

Preliminary Report of the Engineer
On the Proposed Corporate Court
Pavement Rehabilitation Assessments
In the City of Pewaukee

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

The report consists of the following Schedules:

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

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

Schedule “C”: Estimated assessment for each parcel affected.

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

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

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

Schedule “A” – Corporate Court

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

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

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

Sanitary sewer repairs will be paid by the Sewer Utility.

Water main repairs will be paid by the Water Utility.

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

UNIT RATE COMPUTATIONS

Road Rehabilitation Acreage Rate – Corporate Court

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

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

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

Storm Water Management – Corporate Court

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

Sanitary Sewer Utility – Corporate Court

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

Water Utility – Corporate Court

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

COST SUMMARY

Cost Summary

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

Computation of Costs

Total Estimated Rehabilitation Project 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	Clearing and Grubbing	1	LS	\$ 500.00	\$ 500.00
2	Common Excavation	1	LS	\$31,235.00	\$ 31,235.00
3	Saw Cut, Asphalt	90	LF	\$ 4.00	\$ 360.00
4	Saw Cut, Concrete	20	LF	\$ 5.00	\$ 100.00
5	Full Depth Mill	4100	SY	\$ 4.52	\$ 18,532.00
6	Inlet Casting	3	EA	\$ 940.00	\$ 2,820.00
7	2-FT by 3-FT Inlet	3	EA	\$ 2,395.00	\$ 7,185.00
8	Storm Sewer MH Casting	1	EA	\$ 1,080.00	\$ 1,080.00
9	5-FT-DIA MH	1	EA	\$ 7,580.00	\$ 7,580.00
10	12-IN RCP Class V Storm Sewer	50	LF	\$ 128.00	\$ 6,400.00
11	15-IN RCP Class IV Storm Sewer	10	LF	\$ 142.30	\$ 1,423.00
12	18-IN RCP Class IV Storm Sewer	50	LF	\$ 133.00	\$ 6,650.00
13	36-IN RCP Class IV Storm Sewer	10	LF	\$ 285.40	\$ 2,854.00
14	12-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	\$ 2,600.00	\$ 2,600.00
15	18-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	\$ 2,850.00	\$ 2,850.00
16	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00
17	Replace Adjustment Rings on Existing Inlet	3	EA	\$ 1,380.00	\$ 4,140.00
18	Riprap, Medium	5	CY	\$ 120.00	\$ 600.00
19	Riprap Geotextile Fabric	20	SY	\$ 5.00	\$ 100.00
20	¾-IN Dense-Grade Base Course	20	T	\$ 49.00	\$ 980.00
21	1 ¼-IN Dense-Grade Base Course	510	T	\$ 19.80	\$ 10,098.00
22	3-IN Dense-Grade Base Course for EBS Backfill	900	T	\$ 20.80	\$ 18,720.00
23	EBS	390	CY	\$ 23.00	\$ 8,970.00
24	Geogrid	390	SY	\$ 9.00	\$ 3,510.00
25	HMA Pavement 4 LT 58-28 S	480	T	\$ 72.25	\$ 34,680.00
26	HMA Pavement 3 LT 58-28 S	940	T	\$ 63.55	\$ 59,737.00
27	Remove and Replace Curb and Gutter	2500	LF	\$ 22.00	\$ 55,000.00
28	Concrete Median Sloped Nose	1	EA	\$ 1,500.00	\$ 1,500.00
29	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	\$ 9,675.00	\$ 9,675.00
30	Replace Valve Box	3	EA	\$ 1,460.00	\$ 4,380.00
31	Replace Top and Middle Section of Valve Box	1	EA	\$ 1,280.00	\$ 1,280.00

Total Estimated Rehabilitation Project Costs – Continued

<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	Adjust Valve Box	1	EA	\$ 320.00	\$ 320.00
33	Water Main Insulation	30	SF	\$ 13.00	\$ 390.00
34	Replace Adjustment Rings on Sanitary Sewer MH	2	EA	\$ 2,750.00	\$ 5,500.00
35	Adjust Sanitary Sewer MH Casting	2	EA	\$ 1,280.00	\$ 2,560.00
36	Install Sign and Sign Support	1	EA	\$ 550.00	\$ 550.00
37	Pavement Marking Epoxy, Island Nose, Yellow	1	EA	\$ 995.00	\$ 995.00
38	Pavement Marking Epoxy, Curb, Yellow	10	LF	\$ 90.75	\$ 907.50
39	Traffic Control	1	LS	\$ 2,575.00	\$ 2,575.00
40	Remove and Reset Mailboxes	1	LS	\$ 100.00	\$ 100.00
41	Mobilization	1	LS	\$ 4,800.00	\$ 4,800.00
42	Dust Control	1	LS	\$ 100.00	\$ 100.00
43	Erosion Control	1	LS	\$ 2,550.00	\$ 2,550.00
Subtotal of Contract					\$329,386.50
Engineering, Administration, & Contingencies					\$ 98,815.95
Total Project Costs					\$428,202.45

Total Estimated Project Costs = \$ 428,202.45

Total Estimated Road Rehabilitation and Assessable Costs

<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>
2	Common Excavation	1	LS	\$31,235.00	\$ 31,235.00
3	Saw Cut, Asphalt	90	LF	\$ 4.00	\$ 360.00
4	Saw Cut, Concrete	20	LF	\$ 5.00	\$ 100.00
5	Full Depth Mill	4100	SY	\$ 4.52	\$ 18,532.00
21	1 ¼-IN Dense-Grade Base Course	341.7	T	\$ 19.80	\$ 6,765.66
22	3-IN Dense-Grade Base Course for EBS Backfill	900	T	\$ 20.80	\$ 18,720.00
23	EBS	390	CY	\$ 23.00	\$ 8,970.00
24	Geogrid	390	SY	\$ 9.00	\$ 3,510.00
25	HMA Pavement 4 LT 58-28 S	480	T	\$ 72.25	\$ 34,680.00
26	HMA Pavement 3 LT 58-28 S	940	T	\$ 63.55	\$ 59,737.00
27	Remove and Replace Curb and Gutter	1250	LF	\$ 22.00	\$ 27,500.00
28	Concrete Median Sloped Nose	0.5	EA	\$ 1,500.00	\$ 750.00
29	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.4	LS	\$ 9,675.00	\$ 3,870.00
36	Install Sign and Sign Support	1	EA	\$ 550.00	\$ 550.00
37	Pavement Marking Epoxy, Island Nose, Yellow	1	EA	\$ 995.00	\$ 995.00
38	Pavement Marking Epoxy, Curb, Yellow	10	LF	\$ 90.75	\$ 907.50
39	Traffic Control	0.68	LS	\$ 2,575.00	\$ 1,751.00
41	Mobilization	0.68	LS	\$ 4,800.00	\$ 3,264.00
42	Dust Control	1	LS	\$ 100.00	\$ 100.00
43	Erosion Control	0.59	LS	\$ 2,550.00	\$ 1,504.50
Subtotal of Contract					\$223,801.66
Engineering, Administration, & Contingencies					\$ 67,140.50
Total Project Costs					\$290,942.16

Total Estimated Road Rehabilitation Costs = \$ 290,942.16

Total Potential Acres benefiting from road rehabilitation = 36.92 acres

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

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

Total Estimated Storm Water Utility Costs

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

Total Estimated Storm Water Utility Costs = \$ 118,624.79

Total Estimated Sanitary Sewer Costs

<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>
34	Replace Adjustment Rings on Sanitary Sewer MH	2	EA	\$2,750.00	\$ 5,500.00
35	Adjust Sanitary Sewer MH Casting	2	EA	\$1,280.00	\$ 2,560.00
39	Traffic Control	0.02	LS	\$2,575.00	\$ 51.50
41	Mobilization	0.02	LS	\$4,800.00	\$ 96.00
Subtotal of Contract					\$ 8,207.50
Engineering, Administration, & Contingencies					\$ 2,462.25
Total Project Costs					\$10,669.75

Total Estimated Sanitary Sewer Costs = \$ 10,669.75

Total Estimated Water Utility Costs

<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>
30	Replace Valve Box	3	EA	\$ 1,460.00	\$ 4,380.00
31	Replace Top and Middle Section of Valve Box	1	EA	\$ 1,280.00	\$ 1,280.00
32	Adjust Valve Box	1	EA	\$ 320.00	\$ 320.00
39	Traffic Control	0.02	LS	\$ 2,575.00	\$ 51.50
41	Mobilization	0.02	LS	\$ 4,800.00	\$ 96.00
Subtotal of Contract					\$ 6,127.50
Engineering, Administration, & Contingencies					\$ 1,838.25
Total Project Costs					\$ 7,965.75

Total Estimated Water Utility Costs = \$ 7,965.75

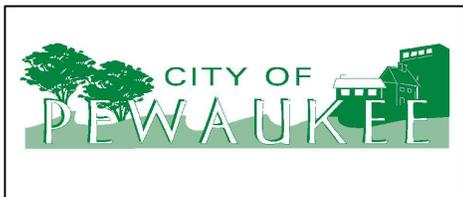
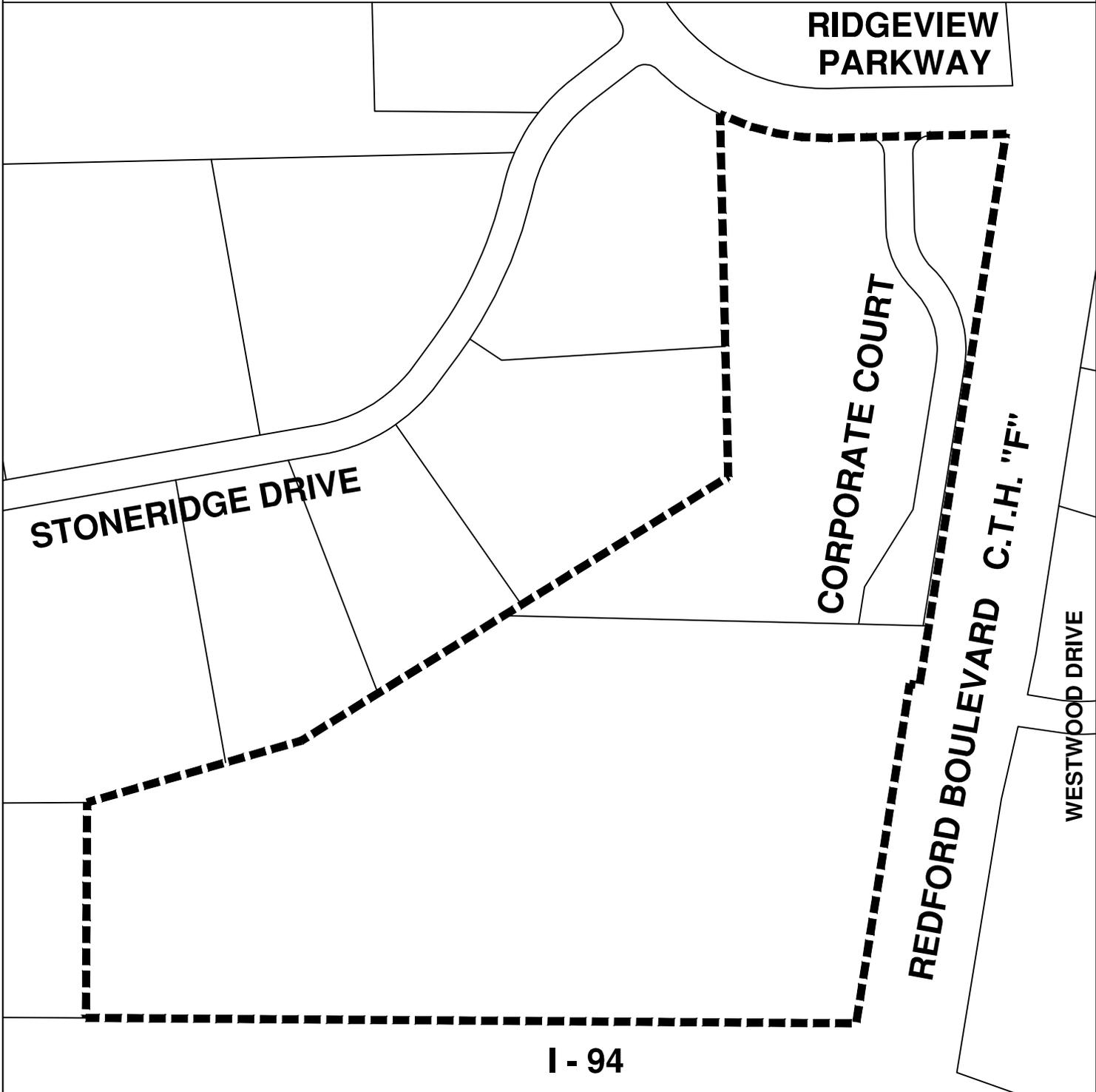
February 25th, 2025

3 Properties in parts of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 23, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin. Described as Follows.

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

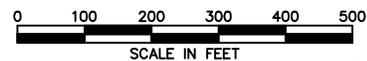
Dave Geis
Senior Engineering Technician
City of Pewaukee

CORPORATE COURT AREA 2025
RD-25-57562
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

--- ROAD ASSESSMENT



DATE: FEBRUARY 17, 2025

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

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

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