

Preliminary Report of the Engineer
On the Proposed Westwood Drive
Pavement Rehabilitation Assessments
In the City of Pewaukee

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

The report consists of the following Schedules:

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

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

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

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

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

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

Schedule “A” – Westwood Drive

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

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

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

Sanitary sewer repairs will be paid by the Sewer Utility.

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

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

UNIT RATE COMPUTATIONS

Road Rehabilitation Acreage Rate – Westwood Drive

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

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

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

Storm Water Management – Westwood Drive

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

Sanitary Sewer Utility – Westwood Drive

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

Water Utility – Westwood Drive

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

COST SUMMARY

Cost Summary

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

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	\$ 2,500.00	\$ 2,500.00
2	Common Excavation	1	LS	\$123,760.00	\$ 123,760.00
3	Saw Cut, Asphalt	140	LF	\$ 1.80	\$ 252.00
4	Saw Cut, Concrete	950	LF	\$ 2.40	\$ 2,280.00
5	Inlet Casting	19	EA	\$ 940.00	\$ 17,860.00
6	Storm Sewer MH Casting	4	EA	\$ 1,080.00	\$ 4,320.00
7	4-FT DIA Storm Sewer MH	4	EA	\$ 2,980.00	\$ 11,920.00
8	2-FT by 3-FT Inlet	6	EA	\$ 2,395.00	\$ 14,370.00
9	Saddle Inlet	8	EA	\$ 2,960.00	\$ 23,680.00
10	12-IN RCP Class V Storm Sewer	640	LF	\$ 93.60	\$ 59,904.00
11	15-IN RCP Class IV Storm Sewer	140	LF	\$ 96.00	\$ 13,440.00
12	45-IN by 29-IN RCP Class IV Storm Sewer	170	LF	\$ 322.70	\$ 54,859.00
13	45-IN by 29-IN RCP Apron End Wall	4	EA	\$ 6,370.00	\$ 25,480.00
14	45-IN by 29-IN RCP Apron End Wall W/ Cutoff Wall	4	EA	\$ 7,870.00	\$ 31,480.00
15	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00
16	Expose Sanitary Sewer MH	1	EA	\$ 1,200.00	\$ 1,200.00
17	Reconstruct Sanitary Sewer MH	1	EA	\$ 9,795.00	\$ 9,795.00
18	Grout Existing Hole in Sanitary Sewer MH	1	EA	\$ 1,000.00	\$ 1,000.00
19	Install an Interior Chimney Seal and Caulk Sanitary Sewer MH	1	EA	\$ 940.00	\$ 940.00
20	Replace Sanitary Sewer MH Casting	8	EA	\$ 2,300.00	\$ 18,400.00
21	Rebuild Sanitary Sewer MH Bench	2	EA	\$ 3,267.00	\$ 6,534.00
22	Adjust Inlet Casting	1	EA	\$ 1,280.00	\$ 1,280.00
23	Salvage and Reinstall Riprap	1	LS	\$ 500.00	\$ 500.00
24	Riprap, Medium	60	CY	\$ 100.00	\$ 6,000.00
25	Riprap Geotextile Fabric	170	SY	\$ 4.00	\$ 680.00
26	12-FT by 4-FT Precast Box Culvert	48	LF	\$ 1,986.00	\$ 95,328.00
27	Precast Box Culvert Walls	4	EA	\$ 6,980.00	\$ 27,920.00
28	Crushed Stone Below Box Culvert	27	CY	\$ 60.00	\$ 1,620.00
29	Geotextile Fabric Under Precast Box Culvert Structure	107	SY	\$ 4.00	\$ 428.00
30	Unsuitable Foundation Material Removal and Backfill for Under Precast Box	10	CY	\$ 100.00	\$ 1,000.00

Total Estimated Rehabilitation Project Costs – Continued

<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>
31	Salvage and Reinstall Streambed	1	LS	\$ 2,000.00	\$ 2,000.00
32	Cofferdam	1	LS	\$ 7,380.00	\$ 7,380.00
33	¾-IN Dense-Grade Base Course	830	T	\$ 21.00	\$ 17,430.00
34	1 ¼-IN Dense-Grade Base Course	17730	T	\$ 17.30	\$ 306,729.00
35	3-IN Dense-Grade Base Course for EBS Backfill	2300	T	\$ 20.80	\$ 47,840.00
36	EBS	1000	CY	\$ 23.00	\$ 23,000.00
37	Geogrid	1000	SY	\$ 7.80	\$ 7,800.00
38	HMA Pavement 4 LT 58-28 S	1150	T	\$ 69.00	\$ 79,350.00
39	HMA Pavement 3 LT 58-28 S	2250	T	\$ 61.15	\$ 137,587.50
40	Remove and Replace Concrete Driveway	710	SY	\$ 94.50	\$ 67,095.00
41	Temporary Driveway	2	EA	\$ 1,000.00	\$ 2,000.00
42	Remove and Replace Curb and Gutter	2670	LF	\$ 22.00	\$ 58,740.00
43	Remove and Replace HES Curb and Gutter	1230	LF	\$ 24.20	\$ 29,766.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	\$ 22,265.00	\$ 22,265.00
45	12-IN Water Main W/ Granular Backfill	38	LF	\$ 447.50	\$ 17,005.00
46	24-IN Minimum Steel Casing Pipe	20	LF	\$ 110.00	\$ 2,200.00
47	Replace Valve Box	2	EA	\$ 1,460.00	\$ 2,920.00
48	Replace Top and Middle Section of Valve Box	3	EA	\$ 1,280.00	\$ 3,840.00
49	Relocate Gate Valve and Valve Box	1	EA	\$ 3,500.00	\$ 3,500.00
50	Adjust Valve Boxes	15	EA	\$ 265.00	\$ 3,975.00
51	Water Main Insulation	760	SF	\$ 7.00	\$ 5,320.00
52	Connect New Water Main to Existing Water Main	2	EA	\$ 4,500.00	\$ 9,000.00
53	Relocate Stop Sign	1	EA	\$ 250.00	\$ 250.00
54	Pavement Marking Epoxy, 18-IN Stop Line, White	25	LF	\$ 81.65	\$ 2,041.25
55	Pavement Marking Epoxy, 18-IN Stop Line, Double Yellow	80	LF	\$ 18.15	\$ 1,452.00
56	Traffic Control	1	LS	\$ 5,750.00	\$ 5,750.00
57	Remove and Reset Mailboxes	1	LS	\$ 5,550.00	\$ 5,550.00
58	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00

Total Estimated Rehabilitation Project Costs – Continued

<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>
59	Dust Control	1	LS	\$ 100.00	\$ 100.00
60	Erosion Control	1	LS	\$ 4,870.00	\$ 4,870.00
Subtotal of Contract					\$1,442,985.75
Engineering, Administration, & Contingencies					\$ 432,895.73
Total Project Costs					\$1,875,881.48

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

Total Estimated Road Rehabilitation and Assessable Costs

<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	\$123,760.00	\$ 123,760.00
3	Saw Cut, Asphalt	116.2	LF	\$ 1.80	\$ 209.16
4	Saw Cut, Concrete	950	LF	\$ 2.40	\$ 2,280.00
34	1 ¼-IN Dense-Grade Base Course	16666.2	T	\$ 17.30	\$ 288,325.26
35	3-IN Dense-Grade Base Course for EBS Backfill	2300	T	\$ 20.80	\$ 47,840.00
36	EBS	1000	CY	\$ 23.00	\$ 23,000.00
37	Geogrid	1000	SY	\$ 7.80	\$ 7,800.00
38	HMA Pavement 4 LT 58-28 S	1150	T	\$ 69.00	\$ 79,350.00
39	HMA Pavement 3 LT 58-28 S	2250	T	\$ 61.15	\$ 137,587.50
40	Remove and Replace Concrete Driveway	710	SY	\$ 94.50	\$ 67,095.00
41	Temporary Driveway	2	EA	\$ 1,000.00	\$ 2,000.00
42	Remove and Replace Curb and Gutter	1335	LF	\$ 22.00	\$ 29,370.00
43	Remove and Replace HES Curb and Gutter	615	LF	\$ 24.20	\$ 14,883.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.23	LS	\$ 22,265.00	\$ 5,120.95
53	Relocate Stop Sign	1	EA	\$ 250.00	\$ 250.00
54	Pavement Marking Epoxy, 18-IN Stop Line, White	25	LF	\$ 81.65	\$ 2,041.25
55	Pavement Marking Epoxy, 18-IN Stop Line, Double Yellow	80	LF	\$ 18.15	\$ 1,452.00
56	Traffic Control	0.58	LS	\$ 5,750.00	\$ 3,335.00
57	Remove and Reset Mailboxes	1	LS	\$ 5,550.00	\$ 5,550.00
58	Mobilization	0.58	LS	\$ 5,000.00	\$ 2,900.00
59	Dust Control	1	LS	\$ 100.00	\$ 100.00
60	Erosion Control	0.53	LS	\$ 4,870.00	\$ 2,581.10
Subtotal of Contract					\$ 846,830.22
Engineering, Administration, & Contingencies					\$ 254,049.07
Total Project Costs					\$1,100,879.29

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

Total Potential Acres benefiting from road rehabilitation = 68.77 acres

Total Estimated Road Rehabilitation and Assessable Costs – Continued

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

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

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	Clearing and Grubbing	1	LS	\$ 2,500.00	\$ 2,500.00
5	Inlet Casting	19	EA	\$ 940.00	\$ 17,860.00
6	Storm Sewer MH Casting	4	EA	\$ 1,080.00	\$ 4,320.00
7	4-FT DIA Storm Sewer MH	4	EA	\$ 2,980.00	\$ 11,920.00
8	2-FT by 3-FT Inlet	6	EA	\$ 2,395.00	\$ 14,370.00
9	Saddle Inlet	8	EA	\$ 2,960.00	\$ 23,680.00
10	12-IN RCP Class V Storm Sewer	640	LF	\$ 93.60	\$ 59,904.00
11	15-IN RCP Class IV Storm Sewer	140	LF	\$ 96.00	\$ 13,440.00
12	45-IN by 29-IN RCP Class IV Storm Sewer	170	LF	\$ 322.70	\$ 54,859.00
13	45-IN by 29-IN RCP Apron End Wall	4	EA	\$ 6,370.00	\$ 25,480.00
14	45-IN by 29-IN RCP Apron End Wall W/ Cutoff Wall	4	EA	\$ 7,870.00	\$ 31,480.00
15	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00
22	Adjust Inlet Casting	1	EA	\$ 1,280.00	\$ 1,280.00
23	Salvage and Reinstall Riprap	1	LS	\$ 500.00	\$ 500.00
24	Riprap, Medium	60	CY	\$ 100.00	\$ 6,000.00
25	Riprap Geotextile Fabric	170	SY	\$ 4.00	\$ 680.00
26	12-FT by 4-FT Precast Box Culvert	48	LF	\$ 1,986.00	\$ 95,328.00
27	Precast Box Culvert Walls	4	EA	\$ 6,980.00	\$ 27,920.00
28	Crushed Stone Below Box Culvert	27	CY	\$ 60.00	\$ 1,620.00
29	Geotextile Fabric Under Precast Box Culvert Structure	107	SY	\$ 4.00	\$ 428.00
30	Unsuitable Foundation Material Removal and Backfill for Under Precast Box	10	CY	\$ 100.00	\$ 1,000.00
31	Salvage and Reinstall Streambed	1	LS	\$ 2,000.00	\$ 2,000.00
32	Cofferdam	1	LS	\$ 7,380.00	\$ 7,380.00
33	¾-IN Dense-Grade Base Course	830	T	\$ 21.00	\$ 17,430.00
34	1 ¼-IN Dense-Grade Base Course	1063.8	T	\$ 17.30	\$ 18,403.74
42	Remove and Replace Curb and Gutter	1335	LF	\$ 22.00	\$ 29,370.00
43	Remove and Replace HES Curb and Gutter	615	LF	\$ 24.20	\$ 14,883.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.69	LS	\$ 22,265.00	\$ 15,362.85
45	12-IN Water Main W/ Granular Backfill	38	LF	\$ 447.50	\$ 17,005.00
46	24-IN Minimum Steel Casing Pipe	20	LF	\$ 110.00	\$ 2,200.00
49	Relocate Gate Valve and Valve Box	1	EA	\$ 3,500.00	\$ 3,500.00

Total Estimated Storm Water Utility Costs – Continued

<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>
51	Water Main Insulation	760	SF	\$ 7.00		\$ 5,320.00
52	Connect New Water Main to Existing Water Main	2	EA	\$ 4,500.00		\$ 9,000.00
56	Traffic Control	0.38	LS	\$ 5,750.00		\$ 2,185.00
58	Mobilization	0.38	LS	\$ 5,000.00		\$ 1,900.00
60	Erosion Control	0.46	LS	\$ 4,870.00		\$ 2,240.20
Subtotal of Contract						\$545,248.79
Engineering, Administration, & Contingencies						\$163,574.64
Total Project Costs						\$708,823.43

Total Estimated Storm Water Utility Costs = \$ 708,823.43

Total Estimated Sanitary Sewer Costs

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

Total Estimated Sanitary Sewer Costs = \$ 51,794.07

Total Estimated Water Utility Costs

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

Total Estimated Water Utility Costs = \$ 14,384.69

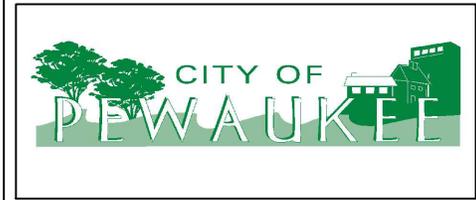
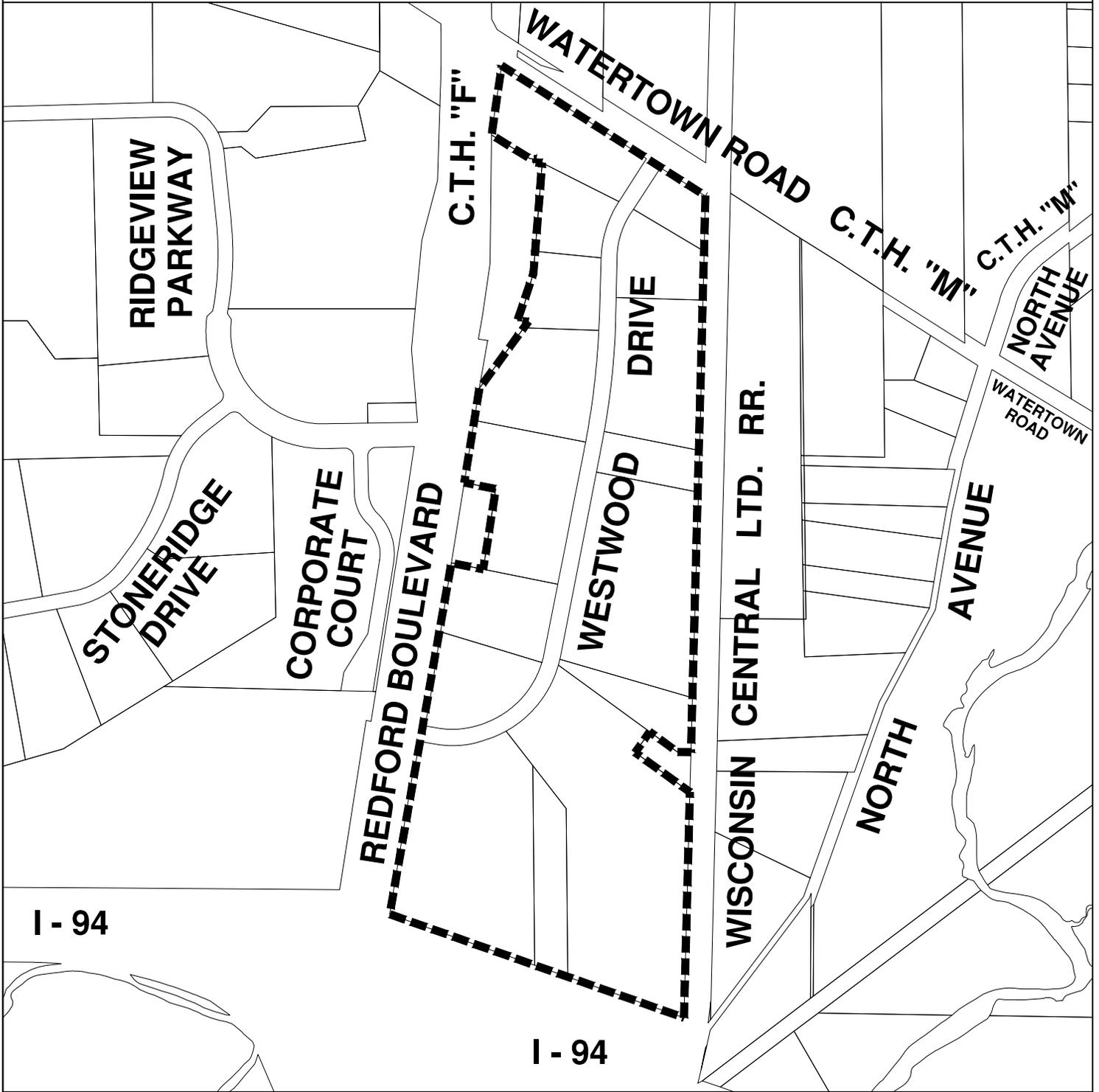
February 28th, 2025

An Area of Assessment in Parts of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 24, T7N, R19E, and the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 23, T7N, R19E, In the City of Pewaukee, Waukesha County, Wisconsin.

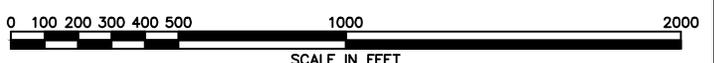
Commencing at the Southwest Corner of the Northwest $\frac{1}{4}$ of Section 24, T7N, R19E; Thence N0°07'00"E Along the West Line of Said NW $\frac{1}{4}$, 262.66 Feet, To a Point on the Easterly R/W of Discontinued Amber Lane, Also being the Point of Beginning; Thence by Bearings and Distances Along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

Dave Geis
Senior Engineering Technician
City of Pewaukee

WESTWOOD DRIVE AREA 2025
RD-25-57562
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND
■■■■■■■■ ROAD ASSESSMENT



SCALE IN FEET

DATE: FEBRUARY 17, 2025

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

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

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

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

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