The assessable cost for a water service is $31,119.92 for 1 1/4", $15,388.54 for 2", and $22,664.02 for 6" per water service. The total water assessment per property would be $141,834.43 to $157,565.81.

The sewer cost is $554,178.03. The assessable cost for each property is $142,662.27. The assessable cost for the sewer lateral is $29,354.06. This results in a total sewer assessment per property is $172,016.33.

The overall assessment to each parcel would be $313,850.76 to $329,582.14.

As an alternative for the water main assessment, I revised the assessable costs to be limited to the equivalent size pipe only where the Water Utility would cover the cost for all other items (pavement restoration, grass restoration, mobilization, hydrants, and miscellaneous items). This would result in a water main assessment of $55,290.49 per property. The water service assessment would be reduced to 1 1/4" $22,713, 2" $10,360.67, and 6" $15,720. The total water assessments would range from $65,651.16 to $78,003.49.

As an alternative for the sewer assessment, I revised the assessable costs to be limited to the pipe only. This would result in a sewer main assessment of $75,670.00 and a lateral assessment of $17,220.00. This would be a total assessment $92,890 per property. The remaining costs ($275,508.03) would be allocated to the Sewer Utility.

The overall assessment to each parcel would be $158,541.16 to $170,893.49.

ADDITIONAL INFORMATION FOR THE APRIL 21st COMMON COUNCIL MEETING: The packet from the Common Council meeting from 10/7/2024 regarding capping special assessments for sewer and water is attached. The additional information requested at the meeting is still being worked on by staff. The minutes have not been completed yet so you will have to listen to the audio if you need to refresh your memory on the discussion. The data requested include the number of parcels that are not connected to water & sewer and parcels that do not have sewer & water available to them to determine the potential impact of capping assessments.

The analysis for the average assessments previously levied is attached. Overall, the average for a water main assessment is $14,357.62 per unit; water service is $7,656.24 per 1 1/4" service; sanitary sewer main is $19,749.23 per unit, and sewer lateral is $9,063.85 per lateral. This totals $50,826.93 assuming 1 unit. These costs were equated to 2024 dollars for the analysis. Please note that the assessments for the projects not awarded (Joseph Road, Shady Lane, and Lindsay) are excluded from the average calculation. Including those values would increase the average assessment total to $70,784.41.

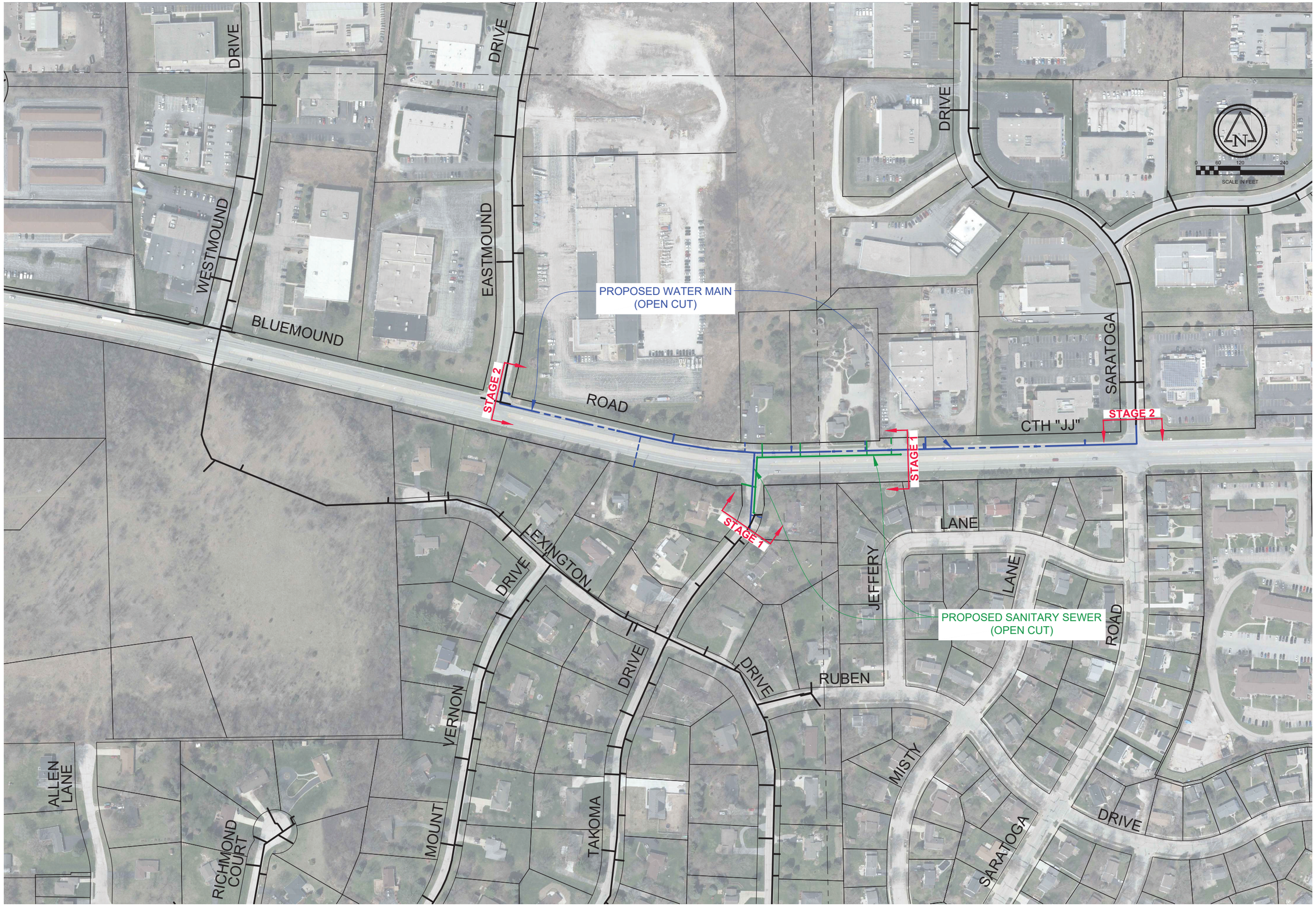
In addition, a survey of the adjacent communities assessment policies are attached as well.

The assessment options provided at the previous meeting is now included in the packet. Staff did not develop any new options as the previous is exhaustive of the options available to Staff without further Council action.

Assessed values taken from Waukesha County are as follows: PWC0963997 $229,500, PWC0963998 $789,800, PWC0964998005 $1,082,200, and PWC0963015001 $338,000.

Fiscal Impact:

Recommended Motion:



REVISIONS	
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BID SET

Ruekert•Mielke
Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

BLUEMOUND ROAD WATER & SEWER - TAKOMA EXTENSION

PROJECT OVERVIEW

CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

© COPYRIGHT 2025
RUEKERT & MIELKE INC.

DESIGNED BY: GRC
DRAFTED BY: DJK
CHECKED BY: VVR
DATE: MARCH 2025

FILE NO.
26-10144.200

BID SET

SHEET NO.
PO-01

www.ruekertmielke.com

ZCPL-PROJECT OVERVIEW-01 Layout2
Mar 11, 2025 2:54pm PLOTTED BY:DKlemm SAVED BY:DKlemm
IMAGES: 26-10144.200_Base.jpg; 26-10144.200_Overlay.jpg
XREFS:RM22440; RMLOGO-BRANCH OFFICES; Utilitytrenne; Cdbattrvme
G:\CSD_2018\26_City of Pewaukee\10144 Bluemound Road Water Main Extension\dwg\Zcpl-Project Overview-01.dwg

Assessment Alternatives Summary - Preliminary Numbers

Water Total Cost **$ 1,439,017.73**

ALT 1 - Standard Equivalency Assessment

	Cost	# of Parcels/services	Cost/Parcel				
Water Main 8" equivalent	$ 505,783.56	4	$ 126,445.89				
Water Service 1 1/4"	$ 31,119.92	1	$ 31,119.92				
Water Service 2"	$ 46,165.61	3	$ 15,388.54				
Water Service 6"	$ 22,664.02	1	$ 22,664.02				
Total Water Assessment/Parcel Range				$ 141,834.43	to	$ 157,565.81
Utility Cost				$ 833,284.62		

ALT 2 - Equivalency Pipe/Valve Only Assessment

	Cost	# of Parcels/services	Cost/Parcel				
Water Main 8" equivalent	$ 221,161.98	4	$ 55,290.49				
Water Service 1 1/4"	$ 22,713.00	1	$ 22,713.00				
Water Service 2"	$ 31,082.00	3	$ 10,360.67				
Water Service 6"	$ 15,720.00	1	$ 15,720.00				
Total Water Assessment/Parcel Range				$ 65,651.16	to	$ 78,003.49
Utility Cost				$ 1,148,340.75		

ALT 3 - Equivalency Pipe Only Assessment

	Cost	# of Parcels/services	Cost/Parcel				
Water Main 8" equivalent	$ 205,193.70	4	$ 51,298.42				
Water Service 1 1/4"	$ 22,713.00	1	$ 22,713.00				
Water Service 2"	$ 31,082.00	3	$ 10,360.67				
Water Service 6"	$ 15,720.00	1	$ 15,720.00				
Total Water Assessment/Parcel Range				$ 61,659.09	to	$ 74,011.42
Utility Cost				$ 1,164,309.03		

ALT 4 - Equivalency Pipe/Valve Only Assessment (use equivalent price for all piping)

	Cost	# of Parcels/services	Cost/Parcel				
Water Main 8" equivalent	$ 146,523.01	4	$ 36,630.75				
Water Service 1 1/4"	$ 22,713.00	1	$ 22,713.00				
Water Service 2"	$ 31,082.00	3	$ 10,360.67				
Water Service 6"	$ 15,720.00	1	$ 15,720.00				
Total Water Assessment/Parcel Range				$ 46,991.42	to	$ 59,343.75
Utility Cost				$ 1,222,979.72		

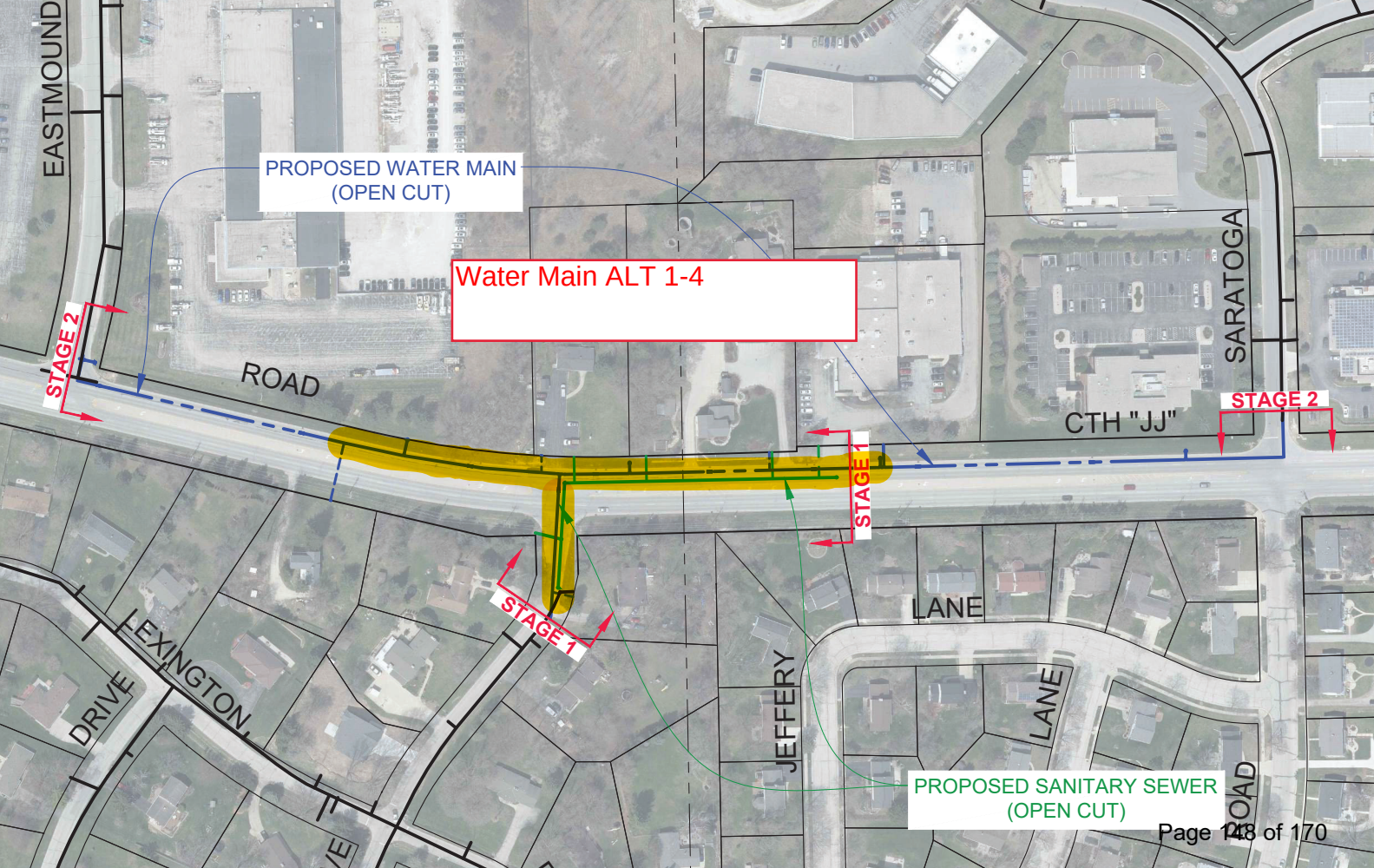
ALT 5 - Equivalency Pipe/Valve Only Assessment (use equivalent price & truncate main cost)

	Cost	# of Parcels/services	Cost/Parcel				
Water Main 8" equivalent	$ 114,380.91	4	$ 28,595.23				
Water Service 1 1/4"	$ 22,713.00	1	$ 22,713.00				
Water Service 2"	$ 31,082.00	3	$ 10,360.67				
Water Service 6"	$ 15,720.00	1	$ 15,720.00				
Total Water Assessment/Parcel Range				$ 38,955.89	to	$ 51,308.23
Utility Cost				$ 1,255,121.82		

1 1/4" is directional drilled, long side service. 2" and 6" services are open cut, short side services.

Water Main assessed is only the portion to provide service to properties (shortest distance is Takoma to properties)

Sanitary Sewer Total Cost	**$**	**554,178.03**				
ALT 1 - Standard Assessment						
	Cost		# of Parcels/services	Cost/Parcel		
Sewer Main	$	427,986.80	3	$ 142,662.27		
Sewer Lateral	$	117,416.22	4	$ 29,354.06		
Total Sewer Assessment/Parcel					$	172,016.32
Utilty Cost					$	8,775.01
ALT 2 - Pipe and Manhole Only Assessment						
	Cost		# of Parcels/services	Cost/Parcel		
Sewer Main	$	227,010.00	3	$ 75,670.00		
Sewer Lateral	$	68,880.00	4	$ 17,220.00		
Total Sewer Assessment/Parcel					$	92,890.00
Utility Cost					$	258,288.03
ALT 3 - Pipe Only Assessment						
	Cost		# of Parcels/services	Cost/Parcel		
Sewer Main	$	210,318.00	3	$ 70,106.00		
Sewer Lateral	$	68,880.00	4	$ 17,220.00		
Total Sewer Assessment/Parcel					$	87,326.00
Utility Cost					$	274,980.03
ALT 4 - Pipe & Manhole Only Assessment (equivalent price for all pipe)						
	Cost		# of Parcels/services	Cost/Parcel		
Sewer Main	$	204,078.00	3	$ 68,026.00		
Sewer Lateral	$	68,880.00	4	$ 17,220.00		
Total Sewer Assessment/Parcel					$	85,246.00
Utility Cost					$	281,220.03
ALT 5 - Pipe Only Assessment (equivalent price for all pipe)						
	Cost		# of Parcels/services	Cost/Parcel		
Sewer Main	$	178,647.00	3	$ 59,549.00		
Sewer Lateral	$	68,880.00	4	$ 17,220.00		
Total Sewer Assessment/Parcel					$	76,769.00
Utility Cost					$	306,651.03
ALT 6 - Pipe Only Assessment (equivalent price & truncate pipe to Takoma)						
	Cost		# of Parcels/services	Cost/Parcel		
Sewer Main	$	129,000.90	3	$ 43,000.30		
Sewer Lateral	$	68,880.00	4	$ 17,220.00		
Total Sewer Assessment/Parcel					$	60,220.30
Utilty Cost					$	356,297.13
Water RCA	**$**	**6,073.00**				
Sewer RCA	**$**	**3,632.00**				


Water Main ALT 1-4
PROPOSED WATER MAIN
(OPEN CUT)
PROPOSED SANITARY SEWER
(OPEN CUT)
STAGE 1
STAGE 2
STAGE 1
STAGE 2
EASTMOUND
ROAD
CTH "JJ"
SARATOGA
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JEFFERY
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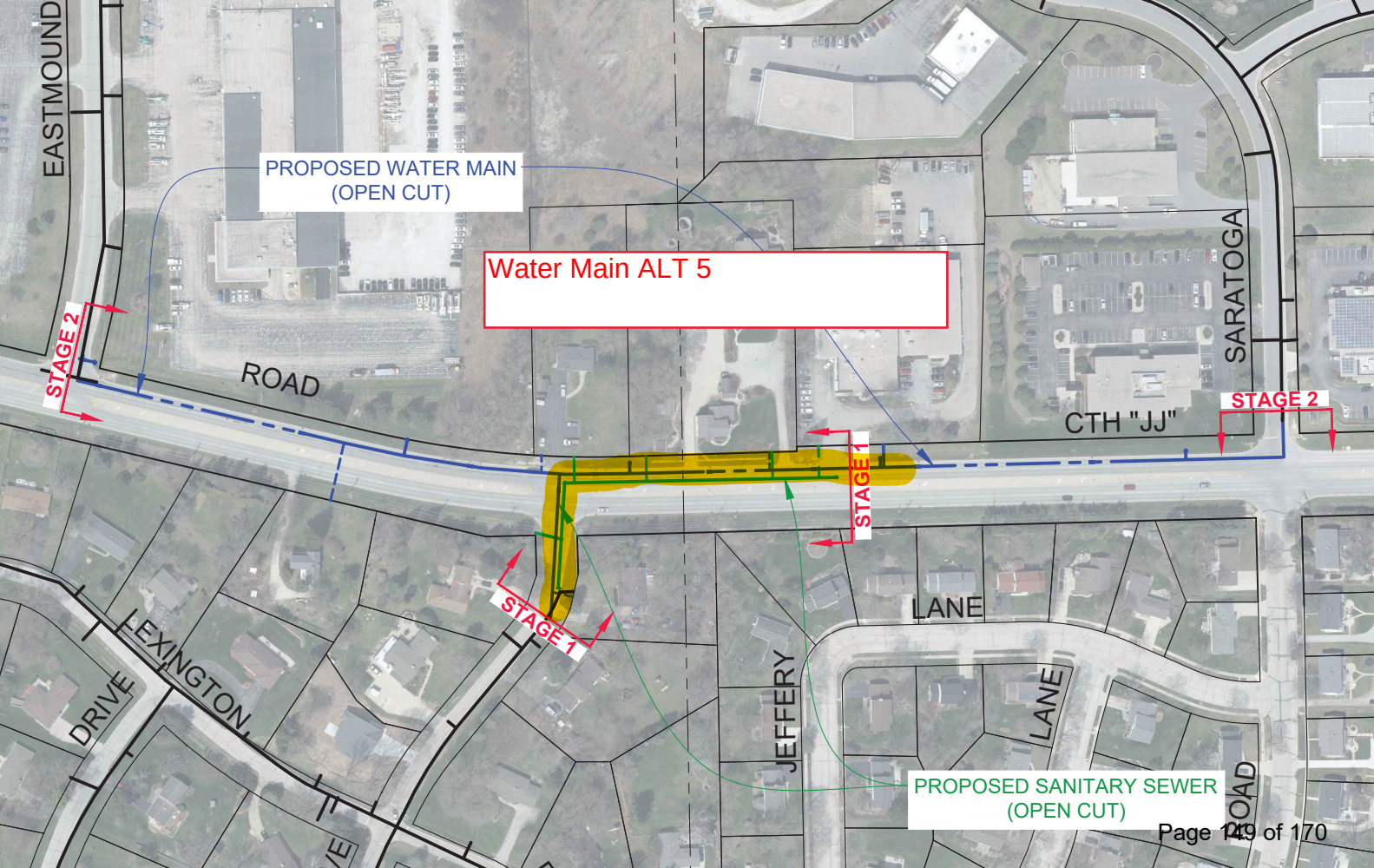
ROAD
EXINGTON
DRIVE


Water Main ALT 5
PROPOSED WATER MAIN
(OPEN CUT)
PROPOSED SANITARY SEWER
(OPEN CUT)
STAGE 1
STAGE 1
STAGE 2
STAGE 2
EASTMOUND
ROAD
CTH "JJ"
SARATOGA
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JEFFERY
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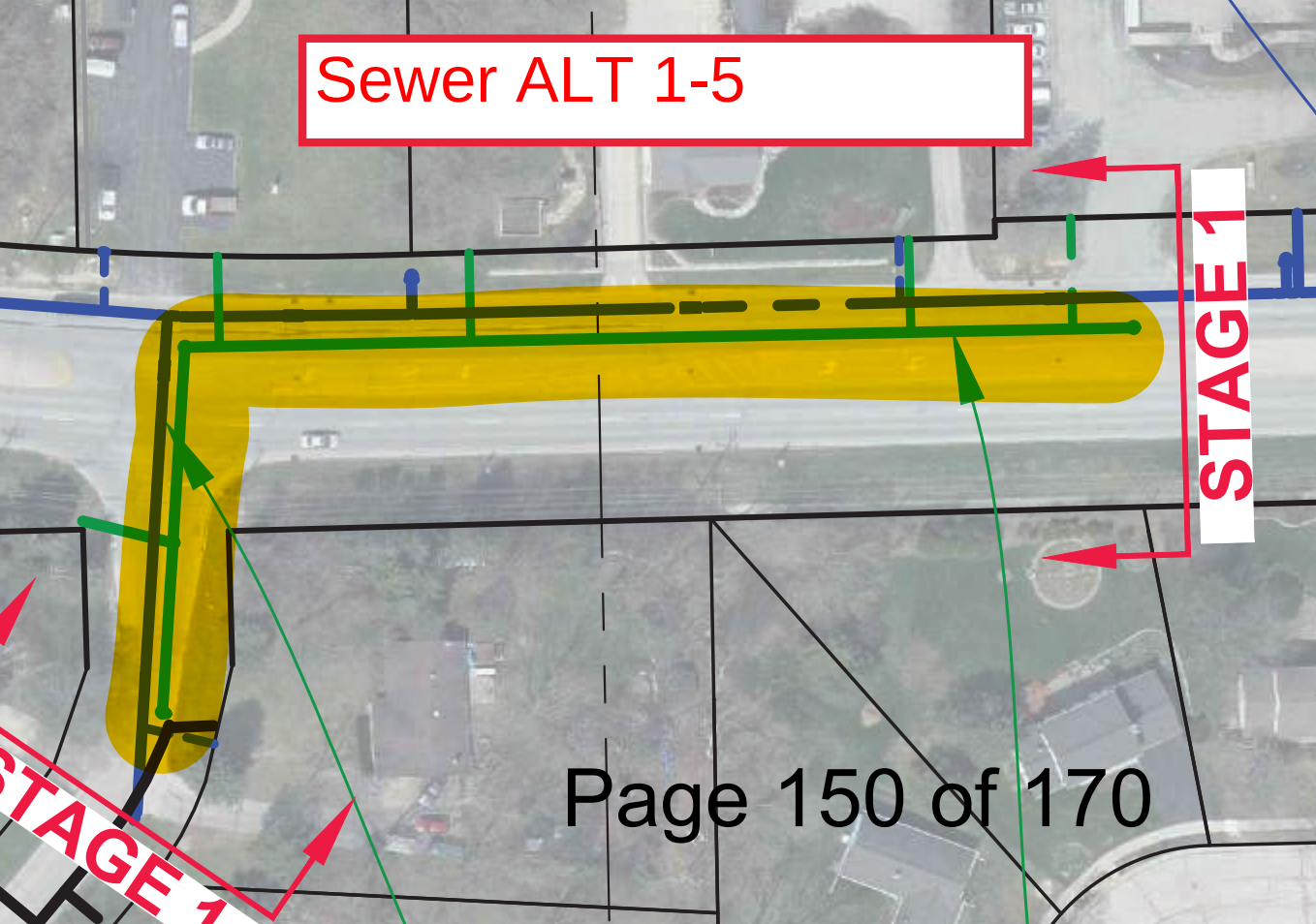
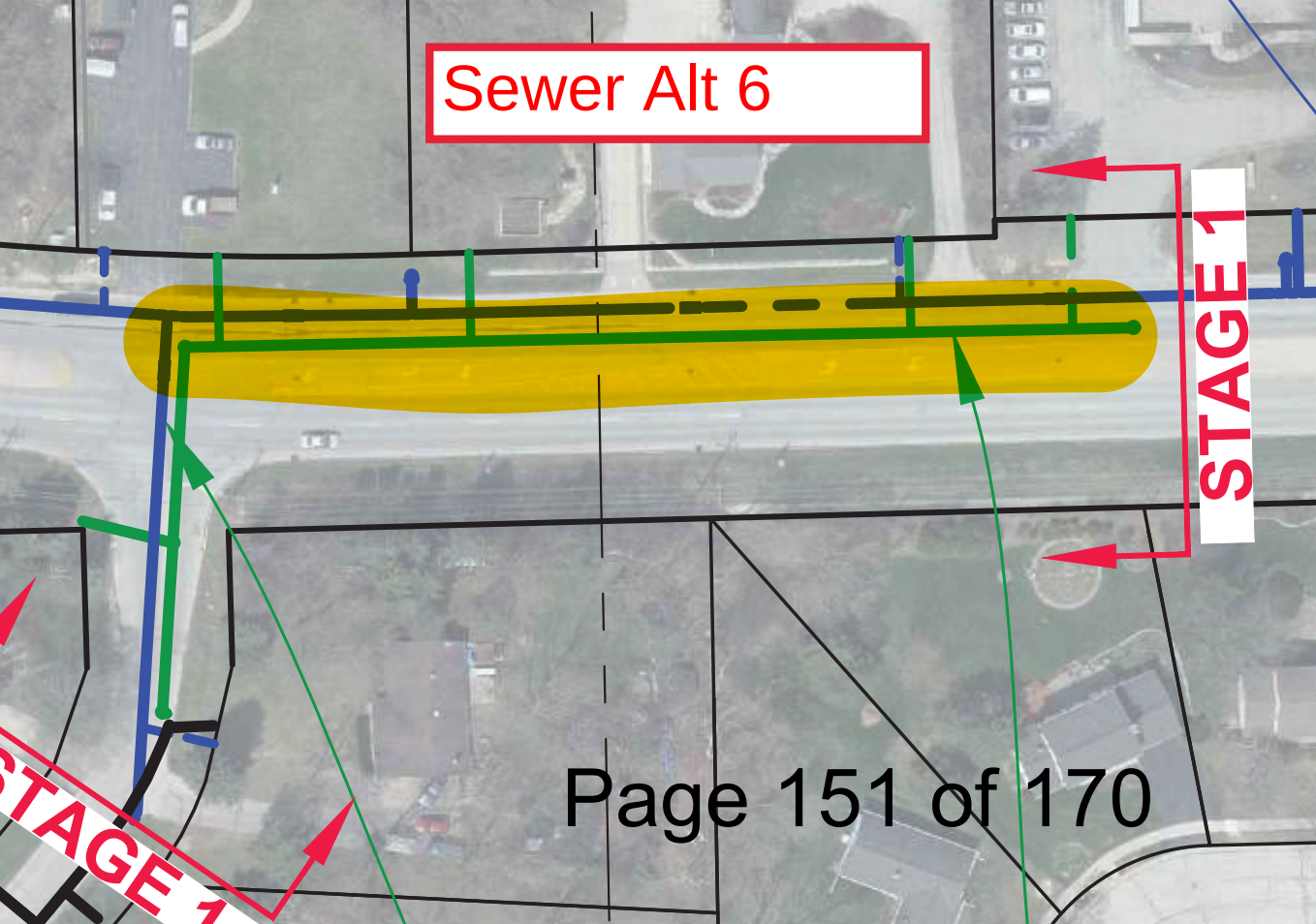
EXINGTON
DRIVE


Sewer ALT 1-5
STAGE 1
STAGE 1


Sewer Alt 6
STAGE 1
STAGE 1

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.

DATE: October 7, 2024

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Magdelene Wagner/Jane Mueller

SUBJECT:

Discussion and Possible Action Regarding Capping Assessments for Connecting to Municipal Water and Sanitary Sewer [Wagner]

BACKGROUND:

The Water and Sewer Utilities have assessed for utility extensions since the inception of the utilities. The cost of the extensions are allocated to the benefited properties. Each project has an engineer's report where costs are broken down and allocated to each property based on 1 of 3 methods (unit, front footage, and acreage). There are some projects which a portion of the costs are allocated as Utility cost when the water main or sewer size is oversized for a benefit to the Utility as a whole. When oversizing occurs, the assessments to the properties are based on an 8 inch equivalent which is the minimum size for our system. It should be noted that each assessment project is different and costs allocated to each project is different based on each project circumstance which are outlined in the Engineer's Report.

The assessment policy is based on the premise that it is equitably applied to all benefited parcels. Recent actions taken by the Common Council are putting this long standing policy at risk while they try to balance the immediately affected citizens of Pewaukee and the long term goals and needs of the Community as a whole. This is a difficult decision for everyone involved.

Over the last several years, the Utility has spent thousands of dollars designing water and sewer extensions as part of road reconstruction projects per the City's policy and for utility extensions for system operation, fire protection and reliability. The assessments are directly related to the cost of extending the utilities to the area and are based on the lowest qualified bids per State Law. Several of these projects were ultimately rejected by the Common Council due to the assessments for the water and sewer extensions exceeding a tolerable level. As you are aware from the public hearings held on these assessments, any assessment against the properties have typically been seen as unnecessary, at the wrong time, or not desired by the residents benefiting from the extension. We certainly understand these sentiments, but understand it is our responsibility to do what is best for the overall system and community.

The Utilities have two funding sources: their rates and special assessments. Any cost not special assessed must be paid for within the rates for the utilities. Rates for the Water Utility are set by the Public Service Commission (PSC) based upon information provided in a Rate Case Study. Rates for the Sewer Utility are set by the Common Council, typically based on a financial analysis completed. Each utility must provide documentation to support the rates. If extensions are not special assessed, the rate payers, who previously paid for their own utility extensions, are paying for new extensions. Please be aware that current water and sewer rates are on the rise due to escalating costs for operations and maintenance. Current water rates are a $30.00 base charge plus $4.75 per 1,000 gallons of water use which is from Step 1 of a 2 step increase authorized by the PSC last year. The second step will increase rates to $5.45 per 1,000 gallons of water use. See the attached Water Rate Comparison which shows Pewaukee rates are currently in the middle of surrounding communities. The second step will push us towards the high end of the surrounding rates. Keep in mind these rates (Step 1 or Step 2) do not include upcoming treatments for radium and PFAS which initial estimates for

current needs total approximately $12 million. They also do not include any future improvements to meet our future water demands, future treatment, impacts to the wastewater treatment due to the water treatment facilities, or any future regulatory requirements.

The Utility also reviews all options to fund projects through grants or low interest loans (Safe Drinking Water Loan Program). Unfortunately, the City does not qualify for many of the grants or principal loan forgiveness due to its high median household income. These loan and grant programs are also competitive programs which often will require additional restrictions, such as Build American Buy American, Disadvantage Business Enterprise (DBE), Davis Bacon Wages, and additional reporting requirements, which typically increase the cost of these projects. We will weigh if the benefit of the low-interest loan outweighs these additional project costs when projects are evaluated for funding options. We also weigh the availability of the American made products that meet these requirements as many of them have significantly longer lead times and increased costs than standard products.

With the need to close these water main loops within our system, extend utilities to unserved areas and future developable areas of the City, and the Common Council rejecting the Utility project due to high costs, it is time to again reconsider how the Utility can provide reliable, safe services to City residents. Perhaps we need to consider some type of water and sewer main special assessment cap similar to paving caps that have been set for residential properties or other funding. Though the Utility and its rate payers cannot absorb all the costs for utility extensions, hopefully, we can strike a balance between escalating project costs and the threshold that property owners who are benefiting from these extensions and Council members can accept.

With all this in mind, the Public Works Committee (PWC) has been working with Staff to establish a policy for municipal sewer and water extensions. The intent of the discussions were to find a way to make the assessments more affordable to support the extensions. The PWC had previous discussion on this topic on 2/22/2024. See attached agenda and minutes. The discussion continued at the June 13, 2024 meeting. See attached agenda and draft minutes.

Staff completed a review of previous assessments for water main and sewer main extensions (see attached assessment analysis). Each assessment was adjusted by a construction cost index from the time the assessments were levied to the current year. Looking at the previous assessments, the average water main assessment is $14,357.62, and 1-1/4" water service assessment is $7,656.24. The average sanitary sewer assessment is $19,749.23, and 6" sewer lateral is $9,063.85.

If a cap is proposed, we would recommend creating a cap for the assessments at the above rates and include a construction cost index increase annually. The PWC recommended these assessment caps be adopted by the Common Council.

Before we end the discussion regarding the assessments, two additional alternatives were discussed at a Staff level after the PWC meeting and discussion that should be considered.

1. PILOT: The City voluntarily elects to have the Water Utility pay a Payment In Lieu of Taxes (PILOT) every year. In 2022, the value of the PILOT was $514,560. The City could allocate these funds to offset assessment costs, whether it is on a project basis or a residents "needs" basis. Secondarily, the City could elect not to collect the PILOT and direct the Water Utility to use these funds to create a fund to offset individual assessments. This would leave the current assessment policy in place and create a fund to offset assessments exceeding a threshold or based on a household's income. Details would need to be flushed out further on this option. This option does not exist for the sanitary sewer utility.

2. PERCENTAGE: Rather than setting a specific dollar cap, the assessments could be a percentage of the project. Since each project is unique, this would be more reflective of the current assessment policy. The remaining cost would be absorbed by the rate payers of the respective utility.

Final note on assessments. The Utilities also assess for Reserve Capacity Assessments (RCA's) and Interceptor Capacity Assessments (ICA - sewer only). These are due when a resident connects to the system (at plumbing permit

issuance). These assessments help pay for lift stations, pumps, oversizing costs, wells, towers, treatment systems, and other overall system requirements. The current Water RCA is $6.006 per residential equivalent unit, Sewer RCA $3,502 per residential equivalent unit, and Sewer ICA's differ for each area ranging from $307.35 to $6,826.00 per residential equivalent unit.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2/22/24 PWC Agenda Item

2/22/24 PWC meeting minutes

Assessment Analysis

Assessment Policy Comparison

Water Rate Comparison

CITY OF PEWAUKEE
PUBLIC WORKS COMMITTEE AGENDA ITEM 6.1.

DATE: February 22, 2024

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and possible action regarding the policy to extend municipal sanitary sewer and water main as part of road reconstruction projects.

BACKGROUND:

During the last few years, the Common Council has rejected municipal sewer and water extensions to existing neighborhoods as part of road reconstruction projects. The Mayor requested Staff revisit the policy to extend municipal services as part of road reconstruction projects.

To start, we need to understand a few things about these projects.
1. Staff publishes the upcoming projects in the newsletter (published in Spring and Fall) and posts the information to the City's website to alert residents in advance of projects after the 5 year plan is adopted by the Common Council in the budget cycle.

2. Municipal extensions are proposed with road reconstruction projects when the municipal utilities are nearby or directly adjacent to the road or when Staff is aware of an environmental factor (ground water contamination, quarry issues with private wells, old septic systems).

3. Property owners pay for all costs associated with the utility extensions as special assessments. Each property will pay for their share of the water, sewer, and laterals. Assessments may be paid over 10 years with interest charges. There are no caps to these assessments. At the time of connection, property owners must be additional RCA's and ICA's which pay for oversizing of systems, wells, towers, lift stations, etc. Finally, property owners must be pay for a private plumber to run the lateral from the property line to the home at their expense.

4. Assessment notices are mailed to every property within the assessment district at the same time the notice for the public hearing is mailed to them. This is also published in the paper as a class I notice. The information is also posted on the City's website.

5. At the public hearing, all who wish to speak are allowed to speak. The Common Council typically makes the decision to award or reject the project at the same meeting.

Some of the recently rejected municipal extensions appeared to be due to cost of the utilities and the assessments to the property owners. The projects are publicly bid contracts and by State Law, we are required to take the lowest qualified bidder. At this time, costs are borne entirely by the properties who benefit from the extension.

The Sewer and Water Utilities operate as enterprise funds. To date, the utilities have not absorbed the costs to extend municipal utilities to properties. If they decided to do so, the Public Service Commission would need to approve the funds in the case of the Water Utility. The Common Council would need to approve the use of these funds for both the

Water and Sewer Utilities. If the Utilities were to fund these extensions, everyone needs to be aware that other users of those systems would be funding the extensions in other areas.

Staff has reviewed possible grants or other funding to assist with the costs. Many programs do not address the municipal extensions to properties or to areas of low income on a community basis. As you may be aware, Pewaukee is considered an affluent community and therefore, does not qualify for many of the low income programs. In addition, grants associated with low income benefits require property owners to provide income statistics to qualify which will be difficult to obtain this sensitive information. Finally, Staff requested the use of ARPA funds or City funds to offset the cost of the infrastructure improvements which was denied.

It is difficult to engage residents prior to having the actual numbers for the assessments as we have seen very large swings in bids recently for this infrastructure. We do not want to provide false information which has a large impact on the property owners.

Staff is seeking input on future direction of these projects. There is substantial money spent on the design of this infrastructure which is largely unrecoverable. Staff feels strongly that these extensions should occur in the areas of environmental concerns or in older subdivisions still on well and septic. It also makes the most economical sense to complete these project ahead of the road reconstruction projects.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

In Attendance
Mayor S. Bierce, Alderman J. Wamser, Committee Members: M. Kreiter, D. Swan, J. Tormey

Also in Attendance
M. Wagner-Director of Public Works, J. Mueller-Utility Manager, R. Wirtz-Chief Engineer-Utilities, M. Gabbey-Chief Engineer-Streets and Development, S. Smaxwill-Administrative Assistant

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 4:00 p.m. and requested everyone stand for the Pledge of Allegiance.

2. Public Comments

None

3. Discussion and Action Regarding the Minutes

3.1. Discussion and possible action regarding the meeting minutes of 12/7/2023 minutes.

A motion was made and seconded (J. Tormey, M. Kreiter) to approve the December 7, 2023 meeting minutes. Motion passed: For-5, Against-0

4. Storm Water Management Division

4.1. Discussion and possible action regarding the Springdale Estates Drainage project.

Ms. Wagner provided a status report on the project. The Council approved the project plans as provided. Staff went out with the arborists and determined which trees were going to be removed. A couple of residents came out and there was a discussion. Staff also met with the utilities that are within the lot line of the properties and are working through potential conflicts.

Ms. Wagner stated she is currently working on finalizing the project for bidding this spring. Target date for construction is this summer, depending the type of spring we have. Notices will be mailed to residents with contractor contact information and other necessary details before construction starts.

No action was taken.

5. Water and Sewer Division

5.1. Discussion and possible action regarding Public Service Commission to reclassify the City of Pewaukee Water Utility from Class C to Class AB.

Ms. Mueller reported the Public Service Commission reclassified the Utility from a Class C to a Class AB. The reclassification was instituted because the Utility met the 4,000-customer threshold. The

reclassification requires a number of additional responsibilities and more detailed reporting. She worked with the accountants to update the chart of accounts so that it covers all the new classifications in the uniform system of accounts. This was done to help integrate the new accounts seamlessly into the new accounting package. There will be much more detailed information required during the budget process.

The reclassification also required us to institute the asset management program, which Mr. Gabbey has been working hard on and teaching us - and is doing a great job at it. Now we are getting into the implementation phase. Staff is now outfitted with equipment to help in the field; it's all work we have done in the past, it just hasn't been documented. This system will allow us to report in detail to the PSC what has been collected and documented.

Ms. Wagner explained that we asked for a time extension because of switching the utility from the UMS software to BS&A. We did this to make sure we are getting the reports we will need from the asset management program, so when we have to start the reporting as a Class AB utility, we have the documentation we need already properly set up.

Ms. Mueller stated that we have some additional challenges from an accounting standpoint, as there have been some staff changes.

Ms. Mueller stated that this new process will provide more efficiency in operations with work tracking aspects. We will be putting together a front-facing portal where people can put in requests from the city website that will go directly to the department that is responsible for the work. Ms. Wagner said there will be an automated response for feedback from the requestor.

Mr. Kreier asked if there would be feedback from the city after submitting a request? Ms. Mueller said yes, if the requestor checks a box for feedback, it would be automatically generated.

No action was taken.

6. Engineering Division

6.1. Discussion and possible action regarding the policy to extend municipal sanitary sewer and water main as part of road reconstruction projects.

Ms. Wagner reported that the Mayor requested this agenda item be discussed at the Council level. She said that Scott Klein suggested a discussion should first take place by this committee to bring some potential options to the Council.

This issue stems from projects we have had in the past couple of years where we are extending municipal sewer and water to existing homes in the road construction project area. The current policy is the city assesses 100% of the costs to those property owners allocated by road, storm sewer, sanitary sewer and water main. The costs for the storm sewer is paid by the Storm Water Utility, which comes from the fee property owners pay every year. The road assessment is capped for the residential properties, but non-residential properties pay 100% and it's been that way since 1984.

The concern comes from the current costs involved in assessments for sewer and water service. The time to extend those services is when the city is reconstructing those roads, if it is available to those properties - or if

it is an area that has groundwater contamination or old septic fields that we know will eventually need to be replaced.

Ms. Wagner stated staff ran through the current process and how to move forward with these projects. They created a five-year plan that was adopted by the Council and is published on our website. There is a truncated version in our DPW newsletters to give people a heads-up when a project is coming into their area. First, we bring it to the Council to get preliminary approval, informing them we will be reconstructing a road and that there are municipal services nearby. Then we ask whether we should extend municipal services or not? We get the yea or nay from the Council as to whether this project moves forward, and most of the time it is yes, because the right choice is to extend those services before we reconstruct the roads.

Unless there is something wrong with the design, the next time it is discussed is when the project goes to bid. That is when we send the residents a notice that a public hearing has been scheduled, along with the potential costs for the sewer and water extensions. The recent Shady Lane/Shady Nook project assessments were $100K, so the Council decided they could not levy assessments to residents for more than they could bear. A healthy discussion came from that. Ms. Wagner explained that we do offer the 10-year payment plan for road, sewer and water, and it has interest assessed that is typically at what level we are borrowing, or the last borrowing that we did. Not only are those properties paying for those special assessments, but we also have our RCA and ICA charges. These "connection fees" are technically assessments that pay for the oversizing of our infrastructure, the downstream sewer capacity, the upsizing of the lift stations to be able to accommodate larger undeveloped parcels yet, and construction and maintenance of wells and towers. One of the RCA assessments increases yearly by the construction cost index, and the other one increases by a set fee that was done in a previous study that probably needs to be updated. The ICAs are project costs that we allocated to a portion of to the oversizing costs. There are only certain areas that have ICAs.

Ms. Wagner said every property is a little bit different, and every project has its own little nuances, but largely we are trying to find a way to do what is right but not price out the resident. We are looking at different ways to fund these projects. One is through the state loan program; they do have some principal forgiveness which Pewaukee typically does not qualify for because we are too affluent of a community. We would get an offset on the loan rates, but when you use the state loans, you also have to bid using state regulations, which inflate the price of the projects. Ms. Wagner discussed other possible programs with the committee. Most have an income requirement or require a great deal lot of personal financial information to apply for the grants, which most residents would not want to provide, and there is a certain amount of respondents that are required before you can apply for those grants. So because of the affluence of our community, we don't usually pursue most type of grants.

Beyond that we are looking at some other types of funding for offsetting those costs. Because we are required by the PSC, especially on the water side, to basically have a balanced budget every year, there is a only certain amount of fund balance we can maintain and it's not a lot. And if we could do something like that, you have to realize that it's other water customers that are offsetting the costs of those properties to connect to the water system. It's the same on the sewer side. So far, the Council has been pretty reticent to do that. We did try to have some ARPA funds applied to the projects these last couple years and came up with the same resistance to using those type of funds. You are only benefiting a very small area, you are not benefiting the community as a whole.

Ms. Wagner asked the committee for suggestions or a process they'd like the department to follow. We could get some pretty decent estimates put together of the projects, but we're never going to know the hard number until we bid the project and know what the costs are. Bidding out the projects and not installing

them is a waste of funds. We want to make sure that when we are moving forward that we are doing it in a way that those projects can move forward, and we can build the infrastructure that we need to build at a reasonable value.

Mr. Swan stated that he sat in that same position on the Council and had the same reaction; that getting water and sewer to the residents in Pewaukee was a great goal. Is there any other way that you can look at the financial breakdowns and check with other communities our size and find out how they do it? What kind of results do they get? Mr. Swan asked if Ms. Wagner reached out to other similar-sized communities. She said yes, they are all basically doing the same thing that we are for the projects. She doesn't know of any of them that are offsetting the projects, other than Brookfield which has larger lots - and assessing front footage is all they do. They have calculations to equate out the cul-de-sac lots and a maximum on the larger lots (280 linear feet), which the utility picks up the remaining costs. Otherwise, the rest of the communities are all straight assessments to the property owners.

Ms. Wagner went on to say that a lot of communities extended services regardless as they developed neighborhoods. Brookfield has sewer everywhere; their water main plan is laid out by the year, and they come in and put the water in. The residents don't have a vote, they are just given the bill. Oconomowoc developed their neighborhoods with water and sewer. The policies of the other communities were vastly different than Pewaukee's, and there are unique challenges for us moving forward. Most communities followed old DNR regulations, and they pay back the assessments when it comes due.

Mr. Tormey asked Ms. Wagner if the $100K assessments included the sewer, water and the road? Ms. Wagner said yes. The road was capped at $3,000, which was a very small amount of the assessment. He asked if she thought this high assessment amount was just for this project. Ms. Wagner responded that she feels this is going to be a recurring event, that she doesn't see the costs of construction going down. They may level out some, but not go back down.

Ms. Wagner stated that the way the city was laid out, we don't have the density to spread out those costs. The costs will be more for the older neighborhoods. It would have been much cheaper if the water and sewer were put in when they were developed, but many turned it down. The committee discussed the groundwater, bedrock, and other issues in some of the older neighborhoods.

The committee discussed longer payment periods, but the costs are still high and you're paying back with interest (latest borrowing rate was 5.5%).

Mr. Gabbey stated it doesn't seem to be a particularly competitive bidding environment.

Mayor Bierce said his biggest concern is wasting staff time. He feels the city might be done with these type of projects for a while, as there is no interest from the Council in charging large assessments to residents to install sewer or water main. He said another concern is if the DNR gains power again and they start making decisions like making these projects mandatory and then our hands are tied.

Mr. Tormey asked if the sewer and water services are put in during road construction projects, are the residents required to hook up? Ms. Wager responded that they are required to connect to municipal sewer in 15 years. For water, they must pay the assessment, but do not have to connect until the time of sale.

Mr. Kreiter asked which were the two older subdivisions that will require road construction projects? Ms. Wagner responded Sherwood Forest and Hickory Grove Estates. She said that these are older homes, and

some have replaced their septic systems with mound systems, and there is only so much room on the property for proper separation of septic and wells. Having so many holding tanks is something the city does not want to manage. Ms. Wagner feels strongly that these areas need the services, and she wants to do what is best for the community.

Mr. Tormey asked if we could consider a fixed fee rather than have it based on actual costs? Ms. Wagner said there is a cap on the roads and the taxpayers pick up the rest of that cost. She didn't know where the excess funds would come from or who would be paying the difference, especially on the water side. A conversation with the PSC would need to take place. She could argue that there is an overall benefit for the community as a whole by getting sewer and water to these areas. Areas with groundwater contamination and PFAS, which is in the upper aquifer where private wells draw water, affect people with private wells and the community as a whole. Ms. Wagner said she recently participated in a webinar with members of the DNR that is looking at a group of emerging contaminants. That is largely where PFAS came from, and regulations like these are only going to expand when you look at our drinking water system. The more people you have on the system the more there is to share the costs to pay for the new systems. Having the connections to the homes provides the income for our infrastructure and to maintain its operations.

Mr. Kreiter asked about the City of Waukesha. Ms. Wagner said Waukesha gets its water from Milwaukee and sends all of its wastewater back to Milwaukee; that is its mitigation system. SEWRPC was strong on the opinion that Pewaukee would always be on wells. Our wastewater goes to two different wastewater treatment plants. It would be difficult for us to pursue Waukesha or Milwaukee as an option to mitigate the contaminants.

Ms. Mueller said if your septic system fails, the contractors make you pay for their services now; they don't allow you to pay them back over many years, like the city does. We try to give residents opportunities to make it more affordable to pay it back.

Mr. Kreiter said that maybe we address areas like Shady Lane to prepare them ahead of time, and then get the estimates at that time and look for more grant money to assign to that area. Ms. Wagner stated that grants will go for PFAS or lead service line replacements; these will score higher in grants. Ground contamination has been there since the 90's and DNR didn't do anything then, why would they do it now? The opportunity for that subdivision has passed. We were extending services in that area and they rejected it. Brownfield Funding is only looking for large projects with redevelopment and parks, we wouldn't qualify with these smaller residential projects.

The committee agreed that there isn't an easy answer to this problem.

Mayor Bierce asked Ms. Wagner to bring this item back for further discussion at the next meeting. She mentioned pursuing the option of some sort of cap to the assessments, and who could fund the overages. She will also reach out to the PSC to see if we can create a fund to offset the water costs.

No action was taken.

7. <u>Public Comment</u>

Mr. Kreiter asked about the status of the railroad track improvements on Springdale Road. Ms. Wagner stated she hadn't heard anything yet. They are still working through the design process and have not submitted their paperwork.

8. Adjournment

A motion was made and seconded (M. Kreiter, D. Swan) to adjourn the meeting at 5:04 p.m.
Motion Passed: For-5, Against-0

Respectfully Submitted,

Magdelene Wagner
Director of Public Works

DRAFT

Water Main Assessments								
	Bid Costs				Costs adjusted to 2024 by CCI****			
Project	Water Main		1 1/4" Service	2" Service	Water Main		1 1/4" Service	2" Service
Lindsay (2024)	$ 88.24	Per LF	$ 9,923.41	$ 5,515.93	$ 88.24	Per LF	$ 9,923.41	$ 5,515.93
Joseph Road* (2023 - not awarded)	$ 29,767.08	per acre		$ 6,965.34	$ 30,544.00	per acre		$ 7,147.14
Shady Lane* (2023 - not awarded)	$ 18,052.41	per unit	$ 7,894.81		$ 18,523.58	per unit	$ 8,100.86	
Oak/Peninsula** (2020)	$ 10,753.68	per unit	$ 4,104.46		$ 13,179.55	per unit	$ 5,030.37	
Duplainville/Weyer/Lindsay (2014)	$ 17,983.23	per unit	$ 4,408.80		$ 25,886.48	per unit	$ 6,346.38	
Lindsay (2015)	$ 5,083.47	per unit	$ 7,123.55	$ 3,419.03	$ 7,114.07	per unit	$ 9,969.11	$ 4,784.78
164 (Swan to Green) (2004)	$ 7,278.06	per acre			$ 14,935.31	per acre		
Sunnyridge* (2011)	$ 7,538.39	Per unit	$ 2,432.32		$ 12,300.00	Per unit	$ 3,968.66	
Bluemound*** (2014)	$ 7,702.73	Per unit	$ 7,432.88	$ 3,885.70	$ 11,087.91	Per unit	$ 10,699.48	$ 5,593.37
Average^					$ 14,357.62		$ 7,656.24	

* Project part of a sanitary sewer extension and road reconstruction project.
** Project part of a road reconstruction project.
*** Project part of a sanitary sewer extension project.
**** CCI = construction cost index published annually by American City & Country
^ Average cost eliminates the 2 projects not awarded and uses$16k as average assessment for Lindsay 2024.
All services are per unit.

Sewer Assessments						
	Bid Costs			Costs adjusted to 2024 by CCI****		
Project	Water Main		6" Service	Water Main		6" Service
Joseph Road* (2023 - not awarded)	$ 34,029.85	per acre	$ 4,730.65	$ 34,918.03	per acre	$ 4,854.12
Shady Lane* (2023 - not awarded)	$ 29,204.36	per unit	$ 11,153.89	$ 29,966.59	per unit	$ 11,445.01
Valleyview (2014)	$ 18,617.92	per unit	$ 3,764.40	$ 26,800.11	Per unit	$ 5,418.77
ArrowHead Trails (2009)**	$ 10,953.45	per unit	$ 2,392.84	$ 17,764.89	per unit	$ 3,880.83
Wamser (2006)	$ 12,886.52	per unit	$ 8,204.10	$ 23,522.90	per unit	$ 14,975.70
Green/Duplainville (2006)	$ 43.11	per foot	$ 4,470.00	$ 78.70	per foot	$ 8,159.51
Highfield (2009)	$ 12,423.09	per unit	$ 5,535.75	$ 20,148.44	per unit	$ 8,978.19
Sunnyridge* (2011)	$ 13,217.86	Per unit	$ 4,320.20	$ 21,567.00	Per unit	$ 7,050.00
Bluemound*** (2014)	$ 9,615.49	Per unit	$ 10,409.29	$ 13,841.29	Per unit	$ 14,983.94
Average^				$ 19,749.23		$ 9,063.85

* Project part of a sanitary sewer extension and road reconstruction project.
** Project cost is average of 2 phases.
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^ Average cost eliminates the 2 projects not awarded and uses $8k ($14,600 2024) as average assessment for Green/Duplainville.
All services are per unit.

Community	Population (2020 Census)	Household Median Income (2022 ACS)	Road	Curb	Sidewalk	Water Main	Water Service	Sanitary Sewer	Sanitary Lateral
Village of Pewaukee	8238	$ 60,202.00	General Fund	Assessed by LF, capped at $500	Fully Assessed	N/A	N/A	N/A	N/A
Village of Sussex	11487	$ 105,435.00	None	None	None	Fully Assess All Min Equivalent Water Main items of a project by LF or unit	Fully Assess All Water Service Construction Costs per unit	Fully Assess All Min Equivalent Sanitary Sewer items of a project by LF or unit, interceptor by acre	Fully Assess All Sewer Lateral Construction Costs per unit
Village of Lisbon	10477	$ 74,755.00							
City of Waukesha	71158	$ 74,675.00	Borrow	Borrow	Fully Assessed	N/A	N/A	Fully Assess All Min Equivalent Sanitary Sewer items of a project by LF or unit	Fully Assess All Sewer Lateral Construction Costs per unit
City of Delafield	7185	$ 99,239.00							
City of Brookfield	41464	$ 121,837.00	Capped at 25% project costs assessed for one concrete road in an industrial district, otherwise included in general fund	General Fund	General Fund	Fully Assess All Min Equivalent Water Main items of a project by LF or unit	Fully Assess All Water Service Construction Costs per unit	Fully Assess All Min Equivalent Sanitary Sewer items of a project by LF or unit	Fully Assess All Sewer Lateral Construction Costs per unit
City of New Berlin	40451	$ 94,769.00	N/A	N/A	N/A	$8/qtr water availability	N/A	$2.25/1000gal or $2.09/qtr	N/A
City of Oconomowoc	18203	$ 99,104.00	General Fund	General Fund	General Fund	Fully Assessed by ft	Fully Assessed	Fully Assessed by lf	Fully Assessed
City of Pewaukee	15914	$ 110,110.00	Capped for residential	Capped for residential	Impact Fee	Fully Assess All Min Equivalent Water Main items of a project by LF or unit	Fully Assess All Water Service Construction Costs per unit	Fully Assess All Min Equivalent Sanitary Sewer items of a project by LF or unit	Fully Assess All Sewer Lateral Construction Costs per unit

*New Berlin's fees start once the project is finalized and stop once the property connects to the utility (when they start receiving regular utility bill)

*In the case where municipal sewer is available but water is not, the private well will be metered to determine an acceptable charge until the property is connected to New Berlin's sewer

Utility Name	County	Utility Class	Minimum Quarterly Bill (0.750 inch meter)	6000 GAL	12000 GAL	15000 GAL	18750 GAL	75000 GAL	Effective Date	Footnote	$/1,000 GAL
Brookfield Tn Of Sanitary Dist No 4	Waukesha	C	$30.30	$40.98	$51.66	$57.00	$63.68	$163.80	9/21/2023		$1.78
City of Muskego Water Public Utility	Waukesha	C	$27.82	$49.36	$70.90	$81.67	$95.13	$276.82	1/1/2021		$3.59
Village of Pewaukee Water Utility	Waukesha	C	$24.00	$46.38	$68.76	$79.95	$93.94	$300.50	3/1/2022		$3.73
Hartland Municipal Water Utility	Waukesha	C	$28.70	$51.14	$73.58	$84.80	$98.83	$273.65	12/16/2023	1	$3.74
Brookfield Municipal Water Utility	Waukesha	AB	$20.31	$44.01	$68.73	$82.11	$98.84	$365.01	12/1/2023		$3.95
City of Oconomowoc Utilities	Waukesha	AB	$27.00	$52.20	$77.40	$90.00	$105.75	$342.00	9/1/2021		$4.20
Village of Menomonee Falls Water Utility	Waukesha	AB	$11.52	$37.38	$63.24	$76.17	$92.33	$309.97	1/1/2017		$4.31
Village of Sussex Water Public Utility	Waukesha	C	$39.00	$66.30	$93.60	$107.25	$124.31	$380.25	12/26/2019		$4.55
City of Pewaukee Water Utility	Waukesha	C	$30.00	$58.50	$87.00	$101.25	$119.06	$386.25	3/1/2024		$4.75
Mukwonago Municipal Water Utility	Waukesha	C	$33.95	$63.65	$93.35	$108.20	$126.76	$387.20	1/6/2022		$4.95
New Berlin Water Utility	Waukesha	AB	$21.00	$53.70	$86.40	$102.75	$123.19	$424.95	4/1/2024		$5.45
City of Waukesha Water Utility	Waukesha	AB	$48.00	$82.92	$123.09	$145.80	$174.19	$695.22	10/1/2023		$5.82
City of Waukesha Water Utility	Waukesha	AB	$48.00	$89.40	$130.80	$151.50	$177.38	$789.35	10/1/2023		$6.90
City of Waukesha Water Utility	Waukesha	AB	$48.00	$89.40	$130.80	$151.50	$177.38	$728.63	10/1/2023		$6.90

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City of Pewakee - New Agenda Item

Agenda Language:
Discussion Regarding the Water Supply Service Study Public Information Meeting

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner/Jane Mueller

Background:
The Utility is working with Strand Associates with Phase II of our Water Utility Master planning efforts by conducting a Water Supply Service Study. As you are all aware, the water utility has been challenged over the years with water quality, water quantity, and well and equipment failures. Our consultants are looking at these challenges and evaluating future water service areas and compiling the information. With this information, they will be studying what the water supply might be for the community in the future such as; stay with deep and shallow aquifer wells and add treatment systems, look at the potential for surface water treatment (Pewaukee Lake, Fox River), potential for a Great Lakes diversion or any other “outside” the box idea.
We want to gather community input on this matter. We have scheduled a **Public Informational Meeting for April 30, 2025, 5:30pm – 7:00pm at the City of Pewaukee Common Council Chambers**. A presentation will be held at 6:00pm. We welcome you all to attend to gather information for the future of the water supply for the community.

Fiscal Impact:

Recommended Motion:
No action needed.