



Office of the Clerk/Treasurer
W239 N2242 Pewaukee Road
Waukesha WI 53188
Phone: 262-691-0770

**COMMON COUNCIL
MEETING NOTICE AND AGENDA
Tuesday, June 10, 2025
6:00 PM**

Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

1. Call to Order and Pledge of Allegiance
2. Public Hearing
 - 2.1 **Hickory Grove Subdivision Area Road Reconstruction and Sanitary Sewer Extension**
[Wagner]
 1. Discussion and Possible Action to Accept the Preliminary Engineers Reports and Special Assessments.
 2. Discussion and Possible Action to Award the Contract to the Lowest Qualified Bidder, Globe Contractors, Inc., in the Amount of \$3,230,210.94.
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. Adjournment

Kelly Tarczewski
Clerk/Treasurer
June 5, 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 Pewaukee - New Agenda Item

Agenda Language:

2.1 Hickory Grove Subdivision Area Road Reconstruction and Sanitary Sewer Extension [Wagner]

1. Discussion and possible action to accept the Preliminary Engineers Reports and Special Assessments and authorize the additional borrowing.

2. Discussion and possible action to award the contract to the lowest qualified bidder, Globe Contractors, Inc., in the amount of \$3,230,210.94.

Sub Item Agenda Language:

Background Provided By:

Magdelene Wagner

Background:

In 2024 and as part of the 2025 budget, the Common Council authorized the road reconstruction and sanitary sewer extension project for the area referred to as the Hickory Grove Estates Area. Municipal water is not currently available in our northwest quadrant of the City and therefore is not part of this project.

This road reconstruction included Hickory Grove Drive, Patricia Lane, Roger Road, and Shari Drive. The PASER rating of all these roads is a 2. Recall that PASER ratings are rated from 1 to 10 with 10 being a newly paved road. Included in the packet are a few pictures of the roadway.

The project consists of removing all the existing asphalt, roadway base, undercut any unstable subgrade, place new base stone, and place new asphalt. A 1-foot gravel shoulder will be placed along the road edge to protect the edge of the asphalt. In addition, the culverts (driveway and roadway) will be replaced and minor ditching work will occur to ensure positive drainage throughout the project area. A daintile will be installed at a known location of a spring to preserve the pavement structure for the long term which will outlet to the existing ditches. The east end of Patricia Lane will have a tee-turn around installed as this is currently a dead-end with no turn-around accommodations for vehicles or snow plows.

A sanitary sewer extension is also proposed as part of the road reconstruction. The existing sewer is located in Glacier Road approximately 800 feet east of Roger Road. Sewer will be extended west in Glacier Road from its current location to approximately 400 feet west of Hickory Grove Drive and within the Hickory Grove Subdivision tying into an existing sewer in Patricia Lane at our Glacier Ridge Lift Station. This sewer extension includes abandoning the existing lift station. The lift station only served the Glacier Ridge Subdivision as a temporary service until a gravity sewer was installed in

the Hickory Grove subdivision. Most of the homes are being served to allow gravity flow from the anticipated basement elevations. However, there are 3 homes in which a private grinder pump will be required. These 3 homes are located on the east end of Patricia Lane which has a significant grade drop which would have made a gravity system excessively deep (greater than 40 feet deep). After discussion with the Public Works Committee, it was determined to install a forcemain to allow them a connection for a private grinder pump similar to several homes served along Glacier Road. This allowed the sanitary sewer to be installed at a typical depth (20 to 25 feet) for the remainder of the subdivision.

The project was publicly bid in accordance with all State regulations. The project had 3 bids ranging from a low bid of \$3,230,210.94 to a high bid of \$3,607,719.78. Globe Contractors Inc. was the low bid. We have worked with them many times in the past and have no objections to awarding this contract to the low bidder.

Since 1984, the City has assessed road projects to the benefited properties with their address or driveway on the roadway being paved. The road assessment is capped for all residential properties at the rate of \$3,329 (2025). The assessment with the cap to each property is approximately 12% of the total cost of the project to each property. The City just adopted a cap for sewer assessments which is \$20,000 per REC for the main line and \$9,000 for a 6" lateral.

Assessments are allowed to be calculated one of three ways: front footage, acreage, or unit. The analysis was completed using all three methods and it was determined the unit was the most fair and equitable for the assessment district. With the cul-de-sacs and corner lots, the differences in the front footage do not equitably distribute the cost. There are several properties that have significant acreages with only one residential home so it also did not equitably distribute the cost. The unit appeared to be the most fair and equitable since all properties within the assessment district have one home, are expected to have the same use on the system, and are zoned the same. This method was selected for the assessing method.

The Preliminary Engineers Report was compiled using the bids and assessment notices were mailed to the affected properties. The road assessment is \$27,887.37 per unit which is capped at \$3,329 per unit. The sanitary sewer main assessment is \$43,716.94 per REC, sanitary sewer gravity lateral assessment is \$8,482.10 each, and sanitary sewer force lateral assessment is \$9,657.27 each. The Common Council adopted a sewer cap on 6/2/2025 at \$20,000 per REC for the main and \$9,000 for a 6" lateral. It is assumed the cap for the lateral will still apply to the force lateral. These caps will be applied to these assessments when the project is finalized.

A Reserve Capacity Assessment (RCA) is also being noticed and a separate Engineers Report is included for this assessment. This assessment is an area-wide assessment which pays for improvements to downstream infrastructure and our share of the improvements at the Fox River Water Pollution Control Center (FRWPCC also known as the Brookfield Treatment Plant). The City owns and is responsible for about 17.5% of

the plant. The RCA pays for the operations and plant improvements to treat our wastewater and to meet the discharge limits set forth by the Wisconsin Department of Natural Resources. This assessment is paid for at the time of connection to the system and must be paid in full (there is no payment plan for this assessment). The current 2025 rate is \$3,632 per REC and increases annually by \$130.00. This is adopted over all areas that are served by municipal sewer in the City of Pewaukee.

The City of Pewaukee allows assessments (RCA exempted) to be paid over 10 years with any unpaid balance accruing simple, annual interest. The assessments will be finalized after the project is complete and closed out. At which time the final resolution would be passed by the Council levying the final assessment values. Properties will have the option to pay the assessment in full (avoiding all interest charges) by October 31st of the year the final resolution is sent to the affected parcels, opt for an optional 5-year deferment window in which interest accrues on the unpaid balance but no payment is required until year 6 when it will automatically move into a 10-year payment plan, or begin a 10-year payment plan which is a special charge on the annual tax bill and interest accrues on any unpaid balance.

Connection to the sanitary sewer system is mandatory 15 years from the date of the final resolution for all residential properties. Property owners will be responsible for hiring a licensed plumber to connect the lateral at the property line to the home and the costs associated with this. In addition, they will be required to obtain and pay for a plumbing permit and abandon their existing septic or mound system. When the plumbing permits are applied for, the RCA will also need to be paid in full prior to issuance of the permit.

Fiscal Impact:

The 2025 Budget included \$945,000 for the road, \$400,000 for the Storm Water Utility, and \$950,000 for the Sewer Utility.

The road cost is \$1,115,494.64. The budget is underfunded by \$170,494.64. Since we are borrowing for the road projects this year, I recommend adding this additional cost to the borrowing amount.

The Storm Water Utility cost is \$367,156.40. This is under the budgeted amount so no further action is needed.

The Sewer Utility cost is \$2,185,847.20. This budget is underfunded by \$1,235,847.72. Since we are borrowing for the sewer utility this year, I recommend adding this additional cost to the borrowing amount. With the caps on the assessments, the Sewer Utility will be paying for the costs in excess of the cap. The total cost of the assessments the Utility will cover for the sewer main is \$23,716.94 per REC or \$1,185,847.00 and for the sewer lateral (force only) is \$657.27 per lateral or \$1,971.81.

Recommended Motion:

Council accept the Preliminary Engineers Reports, authorize the additional borrowing, adopt the Special Assessments, and award the contract to Globe Contractors, Inc. in the amount of \$3,230,210.94.





















Strand Associates, Inc.®
126 North Jefferson Street, Suite 350
Milwaukee, WI 53202
(P) 414.271.0771
www.strand.com

May 16, 2025

Ms. Magdelene Wagner, P.E.
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Hickory Grove Sanitary Sewer and Road Construction
Contract 2-2025
City of Pewaukee, Wisconsin

Dear Ms. Wagner:

Bids for the above-referenced Project were opened on May 15, 2025. Three Bids were received with the resulting Bid tabulation enclosed.

Globe Contractors, Inc. of Pewaukee, Wisconsin, was the apparent low Bidder at \$3,195,350.94. 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 Globe Contractors, Inc. on projects for the Village of Shorewood and the City of Oak Creek, Wisconsin. For those projects, the owner determined Globe Contractors, Inc. to be responsible.

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

Sincerely,

STRAND ASSOCIATES, INC.®

Nicole L. Wellenstein, P.E.

Enclosure

Bids Received: 10 A.M.
May 15, 2025

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

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
HICKORY GROVE SANITARY SEWER AND ROAD CONSTRUCTION
CONTRACT 2-2025

BID TABULATION SUMMARY

Bidder and Address	Bid Bond or Guarantee	Addenda Acknowledged	Unit Price Bid	Bid Alternative No. 1	Bid Alternative No. 2	Bid Alternative No. 3
Globe Contractors, Inc. N50 W23076 Betker Road Pewaukee, WI 53072	5%	Yes	\$3,195,350.94	\$14,700.00	\$10,710.00	\$9,450.00
UPI, LLC 2180 South Springfield Road New Berlin, WI 53146	5%	Yes	\$3,222,403.00	\$14,650.00	\$10,710.00	\$7,840.00
Vinton Construction Company 1332 33rd Street Two Rivers, WI 54241	5%	Yes	\$3,569,559.78	\$14,000.00	\$10,200.00	\$13,960.00

Reviewed by: Nicole Wellen

Bids Received: 10 A.M., May 15, 2025

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

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
HICKORY GROVE SANITARY SEWER AND ROAD CONSTRUCTION
CONTRACT 2-2025

BID TABULATION BREAKDOWN

				Globe Contractors, Inc. N50 W23076 Betker Road Pewaukee, WI 53072		UPI, LLC 2180 South Springfield Road New Berlin, WI 53146		Vinton Construction Company 1332 33rd Street Two Rivers, WI 54241	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Roadway									
1.	Common Excavation	1	LS	\$ 100,000.00	\$ 100,000.00	\$ 236,994.00	\$ 236,994.00	\$ 222,000.00	\$ 222,000.00
2.	EBS Backfill	2,900	T	\$ 22.50	\$ 65,250.00	\$ 23.00	\$ 66,700.00	\$ 21.66	\$ 62,814.00
3.	Excavation Below Subgrade (EBS)	1,200	CY	\$ 35.75	\$ 42,900.00	\$ 37.00	\$ 44,400.00	\$ 28.67	\$ 34,404.00
4.	Geogrid	3,600	SY	\$ 10.25	\$ 36,900.00	\$ 11.00	\$ 39,600.00	\$ 5.85	\$ 21,060.00
5.	Saw Cut	3,130	LF	\$ 2.00	\$ 6,260.00	\$ 2.00	\$ 6,260.00	\$ 3.00	\$ 9,390.00
6.	1 1/4-IN Dense-Graded Base	9,000	T	\$ 18.75	\$ 168,750.00	\$ 19.50	\$ 175,500.00	\$ 18.74	\$ 168,660.00
7.	HMA Pavement–Binder Course	3,200	T	\$ 66.00	\$ 211,200.00	\$ 76.00	\$ 243,200.00	\$ 66.00	\$ 211,200.00
8.	HMA Pavement–Surface Course	1,700	T	\$ 76.00	\$ 129,200.00	\$ 79.00	\$ 134,300.00	\$ 76.00	\$ 129,200.00
9.	3/4-IN Dense-Graded Base Shoulder	8,200	LF	\$ 1.80	\$ 14,760.00	\$ 2.00	\$ 16,400.00	\$ 1.80	\$ 14,760.00
10.	Remove and Replace Gravel Driveway	70	SY	\$ 30.00	\$ 2,100.00	\$ 63.00	\$ 4,410.00	\$ 10.60	\$ 742.00
11.	Remove and Replace Asphalt Driveway	730	SY	\$ 35.00	\$ 25,550.00	\$ 42.00	\$ 30,660.00	\$ 30.00	\$ 21,900.00
12.	Remove and Replace 6-IN Concrete Driveway	310	SY	\$ 75.00	\$ 23,250.00	\$ 118.00	\$ 36,580.00	\$ 99.00	\$ 30,690.00
13.	Remove Culvert	840	LF	\$ 28.00	\$ 23,520.00	\$ 19.00	\$ 15,960.00	\$ 24.35	\$ 20,454.00
14.	19-IN by 30-IN HERCP Culvert	224	LF	\$ 183.00	\$ 40,992.00	\$ 125.00	\$ 28,000.00	\$ 180.40	\$ 40,409.60
15.	19-IN by 30-IN HERCP Apron End Wall	1	EA	\$ 1,350.00	\$ 1,350.00	\$ 1,456.00	\$ 1,456.00	\$ 2,026.98	\$ 2,026.98
16.	18-IN RCP Culvert	48	LF	\$ 97.00	\$ 4,656.00	\$ 94.00	\$ 4,512.00	\$ 226.70	\$ 10,881.60
17.	19-IN by 30-IN HERCP Culvert	48	LF	\$ 183.00	\$ 8,784.00	\$ 145.00	\$ 6,960.00	\$ 180.40	\$ 8,659.20
18.	18-IN RCP Apron Endwall	2	EA	\$ 1,150.00	\$ 2,300.00	\$ 1,600.00	\$ 3,200.00	\$ 2,244.00	\$ 4,488.00
19.	19-IN by 30-IN HERCP Apron Endwall	2	EA	\$ 1,350.00	\$ 2,700.00	\$ 1,700.00	\$ 3,400.00	\$ 2,026.98	\$ 4,053.96

				Globe Contractors, Inc. N50 W23076 Betker Road Pewaukee, WI 53072		UPI, LLC 2180 South Springfield Road New Berlin, WI 53146		Vinton Construction Company 1332 33rd Street Two Rivers, WI 54241	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
20.	12-IN Corrugated Metal Culvert Pipe	23	LF	\$ 88.00	\$ 2,024.00	\$ 56.00	\$ 1,288.00	\$ 103.75	\$ 2,386.25
21.	12-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	\$ 310.00	\$ 620.00	\$ 116.00	\$ 232.00	\$ 388.94	\$ 777.88
22.	15-IN Corrugated Metal Culvert Pipe	25	LF	\$ 94.00	\$ 2,350.00	\$ 60.00	\$ 1,500.00	\$ 107.24	\$ 2,681.00
23.	15-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	\$ 330.00	\$ 660.00	\$ 149.00	\$ 298.00	\$ 420.59	\$ 841.18
24.	17-IN by 13-IN Corrugated Metal Culvert Pipe	452	LF	\$ 95.00	\$ 42,940.00	\$ 64.00	\$ 28,928.00	\$ 107.58	\$ 48,626.16
25.	17-IN by 13-IN Corrugated Metal Culvert Pipe Apron Endwall	36	EA	\$ 325.00	\$ 11,700.00	\$ 142.00	\$ 5,112.00	\$ 414.26	\$ 14,913.36
26.	21-IN by 15-IN Corrugated Metal Culvert Pipe	119	LF	\$ 105.00	\$ 12,495.00	\$ 72.00	\$ 8,568.00	\$ 117.67	\$ 14,002.73
27.	21-IN by 15-IN Corrugated Metal Culvert Pipe Apron Endwall	10	EA	\$ 358.00	\$ 3,580.00	\$ 176.00	\$ 1,760.00	\$ 538.27	\$ 5,382.70
28.	24-IN by 18-IN Corrugated Metal Culvert Pipe	51	LF	\$ 110.00	\$ 5,610.00	\$ 85.00	\$ 4,335.00	\$ 124.43	\$ 6,345.93
29.	24-IN by 18-IN Corrugated Metal Culvert Pipe Apron Endwall	4	EA	\$ 397.00	\$ 1,588.00	\$ 214.00	\$ 856.00	\$ 575.70	\$ 2,302.80
30.	Riprap, Medium	4	CY	\$ 200.00	\$ 800.00	\$ 216.00	\$ 864.00	\$ 277.33	\$ 1,109.32
31.	Drain Tile	40	LF	\$ 32.00	\$ 1,280.00	\$ 41.00	\$ 1,640.00	\$ 41.04	\$ 1,641.60
Sanitary Sewer									
32.	8-IN SDR 35 PVC Sanitary Sewer W/ Granular Backfill (<18 FT Deep)	4,918	LF	\$ 225.00	\$ 1,106,550.00	\$ 211.00	\$ 1,037,698.00	\$ 224.29	\$ 1,103,058.22
33.	8-IN C900 PVC Sanitary Sewer W/ Granular Backfill (≥18 FT Deep)	656	LF	\$ 333.00	\$ 218,448.00	\$ 476.00	\$ 312,256.00	\$ 321.08	\$ 210,628.48
34.	6-IN SDR 35 PVC Sanitary Sewer Lateral W/ Granular Backfill	830	LF	\$ 150.00	\$ 124,500.00	\$ 114.00	\$ 94,620.00	\$ 209.30	\$ 173,719.00
35.	6-IN SDR 35 PVC Sanitary Sewer Lateral W/ Native Backfill	660	LF	\$ 125.00	\$ 82,500.00	\$ 77.00	\$ 50,820.00	\$ 122.55	\$ 80,883.00
36.	6-IN C900 PVC Sanitary Sewer Lateral W/ Granular Backfill	100	LF	\$ 200.00	\$ 20,000.00	\$ 184.00	\$ 18,400.00	\$ 273.10	\$ 27,310.00
37.	6-IN C900 PVC Sanitary Sewer Lateral W/ Native Backfill	70	LF	\$ 175.00	\$ 12,250.00	\$ 148.00	\$ 10,360.00	\$ 156.40	\$ 10,948.00
38.	4-FT-DIA Sanitary Sewer MH W/ Casting	18	EA	\$ 12,000.00	\$ 216,000.00	\$ 8,310.00	\$ 149,580.00	\$ 9,093.21	\$ 163,677.78
39.	Crystalline Waterproofing Admixture for Sanitary Sewer MH 3	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 7,917.00	\$ 7,917.00	\$ 6,603.66	\$ 6,603.66
40.	8-IN by 6-IN SDR 35 PVC Sanitary Sewer Wye	35	EA	\$ 225.00	\$ 7,875.00	\$ 243.00	\$ 8,505.00	\$ 1,330.05	\$ 46,551.75
41.	8-IN by 6-IN C900 PVC Sanitary Sewer Wye	5	EA	\$ 950.00	\$ 4,750.00	\$ 2,567.00	\$ 12,835.00	\$ 2,766.48	\$ 13,832.40

				Globe Contractors, Inc. N50 W23076 Betker Road Pewaukee, WI 53072		UPI, LLC 2180 South Springfield Road New Berlin, WI 53146		Vinton Construction Company 1332 33rd Street Two Rivers, WI 54241	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
42.	Connect to Existing Sanitary Sewer MH, Rebuild Bench, Replace Adjustment Rings and Chimney Seal	2	EA	\$ 10,000.00	\$ 20,000.00	\$ 6,376.00	\$ 12,752.00	\$ 2,240.78	\$ 4,481.56
43.	2-IN PVC Force Main W/ Granular Backfill	232	LF	\$ 115.00	\$ 26,680.00	\$ 104.00	\$ 24,128.00	\$ 100.87	\$ 23,401.84
44.	1 1/4-IN PVC Force Main Lateral W/ Granular Backfill	60	LF	\$ 130.00	\$ 7,800.00	\$ 104.00	\$ 6,240.00	\$ 97.55	\$ 5,853.00
45.	1 1/4-IN PVC Force Main Lateral W/ Native Backfill	55	LF	\$ 115.00	\$ 6,325.00	\$ 82.00	\$ 4,510.00	\$ 70.15	\$ 3,858.25
46.	1 1/4-IN Force Main Lateral Combination Curb Stop, Check Valve, and Box	3	EA	\$ 2,500.00	\$ 7,500.00	\$ 250.00	\$ 750.00	\$ 1,346.17	\$ 4,038.51
47.	4-FT-DIA Force Main Flushing MH	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 5,343.00	\$ 5,343.00	\$ 11,617.14	\$ 11,617.14
48.	Rock Excavation--Sanitary Sewer and Lateral Trench	100	LF	\$ 200.00	\$ 20,000.00	\$ 250.00	\$ 25,000.00	\$ 95.00	\$ 9,500.00
49.	Abandonment of Force Main and Wet Well	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 16,600.00	\$ 16,600.00	\$ 13,644.00	\$ 13,644.00
50.	Sanitary Sewer Televising	5,574	LF	\$ 1.81	\$ 10,088.94	\$ 2.00	\$ 11,148.00	\$ 1.81	\$ 10,088.94
51.	Bedding Dike	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 1,500.00	\$ 3,000.00	\$ 650.00	\$ 1,300.00
Miscellaneous									
52.	Clearing and Grubbing	1	LS	\$ 2,850.00	\$ 2,850.00	\$ 2,980.00	\$ 2,980.00	\$ 2,000.00	\$ 2,000.00
53.	Tree and Removal	17	ID	\$ 100.00	\$ 1,700.00	\$ 104.00	\$ 1,768.00	\$ 110.00	\$ 1,870.00
54.	Erosion Control and Maintenance	1	LS	\$ 23,000.00	\$ 23,000.00	\$ 25,340.00	\$ 25,340.00	\$ 20,000.00	\$ 20,000.00
55.	6-IN Topsoil, Seed, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	\$ 97,000.00	\$ 97,000.00	\$ 100,650.00	\$ 100,650.00	\$ 120,000.00	\$ 120,000.00
56.	Remove and Reset Existing Signs	1	LS	\$ 1,575.00	\$ 1,575.00	\$ 3,600.00	\$ 3,600.00	\$ 1,000.00	\$ 1,000.00
57.	Remove Miscellaneous Landscaping Items	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,600.00	\$ 3,600.00	\$ 5,000.00	\$ 5,000.00
58.	Salvage and Reinstall Mailboxes	52	EA	\$ 315.00	\$ 16,380.00	\$ 330.00	\$ 17,160.00	\$ 100.00	\$ 5,200.00
59.	Temporary Mailboxes	52	EA	\$ 285.00	\$ 14,820.00	\$ 300.00	\$ 15,600.00	\$ 25.00	\$ 1,300.00
60.	Install Sign and Sign Support	1	LS	\$ 800.00	\$ 800.00	\$ 2,620.00	\$ 2,620.00	\$ 500.00	\$ 500.00
61.	Pavement Marking Epoxy, 4-IN, Double Yellow	2,050	LF	\$ 1.90	\$ 3,895.00	\$ 2.50	\$ 5,125.00	\$ 1.90	\$ 3,895.00
62.	Pavement Marking Epoxy, 4-IN, White	2,050	LF	\$ 1.90	\$ 3,895.00	\$ 2.50	\$ 5,125.00	\$ 1.90	\$ 3,895.00
63.	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 16,000.00	\$ 16,000.00	\$ 305,000.00	\$ 305,000.00

				Globe Contractors, Inc. N50 W23076 Belker Road Pewaukee, WI 53072		UPI, LLC 2180 South Springfield Road New Berlin, WI 53146		Vinton Construction Company 1332 33rd Street Two Rivers, WI 54241	
No	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
64	Traffic Control	1	LS	\$ 11,100.00	\$ 11,100.00	\$ 11,500.00	\$ 11,500.00	\$ 11,100.00	\$ 11,100.00
65	Dust Control	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
66	Cash Allowance for Geotechnical Testing Services (Section 31 23 00—Excavation, Fill, Backfill, and Grading)	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
ENGINEER'S COMPUTED TOTAL ITEMS NO. 1 THROUGH NO. 66					\$ 3,195,350.94		\$ 3,222,403.00		\$ 3,569,559.78
CONTRACTOR'S COMPUTED TOTAL ITEMS NO. 1 THROUGH NO. 66					\$ 3,195,350.94		\$ 3,222,403.00		\$ 3,569,559.78

Reviewed by 

Bids Received: 10 A.M., May 15, 2025

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

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
HICKORY GROVE SANITARY SEWER AND ROAD CONSTRUCTION
CONTRACT 2-2025

BID ALTERNATIVE NO. 1 BREAKDOWN

				Globe Contractors, Inc. N50 W23076 Betker Road Pewaukee, WI 53072		UPI, LLC 2180 South Springfield Road New Berlin, WI 53146		Vinton Construction Company 1332 33rd Street Two Rivers, WI 54241	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Spring 2026 Surface Paving									
1.	Installation and Removal of Asphalt Ramping Around MH Castings, Driveways, and Roadway Match Points for Spring 2026 Surface Paving (Excluding Glacier Road)	1	LS	\$ 14,700.00	\$ 14,700.00	\$ 14,650.00	\$ 14,650.00	\$ 14,000.00	\$ 14,000.00
ENGINEER'S COMPUTED TOTAL ITEM NO. 1					\$ 14,700.00		\$ 14,650.00		\$ 14,000.00
CONTRACTOR'S COMPUTED TOTAL ITEM NO. 1					\$ 14,700.00		\$ 14,650.00		\$ 14,000.00

Reviewed by 

Bids Received: 10 A.M., May 15, 2025

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

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
HICKORY GROVE SANITARY SEWER AND ROAD CONSTRUCTION
CONTRACT 2-2025

BID ALTERNATIVE NO. 2 BREAKDOWN

				Globe Contractors, Inc. N50 W23076 Belker Road Pewaukee, WI 53072		UPI, LLC 2180 South Springfield Road New Berlin, WI 53146		Vinton Construction Company 1332 33rd Street Two Rivers, WI 54241	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Cold Weather Surface Paving									
1.	Additional Costs for Cold Weather Paving	2,040	T	\$ 5.25	\$ 10,710.00	\$ 5.25	\$ 10,710.00	\$ 5.00	\$ 10,200.00
ENGINEER'S COMPUTED TOTAL ITEM NO. 1					\$ 10,710.00		\$ 10,710.00		\$ 10,200.00
CONTRACTOR'S COMPUTED TOTAL ITEM NO. 1					\$ 10,710.00		\$ 10,710.00		\$ 10,200.00

Reviewed by 

Bids Received: 10 A.M., May 15, 2025

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

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
HICKORY GROVE SANITARY SEWER AND ROAD CONSTRUCTION
CONTRACT 2-2025

BID ALTERNATIVE NO. 3 BREAKDOWN

				Globe Contractors, Inc. N50 W23076 Belker Road Pewaukee, WI 53072		UPI, LLC 2180 South Springfield Road New Berlin, WI 53146		Vinton Construction Company 1332 33rd Street Two Rivers, WI 54241	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Lining of Sanitary Manhole 3									
1.	High-Density Polyethylene (HDPE) Concrete Protective Liner for Sanitary MH 3	1	LS	\$ 9,450.00	\$ 9,450.00	\$ 7,840.00	\$ 7,840.00	\$ 13,960.00	\$ 13,960.00
ENGINEER'S COMPUTED TOTAL ITEM NO. 1					\$ 9,450.00		\$ 7,840.00		\$ 13,960.00
CONTRACTOR'S COMPUTED TOTAL ITEM NO. 1					\$ 9,450.00		\$ 7,840.00		\$ 13,960.00

Reviewed by

Nicole Wellington

Addendum to the Engineers Report
on the Reserve Capacity Assessment
for Pewaukee Water and Sewer Utility
for the Brookfield Treatment Plant
and Related Facilities

In accordance with the Final Resolution of the City of Pewaukee Water and Sewer Utility (formerly Town of Pewaukee, Sanitary District No. 3), we hereby submit our report on the Reserve Capacity Assessments (RCA) to be levied upon all present and future users of the sewer utility which is tributary to the Fox River Water Pollution Control Center.

This report consists of the following schedules:

- | | |
|----------------|---|
| Schedule "A" - | Map and legal description delineating the assessment area |
| Schedule "B" - | Estimate assessment for each parcel affected |
| Schedule "C" - | Cost recovery of the Fox River Water Pollution Control Center |
| Schedule "D" - | Section 1.19 of the Sewer Service Ordinance for Pewaukee
Sanitary District No. 3 |

The Reserve Capacity Assessment shall be assessed to all parcels tributary to the Fox River Water Pollution Control Center at a rate of \$3,632.00 per Residential Equivalent Connection (REC) for the calendar year 2025. The amount of the assessment shall increase by 3.706% per year for all future connections.

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

Magdelene Wagner, P.E.
Public Works Director/City Engineer
June 10, 2025

Prepared by:
Magdelene Wagner, P.E.
Public Works Director/City Engineer
May 15, 2025

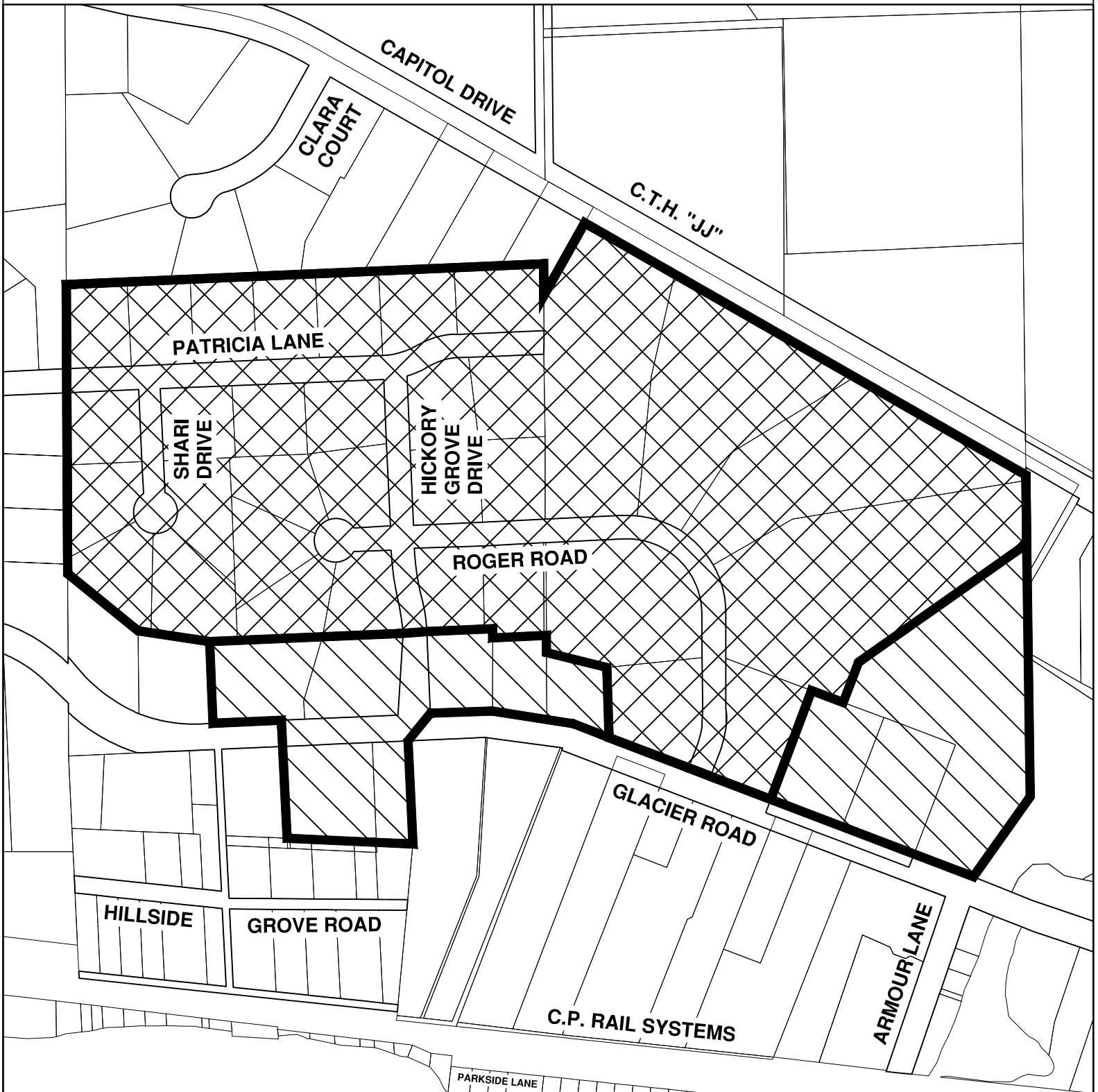
Schedule “A”

City of Pewaukee, Water and Sewer Utility

Cost recovery of the Fox River Water Pollution Control Center Project

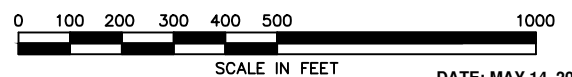
Map and Legal Description Delineating the Assessment Area

HICKORY GROVE ESTATES ROAD AND SANITARY SEWER 2025
ROAD ASSESSMENT AREA RD-25-57564
SANITARY SEWER MAIN AND SANITARY SEWER LATERAL
AND SANITARY SEWER RCA ASSESSMENT AREA SS-25-12857
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

-  HICKORY GROVE ROAD ASSESSMENT AREA
-  HICKORY GROVE SANITARY SEWER MAIN, SANITARY SEWER LATERAL, AND SANITARY SEWER RCA ASSESSMENT AREA



Schedule “B”

City of Pewaukee, Water and Sewer Utility

Cost recovery of the Fox River Water Pollution Control Center Project

Estimate Assessment for Each Parcel Affected

June 10, 2025

SCHEDULE B

CITY OF PEWAUKEE

PREPARED May 22, 2025

PRELIMINARY ASSESSMENT ROLL
SEWER RESERVE CAPACTIY ASSESSMENT AMENDMENT

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
1	CRAIG G HALPERT REVOCABLE TRUST N41W27292 PATRICIA LN PEWAUKEE WI 53072-2224	PWC 0888001	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
2	SHAWN LINGLE KAREN J LONG N41W27330 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888002	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
3	JASON FELDMEIER DANA M FELDMEIER N41W27350 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888003	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
4	GARY R THOMPSON CATHERINE M THOMPSON N41W27372 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888004	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
5	VIRENDER K MAKHIJA LOUISE T MAKHIJA N41W27424 PATRICIA LN PEWAUKEE WI 53072	PWC 0888005	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
6	DONALD J CZECH DIANE M CZECH N41W27458 PATRICIA LN PEWAUKEE WI 53072-2230	PWC 0888006	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
7	SARAH KENNEDY CRAIG MURRAY N41W27476 PATRICIA LN PEWAUKEE WI 53072-2230	PWC 0888007	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00

PREPARED May 22, 2025

PRELIMINARY ASSESSMENT ROLL
SEWER RESERVE CAPACTIY ASSESSMENT AMENDMENT

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
8	CHRISTOPHER J GILLING DEEANNE M GILLING N41W27475 PATRICIA LN PEWAUKEE WI 53072	PWC 0888008	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
9	JAMES R AND KAYE L MEKA REVOCABLE TRUST W274N4117 SHARI DR PEWAUKEE WI 53072-2245	PWC 0888009	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
10	SAMUEL M VALLONE ANN K VALLONE W274N4105 SHARI DR PEWAUKEE WI 53072	PWC 0888010	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
11	SAMUEL M VALLONE ANN K VALLONE W274N4105 SHARI DR PEWAUKEE WI 53072	PWC 0888012	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
12	JOHN SMUKOWSKI LISA SMUKOWSKI W274N4118 SHARI DR PEWAUKEE WI 53072-2231	PWC 0888013	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
13	BRENT R WALTZ KAREN M WALTZ N41W27469 PATRICIA LN PEWAUKEE WI 53072	PWC 0888014	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
14	ANNA MARIE SODERBERG WILLIAM STEPHEN SODERBERG N41W27363 PATRICIA LN PEWAUKEE WI 53072-2226	PWC 0888015	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00

June 10, 2025

PREPARED May 22, 2025

SCHEDULE B

CITY OF PEWAUKEE

PRELIMINARY ASSESSMENT ROLL
SEWER RESERVE CAPACTIY ASSESSMENT AMENDMENT

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
15	PAUL M HARRISON NANCY A HARRISON N41W27361 HICKORY GROVE DR PEWAUKEE WI 53072	PWC 0888016	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
16	MARK L ISABELL TERESE W ISABELL N41W27360 ROGER RD PEWAUKEE WI 53072	PWC 0888017	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
17	THOMAS GARVIN DELORES GARVIN N41W27370 ROGER RD PEWAUKEE WI 53072	PWC 0888018	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
18	DONALD D STEILER JOLYNN M STEILER N41W27378 ROGER RD PEWAUKEE WI 53072	PWC 0888019	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
19	SAMUEL J VALLONE ANGELA K VALLONE N41W27373 ROGER RD PEWAUKEE WI 53072	PWC 0888020	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
20	DEREK SIZER REBECCA SIZER N40W27388 GLACIER RD PEWAUKEE WI 53072-2202	PWC 0888021	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
21	REBECCA K ARCHIBALD 3022 S SUPERIOR ST MILWAUKEE WI 53207-3009	PWC 0888022	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00

PRELIMINARY ASSESSMENT ROLL
SEWER RESERVE CAPACTIY ASSESSMENT AMENDMENT

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
22	DAVID J KNEBES TRACI J KNEBES N41W27357 ROGER RD PEWAUKEE WI 53072-2237	PWC 0888023	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
23	SUSAN A RUF REVOCABLE TRUST W273N4066 HICKORY GROVE DR PEWAUKEE WI 53072	PWC 0888024	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
24	JOSEPH W MONFRE JANICE J MONFRE N40W27287 ROGER RD PEWAUKEE WI 53072-2256	PWC 0888025	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
25	THOMAS A GRANDLICH TERRI L GRANDLICH N41W27280 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888026	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
26	ALEXANDRIA M HAMM JORDAN L HAMM W273N4182 HICKORY GROVE DR PEWAUKEE WI 53072-2242	PWC 0888027	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
27	TIMOTHY R HARDIN W273N4190 HICKORY GROVE DR PEWAUKEE WI 53072-2242	PWC 0888028	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
28	DELWIN P KAATZ ELIZABETH L KAATZ N41W27271 PATRICIA LN PEWAUKEE WI 53072-2223	PWC 0888029	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
29	DARON A POWERS LISA J LOTTER N40W27296 GLACIER RD PEWAUKEE WI 53072	PWC 0888988	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00

June 10, 2025

SCHEDULE B

CITY OF PEWAUKEE

PREPARED May 22, 2025

PRELIMINARY ASSESSMENT ROLL
SEWER RESERVE CAPACTIY ASSESSMENT AMENDMENT

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
30	BARRY HEINZELMANN SANDRA HEINZELMANN N40W27248 GLACIER RD PEWAUKEE WI 53072	PWC 0888992	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
31	RALPH C BUZZELL PATRICIA M BUZZELL N40W27268 GLACIER RD PEWAUKEE WI 53072-2332	PWC 0888993	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
32	BRIAN L STEINGRABER ALISSA D STEINGRABER N41W27225 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
33	MICHAEL DANNING JENNIFER DANNING N40W27202 GLACIER RD PEWAUKEE WI 53072	PWC 0888996001	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
34	GREGORY D COX LENETTE A COX N40W27178 GLACIER RD PEWAUKEE WI 53072	PWC 0888996005	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
35	DAN A SHUDY STEPHANIE R STEGER N39W27132 GLACIER RD PEWAUKEE WI 53072-2330	PWC 0888996006	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
36	JOHN W REBHOLZ N39W27084 GLACIER RD PEWAUKEE WI 53072-2326	PWC 0888996007	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00

June 10, 2025

PREPARED May 22, 2025

SCHEDULE B

CITY OF PEWAUKEE

PRELIMINARY ASSESSMENT ROLL
SEWER RESERVE CAPACTIY ASSESSMENT AMENDMENT

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
37	ELMER KETTERMAN D KETTERMAN 6825 N 115TH ST MILWAUKEE WI 53224	PWC 0888996010	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
38	THOMAS BEDNAR JUDITH BEDNAR N41W27220 ROGER RD PEWAUKEE WI 53072	PWC 0888996012	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
39	PAUL T EALES JOHNELL L EALES N40W27196 ROGER RD PEWAUKEE WI 53072	PWC 0888996013	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
40	ROBERT C OPIE LINDA OPIE N41W27256 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996026	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
41	KAREN A LUMB DIANE E GRIBBLE N41W27244 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996027	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
42	NICHOLAS R HIRSCH RITA A HIRSCH N39W27369 GLACIER RD PEWAUKEE WI 53072	PWC 0889989	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
43	LORI L SCHROEDER N39W27335 GLACIER RD PEWAUKEE WI 53072-2201	PWC 0889996	SEWER RCA	1	\$ 3,632.00	\$ 3,632.00	\$ 3,632.00
						\$	156,176.00

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

Schedule “C”

City of Pewaukee, Water and Sewer Utility

Cost recovery of the Fox River Water Pollution Control Center Project

Reserve Capacity Assessment Charge



**ROTROFF
JEANSON** & Company, SC

Certified Public Accountants & Consultant

District Commission
Town of Pewaukee Sanitary District No. 3
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072

Commissioners,

We have compiled the accompanying report on the reserve capacity assessment charge necessary for the cost recovery of the current upgrade and expansion of the Fox River Water Pollution Control Center and related facilities. Based upon our analysis we recommend the following changes to the District's reserve capacity assessment charge:

1) Increase the sewer reserve capacity charge to \$1,322.00 per residential equivalent connection. The current RCA charge as of January 1, 1997 is \$1,302.00.

2) Change the annual growth factor for the RCA charge from a flat \$54.00 increase to a percentage increase related to the interest rate on the bond issue financing the cost of the project. The interest rate on the Clean Water Fund loan is 3.206%. The District's policy is to charge a 1/2 % premium over it's cost of borrowing on assessment roll projects. Following this policy the annual percentage increase in the RCA would be 3.706%.

Our report includes the following Schedules:

- | | |
|------------|---|
| Schedule 1 | System cost recovery and computation of reserve capacity assessment |
| Schedule 2 | Projected user base 1997 through 2016 |
| Schedule 3 | New reserve capacity assessment charge 1997 through 2016 |
| Schedule 4 | Attachment from District Engineer on projected growth in user base |

Our recommendation on the sewer reserve capacity assessment charge is based on assumptions and estimates that take the form of a forecast. The assumptions disclosed herein are significant to our analysis and we provide no assurances as to their attainment. Furthermore, even if the stated assumptions were attained, there will usually be differences between projected and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Significant Assumptions

1) The cost of the treatment plant and related facilities expansion and upgrade is estimated at \$8,155,681 based upon current contract pricing. The project is expected to be completed in 1999.

2) The sewer user base of the District is expressed in terms of a single family residential equivalent unit (REC) using 210 gallons per day of capacity.

3) The growth in the user base over the twenty year design life of the treatment plant has been estimated at 250 REC's per year average. The district's user base was 2,926 REC's at 12/31/96. The average projected growth of 250 REC's will result in 5,000 new REC's during the twenty period and will bring total used capacity to 7,926 REC's at the end of the twenty year design life. The purchased capacity in the treatment plant is 2.1525 million gallons per day or 10,250 REC's.

4) The RCA charge is intended to recover the cost of new and unused capacity in the treatment plant over the twenty year life. The cost associated with upgrading used existing capacity will be recovered through user rates.

Sincerely,



Retroff Jeanson & Company, SC

February 4, 1997

Sanitary District No.3

Fox River Water Pollution Control Center Upgrade and Expansion

System Cost Recovery

Updated 2/1/97

Schedule 1

<u>Projected Plant Construction Costs</u>		<u>Funding Sources</u>		
		<u>Capac.</u>	<u>Cost</u>	<u>Clean Water Fund Loan</u>
Cost Categories				
Step I - Facilities Plan			\$67,562	67,562
Step II - Design Cost			378,622	378,622
Step III - Construction	<u>Mg/d</u>			
New & upgraded capacity	2.1000	7,213,582	7,287	7,206,295
New Berlin capacity purchased	0.0525	99,218	99,218	
Riverview interceptor upgrade		396,697		396,697
Step III cost	2.1525	7,709,497	106,505	7,602,992
Total projected cost			<u>\$8,155,681</u>	<u>8,049,176</u>

<u>Computation of Unit Costs</u>		<u>Residential Equivalent Connections</u>		
		<u>Total</u>	<u>Existing Capacity</u>	<u>New Capacity</u>
Residential Equivalents (210gl / day)				
	<u>Mg/d</u>			
Existing capacity	1.1000	5,240	5,240	
Added capacity	1.0525	5,010		5,010
		10,250	5,240	5,010
Anticipated use factor (Schedule 2)		77.3%	77.3%	77.3%
Practical capacity		7,926	4,052	3,874
Project cost allocated by capacity		<u>\$8,155,681</u>	<u>\$4,169,420</u>	<u>\$3,986,261</u>
Project cost per REC		\$1,029.00		

Computation of Reserve Capacity Assessment

Assigned REC's at 12/31/96	2,926	
Practical capacity of original plant	4,052	
Unassigned existing REC's	1,126	
Project cost per REC	1,029	
Extended cost of unassigned REC's	1,158,654	
Costs of upgrading unassigned existing capacity	(1,158,654)	1,158,654
Balance of unassigned 1985 plant costs		
1,126 RECs @ \$1,302 ea. (1)		1,466,052
Direct costs assigned to new capacity		3,986,261
Total costs assigned to available capacity		6,610,967
Projected new user base through year 2016 (7,926 - 2,926)		5,000
RCA charge per REC's assigned after 12/31/96		<u>\$1,322.00</u>

(1) District RCA fees as of 1/1/97

Sanitary District No.3

Schedule 2

Projected User Base - 1997 through 2016

Dated 5/23/95

Revised 2/01/97

	Capacity	MG/D	REC'S
One REC = 210 gls/day	Original Capacity	1.1000	5,240
	Added Capacity	1.0525	5,010
	Total	2.1525	10,250

Projected User Base - 1997 through 2016

	As of 12/31	System Capacity In REC's	REC'S Used	REC'S Available	Percent of Capacity Used	REC'S Added	Annual Growth Rate	Average Yearly Growth
Actual	1988	5,240	891 ^a	4,349	17%	n/a	n/a	
	1989	5,240	1,137 ^a	4,103	22%	246	27.6%	
	1990	5,240	1,500 ^a	3,740	29%	363	31.9%	305
	1991	5,240	1,699 ^a	3,541	32%	199	13.3%	269
	1992	5,240	1,950 ^a	3,290	37%	251	14.8%	265
	1993	5,240	2,117 ^a	3,123	40%	167	8.6%	245
	1994	5,240	2,363 ^a	2,877	45%	246	11.6%	245
	1995	5,240	2,537 ^a	2,703	48%	174	7.4%	235
	1996	5,240	2,926 ^a	2,314	56%	379	14.9%	253
Projected	1997	5,240	3,176 ^e	2,064	61%	250	8.5%	
	1998	5,240	3,426 ^e	1,814	65%	250	7.9%	
	1999	10,250	3,676 ^e	6,324	38%	250	7.3%	
	2000	10,250	3,926 ^e	6,324	38%	250	6.4%	
	2001	10,250	4,176 ^e	6,074	41%	250	6.4%	
	2002	10,250	4,426 ^e	5,824	43%	250	6.0%	
	2003	10,250	4,676 ^e	5,574	46%	250	5.6%	
	2004	10,250	4,926 ^e	5,324	48%	250	5.3%	
	2005	10,250	5,176 ^e	5,074	50%	250	5.1%	
	2006	10,250	5,426 ^e	4,824	53%	250	4.8%	
	2007	10,250	5,676 ^e	4,574	55%	250	4.6%	
	2008	10,250	5,926 ^e	4,324	58%	250	4.4%	
	2009	10,250	6,176 ^e	4,074	60%	250	4.2%	
	2010	10,250	6,426 ^e	3,824	63%	250	4.0%	
	2011	10,250	6,676 ^e	3,574	65%	250	3.9%	
	2012	10,250	6,926 ^e	3,324	68%	250	3.7%	
	2013	10,250	7,176 ^e	3,074	70%	250	3.6%	
	2014	10,250	7,426 ^e	2,824	72%	250	3.5%	
	2015	10,250	7,676 ^e	2,574	75%	250	3.4%	
	2016	10,250	7,926 ^e	2,324	77.3%	250	3.3%	

^a Actual

^e Estimated

Sanitary District No.3

Schedule 3

Reserve Capacity Assessment - Sewer er Residential Equivalent Connection

Dated 02/01/97

Growth Rate in RCA = Interest Rate on 1996 Clean Water Fund Loan Plus .5% or 3.706%

Base Year	<u>Year</u>	<u>RCA</u> <u>Charge</u>
	1997	\$1,322.00
	1998	\$1,371.00
	1999	\$1,422.00
	2000	\$1,475.00
	2001	\$1,530.00
	2002	\$1,587.00
	2003	\$1,646.00
	2004	\$1,707.00
	2005	\$1,770.00
	2006	\$1,836.00
	2007	\$1,904.00
	2008	\$1,975.00
	2009	\$2,048.00
	2010	\$2,124.00
	2011	\$2,203.00
	2012	\$2,285.00
	2013	\$2,370.00
	2014	\$2,458.00
	2015	\$2,549.00
	2016	\$2,643.00

Sanitary District No. 3

TOWN OF PEWAUKEE

691-0804

W240 N3065 Pewaukee Road • Pewaukee, Wisconsin 53072

TO: Mike Rotroff, Rotroff/Jeanson

FROM: Jeffrey Weigel, District Engineer 

DATE: December 31, 1996

RE: Projected Sewer REC'S

The upgrade of the Brookfield Treatment Plant requires a projection of the number of sewer REC's expected to be sold over the next twenty years. Melinda's July 29, 1996 memo (copy enclosed) outlines the REC's required at District "Build-out": approximately 12,000 REC's. The current upgrade provides the District with 10,250 REC's (assuming 210 gal/REC). With approximately 3,250 REC's sold as of 12/96, there will be approximately 7,000 REC's available over the life of the upgrade (twenty years).

We have looked at several scenarios for growth during this period.

- 1) Optimistic High Growth - Sell all 7,000 REC's in the twenty years: 350/year.
- 2) Historical Growth - Past twenty years. 2702 REC's divided by 20 years = 135 REC's/year.
- 3) Historical Growth - Past seven years. 1646 REC's divided by 7 years = 235 REC's/year.

It is important to note that the past seven years represented a fairly consistent growth period.

YEAR	REC'S SOLD
1989	246
1990	363
1991	199
1992	251
1993	167
1994	246
1995	<u>174</u>
	1,646 divided by 7 =
	235/year

Of the 7,000 REC's available, approximately 4,000 REC's are for areas already approved for development or areas where sewer is readily available (i.e. Avondale, Spice Creek, Riverwood Industrial Park Area, Springdale Estates final phase). The remaining 3,000 REC's are in areas of expected growth/development (northeast quadrant, Green Road/Duplainville Area, Steele Farms). It is reasonable to expect the 4,000 REC's in the "already approved for development area" to be developed during this twenty year period: a rate of 200 REC's per year. The 200 REC's per year is approximately 85% of the historical rate over the past seven years.

If we were to assume a 200 REC/year rate over the next twenty years, we would sell 4,000 REC's for a total of 7,250/10,250 or 70% of our purchased capacity. I therefore recommend that we plan for an annual REC sales rate of 200-250 REC's per year. I believe, however, that growth over this period will be closer to the 250-300 REC's per year.

JW/gc
Sewer REC's

litigation and upon conviction of any violation of this Ordinance, shall be fined not less than \$200.00 nor more than \$2,500.00 per violation, plus damages. Each day a condition is allowed to exist which is contrary to all or any part of this Ordinance shall constitute a new violation. Change of ownership or occupancy of premises delinquent under the provisions of this Ordinance shall not be cause for reducing or eliminating charges due and penalties for violations.

- (2) If any user shall discharge waste or wastewater with a BOD concentration of 900 mg/l or greater, as defined in Section 1.09 (m) (3), said user shall pay a penalty of \$1,000.00 per violation. Each day a violation occurs shall constitute a separate violation. Said penalty shall be added to the monthly or quarterly billing statement.
- (3) In addition to the Court proceedings and penalties described in the foregoing sections of this Ordinance, whenever a person violates any provision of this Ordinance or fails to comply with any order of the Approving Authority, the Approving Authority may order that an action be commenced on behalf of the District in the Circuit Court for Waukesha County for the purpose of obtaining an injunction restraining the person violating the Ordinance or failing to comply with the Order, from making any further discharges into the Sewer System of the District.

1.19

RESIDENTIAL EQUIVALENCY CONNECTION TABLE

The following list of users will be assigned REC's as listed:

Residential

Description

R.E.C.

Single Family	1
Duplexes	2 (1/unit)
2 Units & Up to 7 Units	.8/unit
Multiple Family 8 or more	.75/unit
Vacant lot	0

Commercial/Industrial (1)

SIC CODE

DESCRIPTION

GALLONS PER EMPLOYEE HOUR

0742	Veterinary Services for Animal Specialities	20.0
0752	Animal Specialty Services	16.0
0782	Lawn and Garden Services	10.0
1446	Industrial Sand	5.0
1521	General Contractors - Residential	2.3

<u>SIC</u> <u>CODE</u>	<u>DESCRIPTION</u>	<u>GALLONS PER</u> <u>EMPLOYEE HOUR</u>
1541	General Contractors - Ind. Bldgs. & Warehouses	2.3
1611	General Contractors - Public Works	2.3
1711	Plumbing, Heating & Air Conditioning	2.3
1731	Electrical Work	2.3
1761	Roofing and Sheet Metal Work	2.3
1799	Special Trade Contractors, N.E.C.	2.3
2013	Sausage & Other Prepared Meats	110.0
2065	Candy and Other Confectionary Products	50.0
2087	Flavoring Extracts & Syrups, N.E.C.	75.0
2394	Canvas and Related Products	2.3
2431	Millwork	5.0
2434	Wood Kitchen Cabinets	5.0
2522	Metal Office Furniture	2.3
2721	Periodicals: Publishing & Printing	10.0
2731	Books: Publishing & Printing	10.0
2751	Commercial Printing, Letterpress & Screen	10.0
2752	Commercial Printing, Lithographic	10.0
2789	Bookbinding and Related Work	10.0
2795	Lithographic Platemaking & Related Services	25.0
2819	Industrial Inorganic Chemicals, N.E.C.	10.0
2834	Pharmaceutical Preparations	10.0
2841	Soap & Other Detergents	15.0
2893	Manufacturing of Printing Ink	30.0
2899	Chemicals & Chemical Preparations, N.E.C.	10.0
3079	Miscellaneous Plastics Products	85.0
3111	Leather Tanning & Finishing	345.0
3272	Concrete Products, Except Block & Brick	35.0
3273	Ready-Mixed Concrete	90.0
3293	Gaskets, Packings, and Sealing Devices	2.3
3325	Steel Foundries, N.E.C.	115.0
3341	Secondary Smelting & Refining of Nonferrous Metals	2.7
3441	Fabricated Structural Metal	25.0
3442	Metal Doors, Sash, Frames, Molding and Trim	2.3
3444	Sheet Metal Work	40.0
3451	Screw Machine Products	10.0
3462	Iron and Steel Forgings	5.0
3469	Metal Stampings, N.E.C.	5.0
3471	Electroplating, Plating, Polishing, Anodizing, etc.	50.0
3479	Coating, Engraving and Allied Services, N.E.C.	100.0
3495	Wire Springs	2.3
3498	Fabricated Pipe and Fittings	2.3
3499	Fabricated metal Products, N.E.C.	25.0
3531	Construction Machinery and Equipment	5.0
3544	Spec. Dies & Tools, Die Sets, Jigs & Fixtures, Molds	10.0
3562	Ball and Roller Bearings	5.0
3565	Industrial Patterns	5.0
3569	General Industrial Machinery & Equipment, N.E.C.	4.0
3576	Scales and Balances, Except Laboratory	2.3
3599	Machinery, Except Electrical, N.E.C.	10.0
3613	Switchgear and Switchboard Apparatus	5.0
3632	Household Refrigerators, Home & Farm Freezers	2.3
3694	Electrical Equipment for Internal Combust. Engines	2.3

<u>SIC CODE</u>	<u>DESCRIPTION</u>	<u>GALLONS PER EMPLOYEE HOUR</u>
3714	Motor Vehicle Parts and Accessories	75.0
3999	Manufacturing Industries, N.E.C.	2.3
4141	Local Passenger Transportation Charter Service	2.3
4151	School Buses	2.3
4212	Local Trucking Without Storage	10.0
4213	Trucking, Except Local	2.3
4225	General Warehousing and Storage	2.3
4311	U.S. Postal Service	2.3
4722	Travel Agency	2.3
4811	Telephone Communication	2.3
4832	Radio Broadcasting	2.3
5042	Toys and Hobby Goods and Supplies	2.3
5063	Electrical Apparatus and Equipment	2.3
5064	Electrical Appliances	2.3
5072	Hardware - Wholesale Distribution	2.3
5082	Construction and Mining Machinery and Equipment	2.3
5084	Industrial Machinery and Equipment	2.3
5142	Frozen Foods	10.0
5149	Wholesale Groceries & Related Products, N.E.C.	10.0
5199	Wholesale Non-Durable Goods, N.E.C.	10.0
5211	Lumber & Other Building Materials Dealers	2.3
5231	Paint, Glass, Wallpaper	2.3
5251	Hardware - Retail Sales	2.3
5261	Retail Nurseries, Lawn & Garden Supply Stores	10.0
5271	Mobile Home Dealers	2.3
5311	Department Stores	2.3
5331	Variety Stores	2.3
5411	Grocery Stores with Meat & Produce Dept.	16.0
5412	Grocery Stores without Meat & Produce Dept.	6.0
5441	Candy, Nut, and Confectionery Stores	10.0
5462	Retail Bakeries - Baking and Selling	10.0
5499	Miscellaneous Food Stores	2.3
5511	Motor Vehicle Dealers	5.0
5531	Auto and Home Supply Stores	2.3
5541	Gasoline Service Stations	15.0
5551	Boat Dealers	5.0
5611	Clothing Stores	2.3
5661	Shoe Stores	2.3
5681	Furriers and Fur Shops	5.0
5711	Furniture, Floor Coverings, Appliances	2.3
5812	Eating Places (Restaurants)	20.0
5813	Drinking Places (Taverns)	45.0
5912	Drug Stores and Proprietary Stores	2.3
5921	Liquor Stores	2.3
5931	Used Merchandise Stores	2.3
5941	Sporting Goods Stores and Bicycle Shops	2.3
5942-9	Miscellaneous Stores	2.3
5992	Florists	10.0
5999	All Other Retail Stores	2.3
6022-59	Banks	2.3
6122-63	Savings and Loans	2.3
6311	Insurance Companies	2.3

<u>SIC CODE</u>	<u>DESCRIPTION</u>	<u>GALLONS PER EMPLOYEE HOUR</u>
6411	Insurance Agents	2.3
6512	Operators of Nonresidential Buildings	2.3
6515	Operators of Residential Mobile Home Sites	2.3
6531	Real Estate Agents and Managers	2.3
6553	Cemetery Subdividers and Developers	2.3
6722	Management Investment Offices	2.3
7211	Power Laundries, Family and Commercial	105.0
7212	Cleaning and Laundry Pick-up Stations	2.3
7215	Fac. Coin-Op Laundries and Dry Cleaning	910.0
7221	Photographic Studios	2.3
7231	Beauty Shops	16.0
7241	Barber Shops	10.0
7261	Funeral Service and Crematories	15.0
7299	Miscellaneous Services, N.E.C.	2.3
7311	Advertising Agencies, Employment Services	2.3
7332	Blueprinting and Photocopying Services	2.3
7361	Employment Agencies	2.3
7391	Research and Development Laboratories	10.0
7395	Photofinishing Labs	10.0
7512	Passenger Car Rental and Leasing, w/o Drivers	10.0
7531	Top and Body Repair Shop	5.0
7534	Tire Retreading and Repair Shops	20.0
7538	General Automotive Repair Shops	5.0
7542	Car Washes	115.0
7622	Radio and Television Repair	2.3
7699	Repair Shops and Related Services, N.E.C.	2.3
7832	Motion Picture Theatres, not Drive-Ins	20.0
7911	Dance Halls, Studios, and Schools	20.0
7922	Theatrical Producers	20.0
7933	Bowling Alleys	50.0
7992	Public Golf Courses	45.0
7997	Membership Sports and Recreation Clubs	75.0
7999	Roller Rinks, Gymnasiums, Museums	20.0
8011	Offices of Physicians	10.0
8021	Offices of Dentists	10.0
8031	Offices of Osteopaths	10.0
8041	Offices of Chiropractors	10.0
8051	Skilled Nursing Care	20.0
8091	Health and Allied Services, N.E.C.	10.0
8111	Attorneys	2.3
8211	Elementary and Secondary Schools	20.0
8221	Colleges, Universities and Prof. Schools	25.0
8231	Libraries, and Information Centers	20.0
8249	Vocational Schools, N.E.C.	20.0
8421	Arboreta, Botanical and Zoological Gardens	45.0
8621	Professional Membership Organizations	2.3
8641	Civic, Social and Fraternal Associations	15.0
8661	Religious Organizations (hours occupied only)	20.0
8699	Membership Organizations, N.E.C.	2.3
8911	Engineering, Architectural & Surveying Services	2.3
8931	Accountants	2.3
9199	General Government, N.E.C.	2.3

<u>SIC</u> <u>CODE</u>	<u>DESCRIPTION</u>	<u>GALLONS PER</u> <u>EMPLOYEE HOUR</u>
9221	Police Protection	2.3
9224	Fire Protection	2.3
9451	Administration of Veteran's Affairs	2.3
9999	All Offices, N.E.C.	2.3

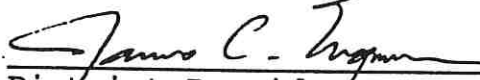
NOTE: (1) Minimum R.E.C. per user shall be 1 R.E.C. Any category of user not listed shall be assigned a R.E.C. by the Sanitary District Commission after recommendation of the District's Engineer. All R.E.C.'s shall be established to the nearest 0.25 R.E.C.

NOTE: Parsonages should be regarded as single family residences.

SECTION III - Severability If any provision of this Ordinance is invalid or unconstitutional or the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provision or applications of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

SECTION IV - Effective Date. The Ordinance shall take effect upon passage and publication as provided by law.

TOWN OF PEWAUKEE
SANITARY DISTRICT NO. 3


District President


Secretary/Treasurer

Latest Revision: 7-23-96



ROTROFF
JEANSON & Company, SC

Certified Public Accountants & Consultant

District Commission
Town of Pewaukee Sanitary District No. 3
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072

Commissioners,

We have compiled the accompanying report on the reserve capacity assessment charge necessary for the cost recovery of the current upgrade and expansion of the Fox River Water Pollution Control Center and related facilities. Based upon our analysis we recommend the following changes to the District's reserve capacity assessment charge:

1) Increase the sewer reserve capacity charge to \$1,322.00 per residential equivalent connection. The current RCA charge as of January 1, 1997 is \$1,302.00.

2) Change the annual growth factor for the RCA charge from a flat \$54.00 increase to a percentage increase related to the interest rate on the bond issue financing the cost of the project. The interest rate on the Clean Water Fund loan is 3.206%. The District's policy is to charge a 1/2 % premium over it's cost of borrowing on assessment roll projects. Following this policy the annual percentage increase in the RCA would be 3.706%.

Our report includes the following Schedules:

- | | |
|------------|---|
| Schedule 1 | System cost recovery and computation of reserve capacity assessment |
| Schedule 2 | Projected user base 1997 through 2016 |
| Schedule 3 | New reserve capacity assessment charge 1997 through 2016 |
| Schedule 4 | Attachment from District Engineer on projected growth in user base |

Our recommendation on the sewer reserve capacity assessment charge is based on assumptions and estimates that take the form of a forecast. The assumptions disclosed herein are significant to our analysis and we provide no assurances as to their attainment. Furthermore, even if the stated assumptions were attained, there will usually will be differences between projected and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Significant Assumptions

1) The cost of the treatment plant and related facilities expansion and upgrade is estimated at \$8,155,681 based upon current contract pricing. The project is expected to be completed in 1999.

2) The sewer user base of the District is expressed in terms of a single family residential equivalent unit (REC) using 210 gallons per day of capacity.

3) The growth in the user base over the twenty year design life of the treatment plant has been estimated at 250 REC's per year average. The district's user base was 2,926 REC's at 12/31/96. The average projected growth of 250 REC's will result in 5,000 new REC's during the twenty period and will bring total used capacity to 7,926 REC's at the end of the twenty year design life. The purchased capacity in the treatment plant is 2.1525 million gallons per day or 10,250 REC's.

4) The RCA charge is intended to recover the cost of new and unused capacity in the treatment plant over the twenty year life. The cost associated with upgrading used existing capacity will be recovered through user rates.

Sincerely,



Retroff Jeanson & Company, SC

February 4, 1997

Sanitary District No.3

Fox River Water Pollution Control Center Upgrade and Expansion

System Cost Recovery

Updated 2/1/97

Schedule 1

<u>Projected Plant Construction Costs</u>		<u>Funding Sources</u>	
		<u>Operations</u>	<u>Clean Water Fund Loan</u>
<u>Cost Categories</u>	<u>Capc.</u>	<u>Cost</u>	
Step I - Facilities Plan		\$67,562	67,562
Step II - Design Cost		378,622	378,622
Step III - Construction	<u>Mg/d</u>		
New & upgraded capacity	2.1000	7,213,582	7,287
New Berlin capacity purchased	0.0525	99,218	99,218
Riverview interceptor upgrade		396,697	396,697
Step III cost	2.1525	7,709,497	106,505
Total projected cost		<u>\$8,155,681</u>	<u>106,505</u>
			<u>8,049,176</u>

<u>Computation of Unit Costs</u>		<u>Residential Equivalent Connections</u>	
		<u>Total</u>	<u>Existing Capacity</u>
<u>Residential Equivalents (210gl / day)</u>	<u>Mg/d</u>		<u>New Capacity</u>
Existing capacity	1.1000	5,240	5,240
Added capacity	1.0525	5,010	5,010
		10,250	5,240
Anticipated use factor (Schedule 2)		77.3%	77.3%
Practical capacity		7,926	4,052
Project cost allocated by capacity		<u>\$8,155,681</u>	<u>\$4,169,420</u>
Project cost per REC		<u>\$1,029.00</u>	<u>\$3,986,261</u>

Computation of Reserve Capacity Assessment

Assigned REC's at 12/31/96	2,926	
Practical capacity of original plant	4,052	
Unassigned existing REC's	1,126	
Project cost per REC	1,029	
Extended cost of unassigned REC's	1,158,654	
Costs of upgrading unassigned existing capacity	(1,158,654)	1,158,654
Balance of unassigned 1985 plant costs		
1,126 RECs @ \$1,302 ea. (1)		1,466,052
Direct costs assigned to new capacity		3,986,261
Total costs assigned to available capacity		<u>6,610,967</u>
Projected new user base through year 2016 (7,926 - 2,926)		<u>5,000</u>
RCA charge per REC's assigned after 12/31/96		<u>\$1,322.00</u>

(1) District RCA fees as of 1/1/97

Sanitary District No.3

Schedule 2

Projected User Base - 1997 through 2016

Dated 5/23/95

Revised 2/01/97

One REC = 210 gls/day

Capacity	MG/D	REC'S
Original Capacity	1.1000	5,240
Added Capacity	1.0525	5,010
Total	2.1525	10,250

Projected User Base - 1997 through 2016

	As of 12/31	System Capacity In REC's	REC'S Used	REC'S Available	Percent of Capacity Used	REC'S Added	Annual Growth Rate	Average Yearly Growth
Actual	1988	5,240	891 ^a	4,349	17%	n/a	n/a	
	1989	5,240	1,137 ^a	4,103	22%	246	27.6%	
	1990	5,240	1,500 ^a	3,740	29%	363	31.9%	305
	1991	5,240	1,699 ^a	3,541	32%	199	13.3%	269
	1992	5,240	1,950 ^a	3,290	37%	251	14.8%	265
	1993	5,240	2,117 ^a	3,123	40%	167	8.6%	245
	1994	5,240	2,363 ^a	2,877	45%	246	11.6%	245
	1995	5,240	2,537 ^a	2,703	48%	174	7.4%	235
	1996	5,240	2,926 ^a	2,314	56%	379	14.9%	253
Projected	1997	5,240	3,176 ^e	2,064	61%	250	8.5%	
	1998	5,240	3,426 ^e	1,814	65%	250	7.9%	
	1999	10,250	3,676 ^e	6,324	38%	250	7.3%	
	2000	10,250	3,926 ^e	6,324	38%	250	6.4%	
	2001	10,250	4,176 ^e	6,074	41%	250	6.4%	
	2002	10,250	4,426 ^e	5,824	43%	250	6.0%	
	2003	10,250	4,676 ^e	5,574	46%	250	5.6%	
	2004	10,250	4,926 ^e	5,324	48%	250	5.3%	
	2005	10,250	5,176 ^e	5,074	50%	250	5.1%	
	2006	10,250	5,426 ^e	4,824	53%	250	4.8%	
	2007	10,250	5,676 ^e	4,574	55%	250	4.6%	
	2008	10,250	5,926 ^e	4,324	58%	250	4.4%	
	2009	10,250	6,176 ^e	4,074	60%	250	4.2%	
	2010	10,250	6,426 ^e	3,824	63%	250	4.0%	
	2011	10,250	6,676 ^e	3,574	65%	250	3.9%	
	2012	10,250	6,926 ^e	3,324	68%	250	3.7%	
	2013	10,250	7,176 ^e	3,074	70%	250	3.6%	
	2014	10,250	7,426 ^e	2,824	72%	250	3.5%	
	2015	10,250	7,676 ^e	2,574	75%	250	3.4%	
	2016	10,250	7,926 ^e	2,324	77.3%	250	3.3%	

^a Actual

^e Estimated

Sanitary District No.3

Schedule 3

Reserve Capacity Assessment - Sewer er Residential Equivalent Connection

Dated 02/01/97

Growth Rate in RCA = Interest Rate on 1996 Clean Water Fund Loan Plus .5% or 3.706%

Base Year	<u>Year</u>	<u>RCA</u> <u>Charge</u>
	1997	\$1,322.00
	1998	\$1,371.00
	1999	\$1,422.00
	2000	\$1,475.00
	2001	\$1,530.00
	2002	\$1,587.00
	2003	\$1,646.00
	2004	\$1,707.00
	2005	\$1,770.00
	2006	\$1,836.00
	2007	\$1,904.00
	2008	\$1,975.00
	2009	\$2,048.00
	2010	\$2,124.00
	2011	\$2,203.00
	2012	\$2,285.00
	2013	\$2,370.00
	2014	\$2,458.00
	2015	\$2,549.00
	2016	\$2,643.00

Sanitary District No. 3

TOWN OF PEWAUKEE

691-0804

W240 N3065 Pewaukee Road • Pewaukee, Wisconsin 53072

TO: Mike Rotroff, Rotroff/Jeanson

FROM: Jeffrey Weigel, District Engineer 

DATE: December 31, 1996

RE: Projected Sewer REC'S

The upgrade of the Brookfield Treatment Plant requires a projection of the number of sewer REC's expected to be sold over the next twenty years. Melinda's July 29, 1996 memo (copy enclosed) outlines the REC's required at District "Build-out": approximately 12,000 REC's. The current upgrade provides the District with 10,250 REC's (assuming 210 gal/REC). With approximately 3,250 REC's sold as of 12/96, there will be approximately 7,000 REC's available over the life of the upgrade (twenty years).

We have looked at several scenarios for growth during this period.

- 1) Optimistic High Growth - Sell all 7,000 REC's in the twenty years: 350/year.
- 2) Historical Growth - Past twenty years. 2702 REC's divided by 20 years = 135 REC's/year.
- 3) Historical Growth - Past seven years. 1646 REC's divided by 7 years = 235 REC's/year.

It is important to note that the past seven years represented a fairly consistent growth period.

YEAR	REC'S SOLD
1989	246
1990	363
1991	199
1992	251
1993	167
1994	246
1995	<u>174</u>
	1,646 divided by 7 =
	235/year

Of the 7,000 REC's available, approximately 4,000 REC's are for areas already approved for development or areas where sewer is readily available (i.e. Avondale, Spice Creek, Riverwood Industrial Park Area, Springdale Estates final phase). The remaining 3,000 REC's are in areas of expected growth/development (northeast quadrant, Green Road/Duplainville Area, Steele Farms). It is reasonable to expect the 4,000 REC's in the "already approved for development area" to be developed during this twenty year period: a rate of 200 REC's per year. The 200 REC's per year is approximately 85% of the historical rate over the past seven years.

If we were to assume a 200 REC/year rate over the next twenty years, we would sell 4,000 REC's for a total of 7,250/10,250 or 70% of our purchased capacity. I therefore recommend that we plan for an annual REC sales rate of 200-250 REC's per year. I believe, however, that growth over this period will be closer to the 250-300 REC's per year.

JW/gc
Sewer REC's

Schedule “D”

City of Pewaukee, Water and Sewer Utility

Cost recovery of the Fox River Water Pollution Control Center Project

Section 1.19 of the Sewer Service Ordinance for Pewaukee Sanitary District No. 3

litigation and upon conviction of any violation of this Ordinance, shall be fined not less than \$200.00 nor more than \$2,500.00 per violation, plus damages. Each day a condition is allowed to exist which is contrary to all or any part of this Ordinance shall constitute a new violation. Change of ownership or occupancy of premises delinquent under the provisions of this Ordinance shall not be cause for reducing or eliminating charges due and penalties for violations.

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- (3) In addition to the Court proceedings and penalties described in the foregoing sections of this Ordinance, whenever a person violates any provision of this Ordinance or fails to comply with any order of the Approving Authority, the Approving Authority may order that an action be commenced on behalf of the District in the Circuit Court for Waukesha County for the purpose of obtaining an injunction restraining the person violating the Ordinance or failing to comply with the Order, from making any further discharges into the Sewer System of the District.

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The following list of users will be assigned REC's as listed:

Residential

<u>Description</u>	<u>R.E.C.</u>
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Duplexes	2 (1/unit)
2 Units & Up to 7 Units	.8/unit
Multiple Family 8 or more	.75/unit
Vacant lot	0

Commercial/Industrial (1)

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0752	Animal Specialty Services	16.0
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2065	Candy and Other Confectionary Products	50.0
2087	Flavoring Extracts & Syrups, N.E.C.	75.0
2394	Canvas and Related Products	2.3
2431	Millwork	5.0
2434	Wood Kitchen Cabinets	5.0
2522	Metal Office Furniture	2.3
2721	Periodicals: Publishing & Printing	10.0
2731	Books: Publishing & Printing	10.0
2751	Commercial Printing, Letterpress & Screen	10.0
2752	Commercial Printing, Lithographic	10.0
2789	Bookbinding and Related Work	10.0
2795	Lithographic Platemaking & Related Services	25.0
2819	Industrial Inorganic Chemicals, N.E.C.	10.0
2834	Pharmaceutical Preparations	10.0
2841	Soap & Other Detergents	15.0
2893	Manufacturing of Printing Ink	30.0
2899	Chemicals & Chemical Preparations, N.E.C.	10.0
3079	Miscellaneous Plastics Products	85.0
3111	Leather Tanning & Finishing	345.0
3272	Concrete Products, Except Block & Brick	35.0
3273	Ready-Mixed Concrete	90.0
3293	Gaskets, Packings, and Sealing Devices	2.3
3325	Steel Foundries, N.E.C.	115.0
3341	Secondary Smelting & Refining of Nonferrous Metals	2.7
3441	Fabricated Structural Metal	25.0
3442	Metal Doors, Sash, Frames, Molding and Trim	2.3
3444	Sheet Metal Work	40.0
3451	Screw Machine Products	10.0
3462	Iron and Steel Forgings	5.0
3469	Metal Stampings, N.E.C.	5.0
3471	Electroplating, Plating, Polishing, Anodizing, etc.	50.0
3479	Coating, Engraving and Allied Services, N.E.C.	100.0
3495	Wire Springs	2.3
3498	Fabricated Pipe and Fittings	2.3
3499	Fabricated metal Products, N.E.C.	25.0
3531	Construction Machinery and Equipment	5.0
3544	Spec. Dies & Tools, Die Sets, Jigs & Fixtures, Molds	10.0
3562	Ball and Roller Bearings	5.0
3565	Industrial Patterns	5.0
3569	General Industrial Machinery & Equipment, N.E.C.	4.0
3576	Scales and Balances, Except Laboratory	2.3
3599	Machinery, Except Electrical, N.E.C.	10.0
3613	Switchgear and Switchboard Apparatus	5.0
3632	Household Refrigerators, Home & Farm Freezers	2.3
3694	Electrical Equipment for Internal Combust. Engines	2.3

<u>SIC CODE</u>	<u>DESCRIPTION</u>	<u>GALLONS PER EMPLOYEE HOUR</u>
3714	Motor Vehicle Parts and Accessories	75.0
3999	Manufacturing Industries, N.E.C.	2.3
4141	Local Passenger Transportation Charter Service	2.3
4151	School Buses	2.3
4212	Local Trucking Without Storage	10.0
4213	Trucking, Except Local	2.3
4225	General Warehousing and Storage	2.3
4311	U.S. Postal Service	2.3
4722	Travel Agency	2.3
4811	Telephone Communication	2.3
4832	Radio Broadcasting	2.3
5042	Toys and Hobby Goods and Supplies	2.3
5063	Electrical Apparatus and Equipment	2.3
5064	Electrical Appliances	2.3
5072	Hardware - Wholesale Distribution	2.3
5082	Construction and Mining Machinery and Equipment	2.3
5084	Industrial Machinery and Equipment	2.3
5142	Frozen Foods	10.0
5149	Wholesale Groceries & Related Products, N.E.C.	10.0
5199	Wholesale Non-Durable Goods, N.E.C.	10.0
5211	Lumber & Other Building Materials Dealers	2.3
5231	Paint, Glass, Wallpaper	2.3
5251	Hardware - Retail Sales	2.3
5261	Retail Nurseries, Lawn & Garden Supply Stores	10.0
5271	Mobile Home Dealers	2.3
5311	Department Stores	2.3
5331	Variety Stores	2.3
5411	Grocery Stores with Meat & Produce Dept.	16.0
5412	Grocery Stores without Meat & Produce Dept.	6.0
5441	Candy, Nut, and Confectionery Stores	10.0
5462	Retail Bakeries - Baking and Selling	10.0
5499	Miscellaneous Food Stores	2.3
5511	Motor Vehicle Dealers	5.0
5531	Auto and Home Supply Stores	2.3
5541	Gasoline Service Stations	15.0
5551	Boat Dealers	5.0
5611	Clothing Stores	2.3
5661	Shoe Stores	2.3
5681	Furriers and Fur Shops	5.0
5711	Furniture, Floor Coverings, Appliances	2.3
5812	Eating Places (Restaurants)	20.0
5813	Drinking Places (Taverns)	45.0
5912	Drug Stores and Proprietary Stores	2.3
5921	Liquor Stores	2.3
5931	Used Merchandise Stores	2.3
5941	Sporting Goods Stores and Bicycle Shops	2.3
5942-9	Miscellaneous Stores	2.3
5992	Florists	10.0
5999	All Other Retail Stores	2.3
6022-59	Banks	2.3
6122-63	Savings and Loans	2.3
6311	Insurance Companies	2.3

<u>SIC CODE</u>	<u>DESCRIPTION</u>	<u>GALLONS PER EMPLOYEE HOUR</u>
6411	Insurance Agents	2.3
6512	Operators of Nonresidential Buildings	2.3
6515	Operators of Residential Mobile Home Sites	2.3
6531	Real Estate Agents and Managers	2.3
6553	Cemetery Subdividers and Developers	2.3
6722	Management Investment Offices	2.3
7211	Power Laundries, Family and Commercial	105.0
7212	Cleaning and Laundry Pick-up Stations	2.3
7215	Fac. Coin-Op Laundries and Dry Cleaning	910.0
7221	Photographic Studios	2.3
7231	Beauty Shops	16.0
7241	Barber Shops	10.0
7261	Funeral Service and Crematories	15.0
7299	Miscellaneous Services, N.E.C.	2.3
7311	Advertising Agencies, Employment Services	2.3
7332	Blueprinting and Photocopying Services	2.3
7361	Employment Agencies	2.3
7391	Research and Development Laboratories	10.0
7395	Photofinishing Labs	10.0
7512	Passenger Car Rental and Leasing, w/o Drivers	10.0
7531	Top and Body Repair Shop	5.0
7534	Tire Retreading and Repair Shops	20.0
7538	General Automotive Repair Shops	5.0
7542	Car Washes	115.0
7622	Radio and Television Repair	2.3
7699	Repair Shops and Related Services, N.E.C.	2.3
7832	Motion Picture Theatres, not Drive-Ins	20.0
7911	Dance Halls, Studios, and Schools	20.0
7922	Theatrical Producers	20.0
7933	Bowling Alleys	50.0
7992	Public Golf Courses	45.0
7997	Membership Sports and Recreation Clubs	75.0
7999	Roller Rinks, Gymnasiums, Museums	20.0
8011	Offices of Physicians	10.0
8021	Offices of Dentists	10.0
8031	Offices of Osteopaths	10.0
8041	Offices of Chiropractors	10.0
8051	Skilled Nursing Care	20.0
8091	Health and Allied Services, N.E.C.	10.0
8111	Attorneys	2.3
8211	Elementary and Secondary Schools	20.0
8221	Colleges, Universities and Prof. Schools	25.0
8231	Libraries, and Information Centers	20.0
8249	Vocational Schools, N.E.C.	20.0
8421	Arboreta, Botanical and Zoological Gardens	45.0
8621	Professional Membership Organizations	2.3
8641	Civic, Social and Fraternal Associations	15.0
8661	Religious Organizations (hours occupied only)	20.0
8699	Membership Organizations, N.E.C.	2.3
8911	Engineering, Architectural & Surveying Services	2.3
8931	Accountants	2.3
9199	General Government, N.E.C.	2.3

<u>SIC</u> <u>CODE</u>	<u>DESCRIPTION</u>	<u>GALLONS PER</u> <u>EMPLOYEE HOUR</u>
9221	Police Protection	2.3
9224	Fire Protection	2.3
9451	Administration of Veteran's Affairs	2.3
9999	All Offices, N.E.C.	2.3

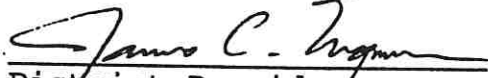
NOTE: (1) Minimum R.E.C. per user shall be 1 R.E.C. Any category of user not listed shall be assigned a R.E.C. by the Sanitary District Commission after recommendation of the District's Engineer. All R.E.C.'s shall be established to the nearest 0.25 R.E.C.

NOTE: Parsonages should be regarded as single family residences.

SECTION III - Severability If any provision of this Ordinance is invalid or unconstitutional or the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provision or applications of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

SECTION IV - Effective Date. The Ordinance shall take effect upon passage and publication as provided by law.

TOWN OF PEWAUKEE
SANITARY DISTRICT NO. 3


District President


Secretary/Treasurer

Latest Revision: 7-23-96

litigation and upon conviction of any violation of this Ordinance, shall be fined not less than \$200.00 nor more than \$2,500.00 per violation, plus damages. Each day a condition is allowed to exist which is contrary to all or any part of this Ordinance shall constitute a new violation. Change of ownership or occupancy of premises delinquent under the provisions of this Ordinance shall not be cause for reducing or eliminating charges due and penalties for violations.

- (2) If any user shall discharge waste or wastewater with a BOD concentration of 900 mg/l or greater, as defined in Section 1.09 (m) (3), said user shall pay a penalty of \$1,000.00 per violation. Each day a violation occurs shall constitute a separate violation. Said penalty shall be added to the monthly or quarterly billing statement.
- (3) In addition to the Court proceedings and penalties described in the foregoing sections of this Ordinance, whenever a person violates any provision of this Ordinance or fails to comply with any order of the Approving Authority, the Approving Authority may order that an action be commenced on behalf of the District in the Circuit Court for Waukesha County for the purpose of obtaining an injunction restraining the person violating the Ordinance or failing to comply with the Order, from making any further discharges into the Sewer System of the District.

1.19 RESIDENTIAL EQUIVALENCY CONNECTION TABLE

The following list of users will be assigned REC's as listed:

Residential

<u>Description</u>	<u>R.E.C.</u>
Single Family	1
Duplexes	2 (1/unit)
2 Units & Up to 7 Units	.8/unit
Multiple Family 8 or more	.75/unit
Vacant lot	0

Commercial/Industrial (1)

<u>SIC CODE</u>	<u>DESCRIPTION</u>	<u>GALLONS PER EMPLOYEE HOUR</u>
0742	Veterinary Services for Animal Specialities	20.0
0752	Animal Specialty Services	16.0
0782	Lawn and Garden Services	10.0
1446	Industrial Sand	5.0
1521	General Contractors - Residential	2.3

Preliminary Report of the Engineer

On the Proposed Hickory Grove

Pavement Rehabilitation and Sanitary Sewer Extension 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 Hickory Grove Drive, Patricia Lane, Roger Road, and Shari Drive, sanitary sewer extension, and drainage improvements to be made in the City of Pewaukee. All data shown here is based on bid prices.

This report consists of the following Schedules:

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

Schedule "B": Legal descriptions and maps, dated May 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
Pewaukee, WI 53072
June 10, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
May 19, 2025

Schedule “A” – Hickory Grove

The City of Pewaukee is considering the pavement rehabilitation of Hickory Grove Drive, Patricia Lane, Roger Road, and Shari Drive. The improvements consist of road rehabilitation, drainage repair, sewer extension and repair, and related facilities.

The cost of the road improvements is apportioned to all property owners abutting the street with direct or indirect access. The City of Pewaukee has capped the road assessments to single-family, duplex residential, and residential condominium properties. All other properties shall pay the full road assessment.

The Storm Water Management Utility will pay for drainage improvements.

The sanitary sewer extension from the Glacier Road and Parkside Road intersection and lateral installation costs are apportioned to all property owners receiving service from the extension and installations. The Sewer Utility will pay for all sanitary sewer costs that are not assessed.

It is recommended that the costs for improvements in Glacier Road, Hickory Grove Drive, Patricia Lane, Roger Road, and Shari Drive be determined on a unit basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Hickory Grove Drive, Patricia Lane, Roger Road, and Shari Drive

Estimated Road Rehabilitation Costs (see attached breakdown)	\$ 858,072.80
Engineering, Administration, & Contingencies	\$ 257,421.84
Total Estimated Road Rehabilitation Costs	\$ 1,115,494.64

$$\frac{\$ 1,115,494.64}{40 \text{ units}} = \$ 27,887.37/\text{unit}$$

Use \$ 27,887.37/unit as the Road Rehabilitation Unit Rate¹.

Sanitary Sewer Unit Rate – Glacier Road, Hickory Grove Drive, Patricia Lane, Roger Road, and Shari Drive

Estimated Assessable Sanitary Sewer Costs (see attached breakdown)	\$ 1,681,420.92
Engineering, Administration, & Contingencies	\$ 504,426.28
Total Estimated Assessable Sanitary Sewer Costs	\$ 2,185,847.20

$$\frac{\$ 2,185,847.20}{50 \text{ units}} = \$ 43,716.94/\text{unit}$$

Use \$ 43,716.94/unit as the Sanitary Sewer Unit Rate.

Sanitary Gravity Lateral Unit Rate – Glacier Road, Hickory Grove Drive, Patricia Lane, Roger Road, and Shari Drive

Estimated Assessable Sanitary Gravity Lateral Costs (see attached breakdown)	\$ 260,987.64
Engineering, Administration, & Contingencies	\$ 78,296.29
Total Estimated Assessable Sanitary Gravity Lateral Costs	\$ 339,283.93

$$\frac{\$ 339,283.93}{40 \text{ laterals}} = \$ 8,482.10/\text{lateral}$$

Use \$ 8,482.10/lateral as the Sanitary Gravity Lateral Unit Rate.

¹ A maximum of \$ 3,329.00 (2025 Pavement Cap) will be assessed to single-family, duplex, and condominium properties.

Sanitary Force Lateral Unit Rate – Patricia Lane

Estimated Assessable Sanitary Force Lateral Costs (see attached breakdown)	\$ 22,286.00
Engineering, Administration, & Contingencies	\$ 6,685.80
Total Estimated Assessable Sanitary Force Lateral Costs	\$ 28,971.80

$$\frac{\$ 28,971.80}{3 \text{ laterals}} = \$ 9,657.27/\text{lateral}$$

Use \$ 9,657.27/lateral as the Sanitary Force Lateral Unit Rate.

Sanitary Sewer Utility – Patricia Lane

Estimated Sewer Utility Costs (see attached breakdown)	\$ 90,155.58
Engineering, Administration, & Contingencies	\$ 27,046.67
Total Estimated Sewer Utility Costs	\$ 117,202.25

Storm Water Management – Hickory Grove

Estimated Storm Water Utility Costs (see attached breakdown)	\$ 282,428.00
Engineering, Administration, & Contingencies	\$ 84,728.40
Total Estimated Storm Water Utility Costs	\$ 367,156.40

COST SUMMARY

Cost Summary

Total Project Costs	\$ 4,153,956.22
Total Road Assessable Costs (Deduct)	\$ (109,857.00)
Total Deferred Road Assessable Costs (Deduct)	\$ (195,211.59)
Total Sanitary Sewer Assessable Costs (Deduct)	\$ (1,879,828.42)
Total Deferred Sanitary Sewer Assessable Costs (Deduct)	\$ (306,018.58)
Total Gravity Lateral Assessable Costs (Deduct)	\$ (339,284.00)
Total Force Lateral Assessable Costs (Deduct)	\$ (28,971.81)
Total Sewer Utility Costs (Deduct)	\$ (117,202.25)
Total Storm Water Utility Costs (Deduct)	\$ (367,156.40)
Net Non-assessable & City Costs	\$ 810,426.17

Computation of Costs

Total Estimated Construction Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
1	Common Excavation	1	LS	\$100,000.00	\$ 100,000.00
2	EBS Backfill	2900	T	\$ 22.50	\$ 65,250.00
3	Excavation Below Subgrade (EBS)	1200	CY	\$ 35.75	\$ 42,900.00
4	Geogrid	3600	SY	\$ 10.25	\$ 36,900.00
5	Saw Cut	3130	LF	\$ 2.00	\$ 6,260.00
6	1 ¼-IN Dense-Graded Base	9000	T	\$ 18.75	\$ 168,750.00
7	HMA Pavement-Binder Course	3200	T	\$ 66.00	\$ 211,200.00
8	HMA Pavement-Surface Course	1700	T	\$ 76.00	\$ 129,200.00
9	¾-IN Dense Graded Base Shoulder	8200	LF	\$ 1.80	\$ 14,760.00
10	Remove and Replace Gravel Driveway	70	SY	\$ 30.00	\$ 2,100.00
11	Remove and Replace Asphalt Driveway	730	SY	\$ 35.00	\$ 25,550.00
12	Remove and Replace 6-IN Concrete Driveway	310	SY	\$ 75.00	\$ 23,250.00
13	Remove Culvert	840	LF	\$ 28.00	\$ 23,520.00
14	19-IN by 30-IN HERCP Culvert	224	LF	\$ 183.00	\$ 40,992.00
15	19-IN by 30-IN HERCP Apron Endwall	1	EA	\$ 1,350.00	\$ 1,350.00
16	18-IN RCP Culvert	48	LF	\$ 97.00	\$ 4,656.00
17	19-IN by 30-IN HERCP Culvert	48	LF	\$ 183.00	\$ 8,784.00
18	18-IN RCP Apron Endwall	2	EA	\$ 1,150.00	\$ 2,300.00
19	19-IN by 30-IN HERCP Apron Endwall	2	EA	\$ 1,350.00	\$ 2,700.00
20	12-IN Corrugated Metal Culvert Pipe	23	LF	\$ 88.00	\$ 2,024.00
21	12-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	\$ 310.00	\$ 620.00
22	15-IN Corrugated Metal Culvert Pipe	25	LF	\$ 94.00	\$ 2,350.00
23	15-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	\$ 330.00	\$ 660.00
24	17-IN by 13-IN Corrugated Metal Culvert Pipe	452	LF	\$ 95.00	\$ 42,940.00
25	17-IN by 13-IN Corrugated Metal Culvert Pipe Apron Endwall	36	EA	\$ 325.00	\$ 11,700.00
26	21-IN by 15-IN Corrugated Metal Culvert Pipe	119	LF	\$ 105.00	\$ 12,495.00
27	21-IN by 15-IN Corrugated Metal Culvert Pipe Apron Endwall	10	EA	\$ 358.00	\$ 3,580.00

Total Estimated Construction Costs – Continued

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Estimated</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
28	24-IN by 18-IN Corrugated Metal Culvert Pipe	51	LF	\$ 110.00	\$ 5,610.00
29	24-IN by 18-IN Corrugated Metal Culvert Pipe Apron Endwall	4	EA	\$ 397.00	\$ 1,588.00
30	Riprap, Medium	4	CY	\$ 200.00	\$ 800.00
31	Drain Tile	40	LF	\$ 32.00	\$ 1,280.00
32	8-IN SDR 35 PVC Sanitary Sewer W/ Granular Backfill (<18-FT Deep)	4918	LF	\$ 225.00	\$1,106,550.00
33	8-IN C900 PVC Sanitary Sewer W/ Granular Backfill (≥18-FT Deep)	656	LF	\$ 333.00	\$ 218,448.00
34	6-IN SDR 35 PVC Sanitary Sewer Lateral W/ Granular Backfill	830	LF	\$ 150.00	\$ 124,500.00
35	6-IN SDR 35 PVC Sanitary Sewer Lateral W/ Native Backfill	660	LF	\$ 125.00	\$ 82,500.00
36	6-IN C900 PVC Sanitary Sewer Lateral W/ Granular Backfill	100	LF	\$ 200.00	\$ 20,000.00
37	6-IN C900 PVC Sanitary Sewer Lateral W/ Native Backfill	70	LF	\$ 175.00	\$ 12,250.00
38	4-FT DIA Sanitary Sewer MH W/ Casting	18	EA	\$ 12,000.00	\$ 216,000.00
39	Crystalline Waterproofing Admixture for Sanitary Sewer MH 3	1	LS	\$ 1,000.00	\$ 1,000.00
40	8-IN by 6-IN SDR 35 PVC Sanitary Sewer Wye	35	EA	\$ 225.00	\$ 7,875.00
41	8-IN by 6-IN C900 PVC Sanitary Sewer Wye	5	EA	\$ 950.00	\$ 4,750.00
42	Connect to Existing Sanitary Sewer MH, Rebuild Bench, Replace Adjustment Rings, and Chimney Seal	2	EA	\$ 10,000.00	\$ 20,000.00
43	2-IN PVC Force Main W/ Granular Backfill	232	LF	\$ 115.00	\$ 26,680.00
44	1 ¼-IN Force Main Lateral W/ Granular Backfill	60	LF	\$ 130.00	\$ 7,800.00
45	1 ¼-IN Force Main Lateral W/ Native Backfill	55	LF	\$ 115.00	\$ 6,325.00
46	1 ¼-IN Force Main Lateral Combination Curb Stop, Check Valve, and Box	3	EA	\$ 2,500.00	\$ 7,500.00

Total Estimated Construction Costs – Continued

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Estimated</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
47	4-FT DIA Force Main Flushing MH	1	LS	\$ 7,500.00	\$ 7,500.00
48	Rock Excavation-Sanitary Sewer and Lateral Trench	100	LF	\$ 200.00	\$ 20,000.00
49	Abandonment of Force Main and Wet Well	1	LS	\$ 20,000.00	\$ 20,000.00
50	Sanitary Sewer Televising	5574	LF	\$ 1.81	\$ 10,088.94
51	Bedding Dike	2	EA	\$ 2,500.00	\$ 5,000.00
52	Clearing and Grubbing	1	LS	\$ 2,850.00	\$ 2,850.00
53	Tree Removal	17	ID	\$ 100.00	\$ 1,700.00
54	Erosion Control and Maintenance	1	LS	\$ 23,000.00	\$ 23,000.00
55	6-IN Topsoil, Seed, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	\$ 97,000.00	\$ 97,000.00
56	Remove and Reset Existing Signs	1	LS	\$ 1,575.00	\$ 1,575.00
57	Remove Miscellaneous Landscaping Items	1	LS	\$ 2,500.00	\$ 2,500.00
58	Salvage and Reinstall Mailboxes	52	EA	\$ 315.00	\$ 16,380.00
59	Temporary Mailboxes	52	EA	\$ 285.00	\$ 14,820.00
60	Install Sign and Sign Support	1	LS	\$ 800.00	\$ 800.00
61	Pavement Marking Epoxy, 4-IN Double Yellow	2050	LF	\$ 1.90	\$ 3,895.00
62	Pavement Marking Epoxy, 4-IN White	2050	LF	\$ 1.90	\$ 3,895.00
63	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
64	Traffic Control	1	LS	\$ 11,100.00	\$ 11,100.00
65	Dust Control	1	LS	\$ 5,000.00	\$ 5,000.00
66	Cash Allowance for Geotechnical Testing Services (Section 31 23 00-Excavation, Fill, Backfill, and Grading)	1	LS	\$ 40,000.00	\$ 40,000.00
Subtotal of Contract					\$3,195,350.94
Engineering, Administration, & Contingencies					\$ 958,605.28
Total Project Costs					\$4,153,956.22

Total Project Costs = \$ 4,153,956.22

Total Estimated Road Rehabilitation and Assessable Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
1	Common Excavation	0.9	LS	\$100,000.00	\$ 90,000.00
2	EBS Backfill	2900	T	\$ 22.50	\$ 65,250.00
3	Excavation Below Subgrade (EBS)	1200	CY	\$ 35.75	\$ 42,900.00
4	Geogrid	3600	SY	\$ 10.25	\$ 36,900.00
5	Saw Cut	876.4	LF	\$ 2.00	\$ 1,752.80
6	1 ¼-IN Dense-Graded Base	8640	T	\$ 18.75	\$ 162,000.00
7	HMA Pavement-Binder Course	3072	T	\$ 66.00	\$ 202,752.00
8	HMA Pavement-Surface Course	1632	T	\$ 76.00	\$ 124,032.00
9	¾-IN Dense Graded Base Shoulder	8200	LF	\$ 1.80	\$ 14,760.00
10	Remove and Replace Gravel Driveway	70	SY	\$ 30.00	\$ 2,100.00
11	Remove and Replace Asphalt Driveway	730	SY	\$ 35.00	\$ 25,550.00
12	Remove and Replace 6-IN Concrete Driveway	310	SY	\$ 75.00	\$ 23,250.00
54	Erosion Control and Maintenance	0.47	LS	\$ 23,000.00	\$ 10,810.00
55	6-IN Topsoil, Seed, Erosion Mat W/ Biodegradable Stakes, and Watering	0.11	LS	\$ 97,000.00	\$ 10,670.00
56	Remove and Reset Existing Signs	1	LS	\$ 1,575.00	\$ 1,575.00
58	Salvage and Reinstall Mailboxes	40.04	EA	\$ 315.00	\$ 12,612.60
59	Temporary Mailboxes	40.04	EA	\$ 285.00	\$ 11,411.40
60	Install Sign and Sign Support	1	LS	\$ 800.00	\$ 800.00
63	Mobilization	0.27	LS	\$ 50,000.00	\$ 13,500.00
64	Traffic Control	0.27	LS	\$ 11,100.00	\$ 2,997.00
65	Dust Control	0.49	LS	\$ 5,000.00	\$ 2,450.00
Subtotal of Contract					\$ 858,072.80
Engineering, Administration, & Contingencies					\$ 257,421.84
Total Project Costs					\$1,115,494.64

Total Estimated Road Rehabilitation Costs = \$ 1,115,494.64

Total Potential Units abutting the Road = 40 units¹

Computation of Unit Cost: $\frac{\$ 1,115,494.64}{40 \text{ units}} = \$ 27,887.37/\text{unit}$

Use \$ 27,887.37/unit as the Road Rehabilitation Unit Rate².

¹ Includes deferred assessments. Potential units from deferred assessments based on the zoning requirements of the Hickory Grove Estates subdivision (RS4).

² A maximum of \$ 3,329.00 (2025 Pavement Cap) will be assessed to single-family, duplex, and condominium properties.

Total Estimated Sanitary Sewer Extension and Assessable Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
5	Saw Cut	2253.6	LF	\$ 2.00	\$ 4,507.20
6	1 ¼-IN Dense-Graded Base	345.6	T	\$ 18.75	\$ 6,480.00
7	HMA Pavement-Binder Course	122.88	T	\$ 66.00	\$ 8,110.08
8	HMA Pavement-Surface Course	65.28	T	\$ 76.00	\$ 4,961.28
32	8-IN SDR 35 PVC Sanitary Sewer W/ Granular Backfill (<18-FT Deep)	4672.1	LF	\$ 225.00	\$1,051,222.50
33	8-IN C900 PVC Sanitary Sewer W/ Granular Backfill (≥18-FT Deep)	656	LF	\$ 333.00	\$ 218,448.00
38	4-FT DIA Sanitary Sewer MH W/ Casting	18	EA	\$12,000.00	\$ 216,000.00
39	Crystalline Waterproofing Admixture for Sanitary Sewer MH 3	1	LS	\$ 1,000.00	\$ 1,000.00
42	Connect to Existing Sanitary Sewer MH, Rebuild Bench, Replace Adjustment Rings, and Chimney Seal	1	EA	\$10,000.00	\$ 10,000.00
43	2-IN PVC Force Main W/ Granular Backfill	232	LF	\$ 115.00	\$ 26,680.00
47	4-FT DIA Force Main Flushing MH	1	LS	\$ 7,500.00	\$ 7,500.00
48	Rock Excavation-Sanitary Sewer and Lateral Trench	100	LF	\$ 200.00	\$ 20,000.00
50	Sanitary Sewer Televising	5328.1	LF	\$ 1.81	\$ 9,643.86
51	Bedding Dike	1	EA	\$ 2,500.00	\$ 2,500.00
54	Erosion Control and Maintenance	0.26	LS	\$23,000.00	\$ 5,980.00
58	Salvage and Reinstall Mailboxes	11.96	EA	\$ 315.00	\$ 3,767.40
59	Temporary Mailboxes	11.96	EA	\$ 285.00	\$ 3,408.60
61	Pavement Marking Epoxy, 4-IN Double Yellow	2050	LF	\$ 1.90	\$ 3,895.00
62	Pavement Marking Epoxy, 4-IN White	2050	LF	\$ 1.90	\$ 3,895.00
63	Mobilization	0.52	LS	\$50,000.00	\$ 26,000.00
64	Traffic Control	0.52	LS	\$11,100.00	\$ 5,772.00
65	Dust Control	0.33	LS	\$ 5,000.00	\$ 1,650.00

Total Estimated Sanitary Sewer Extension and Assessable Costs – Continued

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
66	Cash Allowance for Geotechnical Testing Services (Section 31 23 00-Excavation, Fill, Backfill, and Grading)	1	LS	\$40,000.00	\$ 40,000.00
Subtotal of Contract					\$1,681,420.92
Engineering, Administration, & Contingencies					\$ 504,426.28
Total Project Costs					\$2,185,847.20

Total Estimated Sanitary Sewer Extension Costs = \$ 2,185,847.20

Total Potential Units benefiting from Sewer Extension = 50 units¹

Computation of Unit Cost: $\frac{\$ 2,185,847.20}{50 \text{ units}} = \$ 43,716.94/\text{unit}$

Use \$ 43,716.94/unit as the Sewer Extension Unit Rate.

¹ Includes deferred assessments. Potential units from deferred assessments based on the zoning requirements of the Hickory Grove Estates subdivision (RS4).

Total Estimated Sanitary Gravity Lateral Installation and Assessable Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
6	1 ¼-IN Dense-Graded Base	14.4	T	\$ 18.75	\$ 270.00
7	HMA Pavement-Binder Course	5.12	T	\$ 66.00	\$ 337.92
8	HMA Pavement-Surface Course	2.72	T	\$ 76.00	\$ 206.72
34	6-IN SDR 35 PVC Sanitary Sewer Lateral W/ Granular Backfill	830	LF	\$ 150.00	\$ 124,500.00
35	6-IN SDR 35 PVC Sanitary Sewer Lateral W/ Native Backfill	660	LF	\$ 125.00	\$ 82,500.00
36	6-IN C900 PVC Sanitary Sewer Lateral W/ Granular Backfill	100	LF	\$ 200.00	\$ 20,000.00
37	6-IN C900 PVC Sanitary Sewer Lateral W/ Native Backfill	70	LF	\$ 175.00	\$ 12,250.00
40	8-IN by 6-IN SDR 35 PVC Sanitary Sewer Wye	35	EA	\$ 225.00	\$ 7,875.00
41	8-IN by 6-IN C900 PVC Sanitary Sewer Wye	5	EA	\$ 950.00	\$ 4,750.00
55	6-IN Topsoil, Seed, Erosion Mat W/ Biodegradable Stakes, and Watering	0.03	LS	\$97,000.00	\$ 2,910.00
63	Mobilization	0.08	LS	\$50,000.00	\$ 4,000.00
64	Traffic Control	0.08	LS	\$11,100.00	\$ 888.00
65	Dust Control	0.1	LS	\$ 5,000.00	\$ 500.00
Subtotal of Contract					\$ 260,987.64
Engineering, Administration, & Contingencies					\$ 78,296.29
Total Project Costs					\$ 339,283.93

Total Estimated Sanitary Gravity Lateral Installation Costs = \$ 339,283.93

Total Potential Gravity Laterals to be Installed = 40 laterals

Computation of Unit Cost: $\frac{\$ 339,283.93}{40 \text{ laterals}} = \$ 8,482.10/\text{lateral}$

Use \$ 8,482.10/lateral as the Gravity Lateral Installation Unit Rate.

Total Estimated Sanitary Force Lateral Installation and Assessable Costs

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Estimated</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
44	1 ¼-IN Force Main Lateral W/ Granular Backfill	60	LF	\$ 130.00	\$ 7,800.00
45	1 ¼-IN Force Main Lateral W/ Native Backfill	55	LF	\$ 115.00	\$ 6,325.00
46	1 ¼-IN Force Main Lateral Combination Curb Stop, Check Valve, and Box	3	EA	\$ 2,500.00	\$ 7,500.00
63	Mobilization	0.01	LS	\$50,000.00	\$ 500.00
64	Traffic Control	0.01	LS	\$11,100.00	\$ 111.00
65	Dust Control	0.01	LS	\$ 5,000.00	\$ 50.00
Subtotal of Contract					\$22,286.00
Engineering, Administration, & Contingencies					\$ 6,685.80
Total Project Costs					\$28,971.80

Total Estimated Sanitary Force Lateral Installation Costs = \$ 28,971.80

Total Potential Force Laterals to be Installed = 3 laterals

Computation of Unit Cost: $\frac{\$ 28,971.80}{3 \text{ laterals}} = \$ 9,657.27/\text{lateral}$

Use \$ 9,657.27/lateral as the Force Lateral Installation Unit Rate.

Total Estimated Sanitary Sewer Utility Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
32	8-IN SDR 35 PVC Sanitary Sewer W/ Granular Backfill (<18-FT Deep)	245.9	LF	\$ 225.00	\$ 55,327.50
42	Connect to Existing Sanitary Sewer MH, Rebuild Bench, Replace Adjustment Rings, and Chimney Seal	1	EA	\$10,000.00	\$ 10,000.00
49	Abandonment of Force Main and Wet Well	1	LS	\$20,000.00	\$ 20,000.00
50	Sanitary Sewer Televising	245.9	LF	\$ 1.81	\$ 445.08
51	Bedding Dike	1	EA	\$ 2,500.00	\$ 2,500.00
63	Mobilization	0.03	LS	\$50,000.00	\$ 1,500.00
64	Traffic Control	0.03	LS	\$11,100.00	\$ 333.00
65	Dust Control	0.01	LS	\$ 5,000.00	\$ 50.00
Subtotal of Contract					\$ 90,155.58
Engineering, Administration, & Contingencies					\$ 27,046.67
Total Project Costs					\$117,202.25

Total Estimated Sanitary Sewer Utility Costs = \$ 117,202.25

Total Estimated Storm Water Utility Costs

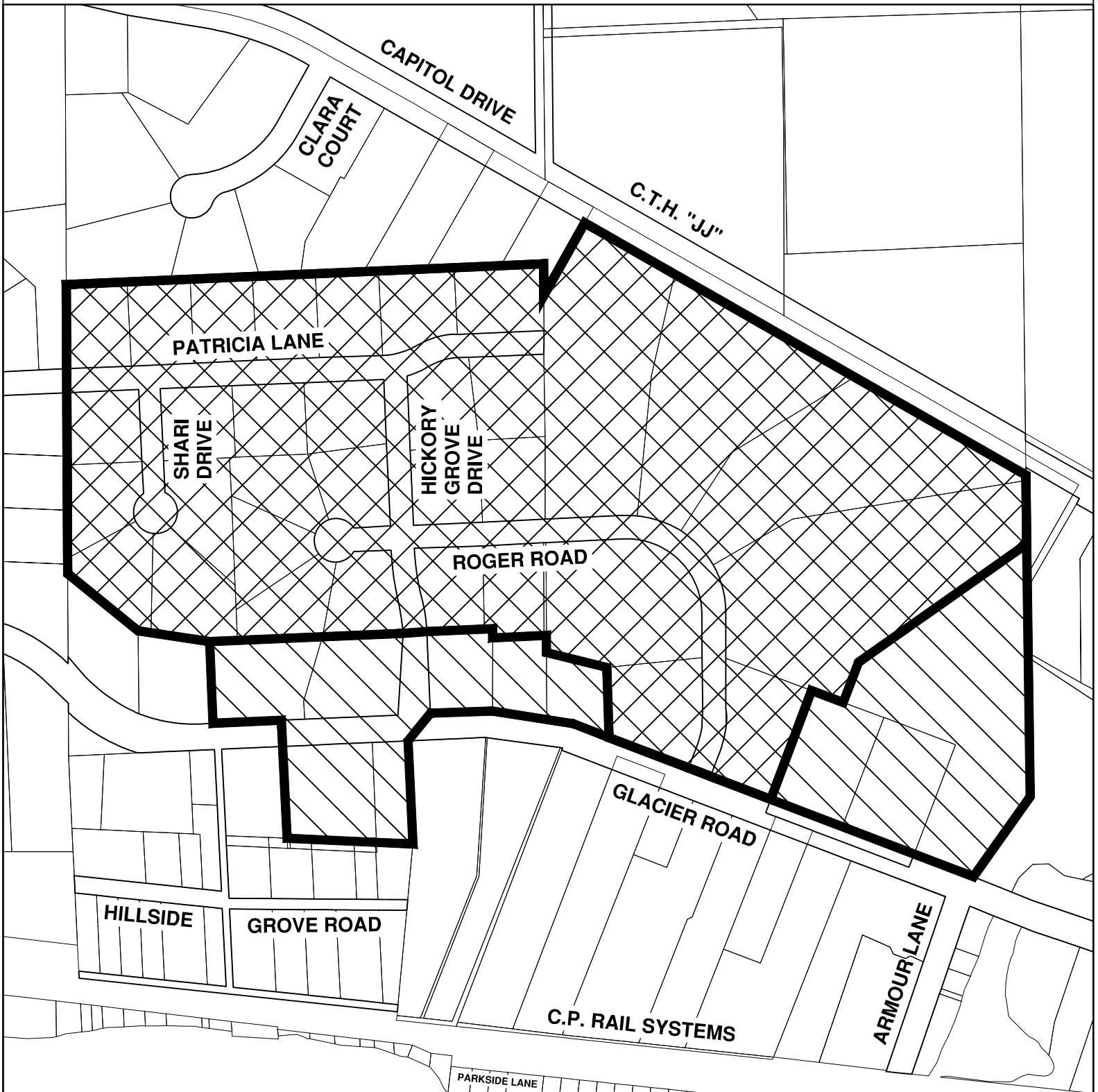
<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
1	Common Excavation	0.1	LS	\$100,000.00	\$ 10,000.00
13	Remove Culvert	840	LF	\$ 28.00	\$ 23,520.00
14	19-IN by 30-IN HERCP Culvert	224	LF	\$ 183.00	\$ 40,992.00
15	19-IN by 30-IN HERCP Apron Endwall	1	EA	\$ 1,350.00	\$ 1,350.00
16	18-IN RCP Culvert	48	LF	\$ 97.00	\$ 4,656.00
17	19-IN by 30-IN HERCP Culvert	48	LF	\$ 183.00	\$ 8,784.00
18	18-IN RCP Apron Endwall	2	EA	\$ 1,150.00	\$ 2,300.00
19	19-IN by 30-IN HERCP Apron Endwall	2	EA	\$ 1,350.00	\$ 2,700.00
20	12-IN Corrugated Metal Culvert Pipe	23	LF	\$ 88.00	\$ 2,024.00
21	12-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	\$ 310.00	\$ 620.00
22	15-IN Corrugated Metal Culvert Pipe	25	LF	\$ 94.00	\$ 2,350.00
23	15-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	\$ 330.00	\$ 660.00
24	17-IN by 13-IN Corrugated Metal Culvert Pipe	452	LF	\$ 95.00	\$ 42,940.00
25	17-IN by 13-IN Corrugated Metal Culvert Pipe Apron Endwall	36	EA	\$ 325.00	\$ 11,700.00
26	21-IN by 15-IN Corrugated Metal Culvert Pipe	119	LF	\$ 105.00	\$ 12,495.00
27	21-IN by 15-IN Corrugated Metal Culvert Pipe Apron Endwall	10	EA	\$ 358.00	\$ 3,580.00
28	24-IN by 18-IN Corrugated Metal Culvert Pipe	51	LF	\$ 110.00	\$ 5,610.00
29	24-IN by 18-IN Corrugated Metal Culvert Pipe Apron Endwall	4	EA	\$ 397.00	\$ 1,588.00
30	Riprap, Medium	4	CY	\$ 200.00	\$ 800.00
31	Drain Tile	40	LF	\$ 32.00	\$ 1,280.00
52	Clearing and Grubbing	1	LS	\$ 2,850.00	\$ 2,850.00
53	Tree Removal	17	ID	\$ 100.00	\$ 1,700.00
54	Erosion Control and Maintenance	0.27	LS	\$ 23,000.00	\$ 6,210.00
55	6-IN Topsoil, Seed, Erosion Mat W/ Biodegradable Stakes, and Watering	0.86	LS	\$ 97,000.00	\$ 83,420.00
57	Remove Miscellaneous Landscaping Items	1	LS	\$ 2,500.00	\$ 2,500.00
63	Mobilization	0.09	LS	\$ 50,000.00	\$ 4,500.00
64	Traffic Control	0.09	LS	\$ 11,100.00	\$ 999.00

Total Estimated Storm Water Utility Costs – Continued

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
65	Dust Control	0.06	LS	\$ 5,000.00	\$ 300.00
Subtotal of Contract					\$282,428.00
Engineering, Administration, & Contingencies					\$ 84,728.40
Total Project Costs					\$367,156.40

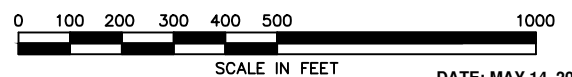
Total Estimated Storm Water Utility Costs = \$ 367,156.40

HICKORY GROVE ESTATES ROAD AND SANITARY SEWER 2025
 ROAD ASSESSMENT AREA RD-25-57564
 SANITARY SEWER MAIN AND SANITARY SEWER LATERAL
 AND SANITARY SEWER RCA ASSESSMENT AREA SS-25-12857
 CITY OF PEWAUKEE
 WAUKESHA COUNTY, WISCONSIN



LEGEND

-  HICKORY GROVE ROAD ASSESSMENT AREA
-  HICKORY GROVE SANITARY SEWER MAIN, SANITARY SEWER LATERAL, AND SANITARY SEWER RCA ASSESSMENT AREA



SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564 SS-25-12857

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
1	CRAIG G HALPERT REVOCABLE TRUST N41W27292 PATRICIA LN PEWAUKEE WI 53072-2224	PWC 0888001	Road Reconstruction Sewer Extension Force Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 9,657.27	\$ 27,887.37 \$ 43,716.94 \$ 9,657.27	\$ 3,329.00	\$ 56,703.21
2	SHAWN LINGLE KAREN J LONG N41W27330 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888002	Road Reconstruction Sewer Extension Force Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 9,657.27	\$ 27,887.37 \$ 43,716.94 \$ 9,657.27	\$ 3,329.00	\$ 56,703.21
3	JASON FELDMEIER DANA M FELDMEIER N41W27350 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888003	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
4	GARY R THOMPSON CATHERINE M THOMPSON N41W27372 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888004	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
5	VIRENDER K MAKHIJA LOUISE T MAKHIJA N41W27424 PATRICIA LN PEWAUKEE WI 53072	PWC 0888005	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
6	DONALD J CZECH DIANE M CZECH N41W27458 PATRICIA LN PEWAUKEE WI 53072-2230	PWC 0888006	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
7	SARAH KENNEDY CRAIG MURRAY N41W27476 PATRICIA LN PEWAUKEE WI 53072-2230	PWC 0888007	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
8	CHRISTOPHER J GILLING DEEANNE M GILLING N41W27475 PATRICIA LN PEWAUKEE WI 53072	PWC 0888008	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
9	JAMES R AND KAYE L MEKA REVOCABLE TRUST W274N4117 SHARI DR PEWAUKEE WI 53072-2245	PWC 0888009	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
10	SAMUEL M VALLONE ANN K VALLONE W274N4105 SHARI DR PEWAUKEE WI 53072	PWC 0888010	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564 SS-25-12857

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
11	SAMUEL M VALLONE ANN K VALLONE W274N4105 SHARI DR PEWAUKEE WI 53072	PWC 0888012	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
12	JOHN SMUKOWSKI LISA SMUKOWSKI W274N4118 SHARI DR PEWAUKEE WI 53072-2231	PWC 0888013	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
13	BRENT R WALTZ KAREN M WALTZ N41W27469 PATRICIA LN PEWAUKEE WI 53072	PWC 0888014	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
14	ANNA MARIE SODERBERG WILLIAM STEPHEN SODERBERG N41W27363 PATRICIA LN PEWAUKEE WI 53072-2226	PWC 0888015	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
15	PAUL M HARRISON NANCY A HARRISON N41W27361 HICKORY GROVE DR PEWAUKEE WI 53072	PWC 0888016	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
16	MARK L ISABELL TERESE W ISABELL N41W27360 ROGER RD PEWAUKEE WI 53072	PWC 0888017	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
17	THOMAS GARVIN DELORES GARVIN N41W27370 ROGER RD PEWAUKEE WI 53072	PWC 0888018	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
18	DONALD D STEILER JOLYNN M STEILER N41W27378 ROGER RD PEWAUKEE WI 53072	PWC 0888019	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
19	SAMUEL J VALLONE ANGELA K VALLONE N41W27373 ROGER RD PEWAUKEE WI 53072	PWC 0888020	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564 SS-25-12857

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
20	DEREK SIZER REBECCA SIZER N40W27388 GLACIER RD PEWAUKEE WI 53072-2202	PWC 0888021	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
21	REBECCA K ARCHIBALD 3022 S SUPERIOR ST MILWAUKEE WI 53207-3009	PWC 0888022	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
22	DAVID J KNEBES TRACI J KNEBES N41W27357 ROGER RD PEWAUKEE WI 53072-2237	PWC 0888023	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
23	SUSAN A RUF REVOCABLE TRUST W273N4066 HICKORY GROVE DR PEWAUKEE WI 53072	PWC 0888024	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
24	JOSEPH W MONFRE JANICE J MONFRE N40W27287 ROGER RD PEWAUKEE WI 53072-2256	PWC 0888025	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
25	THOMAS A GRANDLICH TERRI L GRANDLICH N41W27280 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888026	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
26	ALEXANDRIA M HAMM JORDAN L HAMM W273N4182 HICKORY GROVE DR PEWAUKEE WI 53072-2242	PWC 0888027	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
27	TIMOTHY R HARDIN W273N4190 HICKORY GROVE DR PEWAUKEE WI 53072-2242	PWC 0888028	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
28	DELWIN P KAATZ ELIZABETH L KAATZ N41W27271 PATRICIA LN PEWAUKEE WI 53072-2223	PWC 0888029	Road Reconstruction Sewer Extension Force Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 9,657.27	\$ 27,887.37 \$ 43,716.94 \$ 9,657.27	\$ 3,329.00	\$ 56,703.21
29	DARON A POWERS LISA J LOTTER N40W27296 GLACIER RD PEWAUKEE WI 53072	PWC 0888988	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564 SS-25-12857

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
30	BARRY HEINZELMANN SANDRA HEINZELMANN N40W27248 GLACIER RD PEWAUKEE WI 53072	PWC 0888992	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
31	RALPH C BUZZELL PATRICIA M BUZZELL N40W27268 GLACIER RD PEWAUKEE WI 53072-2332	PWC 0888993	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
32	BRIAN L STEINGRABER ALISSA D STEINGRABER N41W27225 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996	Road Reconstruction Sewer Extension Gravity Lateral Installation Road Reconstruction - Deferred Sewer Extension - Deferred	1 1 1 3 3	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10 \$ 27,887.37 \$ 43,716.94	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10 \$ 83,662.11 \$ 131,150.82	\$ 3,329.00	\$ 55,528.04 \$ 214,812.93 D
33	MICHAEL DANNING JENNIFER DANNING N40W27202 GLACIER RD PEWAUKEE WI 53072	PWC 0888996001	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
34	GREGORY D COX LENETTE A COX N40W27178 GLACIER RD PEWAUKEE WI 53072	PWC 0888996005	Road Reconstruction Sewer Extension Gravity Lateral Installation Road Reconstruction - Deferred Sewer Extension - Deferred	1 1 1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10 \$ 27,887.37 \$ 43,716.94	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10 \$ 27,887.37 \$ 43,716.94	\$ 3,329.00	\$ 55,528.04 \$ 71,604.31 D
35	DAN A SHUDY STEPHANIE R STEGER N39W27132 GLACIER RD PEWAUKEE WI 53072-2330	PWC 0888996006	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
36	JOHN W REBHOLZ N39W27084 GLACIER RD PEWAUKEE WI 53072-2326	PWC 0888996007	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
37	ELMER KETTERMAN D KETTERMAN 6825 N 115TH ST MILWAUKEE WI 53224	PWC 0888996010	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
38	THOMAS BEDNAR JUDITH BEDNAR N41W27220 ROGER RD PEWAUKEE WI 53072	PWC 0888996012	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564 SS-25-12857

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
39	PAUL T EALES JOHNELL L EALES N40W27196 ROGER RD PEWAUKEE WI 53072	PWC 0888996013	Road Reconstruction Sewer Extension Gravity Lateral Installation Road Reconstruction - Deferred Sewer Extension - Deferred	1 1 1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10 \$ 27,887.37 \$ 43,716.94	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10 \$ 27,887.37 \$ 43,716.94	\$ 3,329.00	\$ 55,528.04 \$ 71,604.31 D
40	ROBERT C OPIE LINDA OPIE N41W27256 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996026	Road Reconstruction Sewer Extension Gravity Lateral Installation Road Reconstruction - Deferred Sewer Extension - Deferred	1 1 1 2 2	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10 \$ 27,887.37 \$ 43,716.94	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10 \$ 55,774.74 \$ 87,433.88	\$ 3,329.00	\$ 55,528.04 \$ 143,208.62 D
41	KAREN A LUMB DIANE E GRIBBLE N41W27244 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996027	Road Reconstruction Sewer Extension Gravity Lateral Installation	1 1 1	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 27,887.37 \$ 43,716.94 \$ 8,482.10	\$ 3,329.00	\$ 55,528.04
42	NICHOLAS R HIRSCH RITA A HIRSCH N39W27369 GLACIER RD PEWAUKEE WI 53072	PWC 0889989	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
43	LORI L SCHROEDER N39W27335 GLACIER RD PEWAUKEE WI 53072-2201	PWC 0889996	Sewer Extension Gravity Lateral Installation	1 1	\$ 43,716.94 \$ 8,482.10	\$ 43,716.94 \$ 8,482.10		\$ 52,199.04
TOTAL IN AID OF ROAD RECONSTRUCTION				33				\$ 109,857.00
TOTAL IN AID OF SEWER EXTENSION				43				\$ 1,879,828.42
TOTAL IN AID OF FORCE LATERAL INSTALLATION				3				\$ 28,971.81
TOTAL IN AID OF GRAVITY LATERAL INSTALLATION				40				\$ 339,284.00
TOTAL IN AID OF ROAD RECONSTRUCTION - DEFERRED				7				\$ 195,211.59
TOTAL IN AID OF SEWER EXTENSION - DEFERRED				7				\$ 306,018.58

D - Deferred Assessment. Assessment is activated by further development (CSM, plat, rezoning, etc.). Actual assessment will be based on development.
The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise in Police Powers.