

Preliminary Report of the Engineer
On the Proposed Takoma Hills Phase 2
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 Lexington Drive, Ruben Drive, and Takoma Drive, sanitary improvements along Lexington Drive, Ruben Drive, and Takoma Drive, drainage improvements along Lexington Drive, Ruben Drive, and Takoma Drive, and water improvements along Lexington Drive, Ruben Drive, and Takoma 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, dated September 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
October 20, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
September 25, 2025

Schedule “A” – Takoma Hills Phase 2

The City of Pewaukee is considering the pavement rehabilitation of Lexington Drive, Ruben Drive, and Takoma Drive. The improvements include road rehabilitation, drainage repair, sanitary manhole repair, water valve repair, and related facilities.

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

Drainage improvements will be paid for by the Storm Water Management Utility.

Sanitary sewer repairs will be paid for by the Sewer Utility.

Water main repairs will be paid for by the Water Utility.

It is recommended that the costs for the improvements in Lexington Drive, Ruben Drive, and Takoma Drive be determined on a unit basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Takoma Hills Phase 2

Estimated Road Reconstruction Costs (see attached breakdown)	\$ 687,898.40
Engineering, Administration, & Contingencies	\$ 206,369.52
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Total Estimated Road Reconstruction Costs	\$ 894,267.92

$$\frac{\$ 894,267.92}{28 \text{ units}} = \$ 31,938.14/\text{unit}$$

Use \$ 31,938.14/unit as the Road Rehabilitation Unit Rate¹.

Storm Water Management – Takoma Hills Phase 2

Estimated Storm Water Utility Costs (see attached breakdown)	\$ 568,737.80
Engineering, Administration, & Contingencies	\$ 170,621.34
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Total Estimated Storm Water Utility Costs	\$ 739,359.14

Sanitary Sewer Utility – Takoma Hills Phase 2

Estimated Sanitary Sewer Costs (see attached breakdown)	\$ 25,516.20
Engineering, Administration, & Contingencies	\$ 7,654.86
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Total Estimated Sanitary Sewer Costs	\$ 33,171.06

Water Utility – Takoma Hills Phase 2

Estimated Water Utility Costs (see attached breakdown)	\$ 46,091.80
Engineering, Administration, & Contingencies	\$ 13,827.54
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Total Estimated Water Utility Costs	\$ 59,919.34

COST SUMMARY

Cost Summary

Total Project Costs	\$ 1,726,717.46
Total Road Assessable Costs (Deduct)	\$ (95,508.00)
Total Storm Water Utility Costs (Deduct)	\$ (739,359.14)
Total Sanitary Sewer Costs (Deduct)	\$ (33,171.06)
Total Water Utility Costs (Deduct)	\$ (59,919.34)
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Net Non-Assessable & City Costs	\$ 798,759.92

¹ A maximum assessment of \$ 3,411.00 (2026 Pavement Cap) will be assessed to single-family, duplex, and condominium residential properties.

Computation of Costs

Total Estimated Rehabilitation Project Costs

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Total Price</u>
1	Mobilization, Insurance, Bonds	1	LS	\$ 8,760.00	\$ 8,760.00
2	Traffic Control	1	LS	\$ 4,300.00	\$ 4,300.00
3	Trackout Control	1	LS	\$ 1,750.00	\$ 1,750.00
4	Dewatering	1	LS	\$ 100.00	\$ 100.00
5	Dust Control	10	1000 GAL	\$ 25.00	\$ 250.00
6	Erosion Log, 12-Inch	1500	LF	\$ 5.00	\$ 7,500.00
7	Culvert Pipe Check	38	EACH	\$ 25.00	\$ 950.00
8	Stone Weeper	2	EACH	\$ 1,125.00	\$ 2,250.00
9	Topsoil Restoration, w/ Class I, Urban, Type B Erosion Mat	6323	SY	\$ 6.00	\$ 37,938.00
10	Topsoil Restoration, w/ Class III, Type B Erosion Mat	2896	SY	\$ 15.00	\$ 43,440.00
11	Bentonite Clay Dam	17	EACH	\$ 815.00	\$ 13,855.00
12	Turfgrass Seed Mix	6323	SY	\$ 2.00	\$ 12,646.00
13	Low Mow Fescue Seed Mix	2896	SY	\$ 2.50	\$ 7,240.00
14	Full-Depth Sawcut	676	LF	\$ 2.00	\$ 1,352.00
15	Remove Existing Asphalt Flume	90	SY	\$ 21.00	\$ 1,890.00
16	Excavation for Roadway Shoulders, Ditches, and Culverts	5924	LF	\$ 13.50	\$ 79,974.00
17	Full-Depth Asphaltic Pavement and Base Removal	8176	SY	\$ 13.50	\$ 110,376.00
18	Concrete Channel Removal	1	LS	\$ 4,500.00	\$ 4,500.00
19	Concrete Driveway Removal and Replacement	218	SY	\$ 110.00	\$ 23,980.00
20	Asphalt Driveway Removal and Replacement	894	SY	\$ 59.50	\$ 53,193.00
21	Asphalt Rundown	33	EACH	\$ 140.00	\$ 4,620.00
22	Asphalt Flume	108	SY	\$ 48.50	\$ 5,238.00
23	Excavation Below Subgrade (EBS)	2400	CY	\$ 23.70	\$ 56,880.00
24	Excavation Below Subgrade Backfill	4440	TON	\$ 20.60	\$ 91,464.00
25	1 3/4" HMA Pavement 5 LT 58-28S	732	TON	\$ 79.35	\$ 58,084.20

Total Estimated Rehabilitation Project Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Total Price</u>
26	3 ¼" HMA Pavement 3 LT 58-28S	1360	TON	\$ 66.50	\$ 90,440.00
27	Base Aggregate Dense 1 ¼-inch	4380	TON	\$ 23.45	\$ 102,711.00
28	Geogrid	7200	SY	\$ 6.40	\$ 46,080.00
29	Heavy Riprap	76	SY	\$ 95.00	\$ 7,220.00
30	Precast 45-Degree Reinforced Concrete Pipe Bend, 30-Inch	1	EACH	\$ 6,650.00	\$ 6,650.00
31	Pipe Arch Corrugated Metal, 17×13-Inch	444	LF	\$ 74.00	\$ 32,856.00
32	Pipe Arch Corrugated Metal, 28×20-Inch	26	LF	\$ 93.50	\$ 2,431.00
33	Pipe Arch Corrugated Metal, 35×24-Inch	42	LF	\$ 158.00	\$ 6,636.00
34	Pipe Arch Corrugated Metal, 42×29-Inch	216	LF	\$ 169.00	\$ 36,504.00
35	Pipe Arch Corrugated Metal, 49×33-Inch	290	LF	\$ 215.00	\$ 62,350.00
36	Horizontal Elliptical Reinforced Concrete Pipe, 14×23-Inch, Class IV	104	LF	\$ 159.00	\$ 16,536.00
37	Mitered Horizontal Elliptical Reinforced Concrete Pipe, 29×45-Inch, Class IV	96	LF	\$ 324.00	\$ 31,104.00
38	Apron Endwalls for Reinforced Concrete Pipe, 30-Inch	1	EACH	\$ 1,990.00	\$ 1,990.00
39	Apron Endwalls for Pipe Arch Corrugated Metal, 17×13-Inch	32	EACH	\$ 185.00	\$ 5,920.00
40	Apron Endwalls for Pipe Arch Corrugated Metal, 28×20-Inch	2	EACH	\$ 295.00	\$ 590.00
41	Apron Endwalls for Pipe Arch Corrugated Metal, 49×33-Inch	1	EACH	\$ 1,595.00	\$ 1,595.00
42	Apron Endwalls for Horizontal Elliptical Reinforced Concrete Pipe, 14×23-Inch	6	EACH	\$ 1,590.00	\$ 9,540.00

Total Estimated Rehabilitation Project Costs – Continued

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	<u>Bid Total</u>
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Price</u>
43	4-Inch Polystyrene Insulation	64	SY	\$ 110.00	\$ 7,040.00
44	Water Valve Box Straightening	15	EACH	\$ 385.00	\$ 5,775.00
45	Water Valve Box Cleaning	15	EACH	\$ 385.00	\$ 5,775.00
46	Water Valve Box Top Section and Cover Replacement	8	EACH	\$ 795.00	\$ 6,360.00
47	Chimney Seal Removal for Inspection	12	EACH	\$ 225.00	\$ 2,700.00
48	Mailbox Temporary Relocation and Reinstallation	30	EACH	\$ 225.00	\$ 6,750.00
49	T.B. gravel shoulder	1284	SY	\$ 7.50	\$ 9,630.00
50	Curb Stop/Box Adjustment	8	EACH	\$ 225.00	\$ 1,800.00
51	Curb Stop Box Replacement	2	EACH	\$ 940.00	\$ 1,880.00
52	Chimney Ring Removal and Replacement	12	VERTICAL INCH	\$ 215.00	\$ 2,580.00
53	Sanitary Manhole Chimney Tuckpointing	12	EACH	\$ 295.00	\$ 3,540.00
54	Sanitary Manhole Internal/External Seal Replacement	12	EACH	\$ 750.00	\$ 9,000.00
55	Sanitary Manhole Adjustment	12	VERTICAL INCH	\$ 215.00	\$ 2,580.00
56	Water Valve Box Total Section Replacement	8	EACH	\$ 1,595.00	\$ 12,760.00
57	Water Valve Box Middle Section Replacement	3	EACH	\$ 1,270.00	\$ 3,810.00
58	Water Valve Box Lower Section Replacement	3	EACH	\$ 1,495.00	\$ 4,485.00
59	Insulating Concrete	48	SY	\$ 157.00	\$ 7,536.00
60	Excavation for Channel	1	LS	\$49,880.00	\$ 49,880.00
61	Clearing and Grubbing for Channel	1	LS	\$ 6,000.00	\$ 6,000.00
62	Heavy Riprap	1071	SY	\$ 70.00	\$ 74,970.00
63	Clearing for Utility Easement	1	LS	\$ 9,710.00	\$ 9,710.00
Subtotal of Contract					\$1,328,244.20
Engineering, Administration, & Contingencies					\$ 398,473.26
Total Project Costs					\$1,726,717.46

Total Estimated Rehabilitation Project Costs – Continued

Total Project Costs = \$ 1,726,717.46

Total Estimated Road Rehabilitation & Assessable Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	<u>Bid Total</u>
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Price</u>
1	Mobilization, Insurance, Bonds	0.52	LS	\$8,760.00	\$ 4,555.20
2	Traffic Control	0.52	LS	\$4,300.00	\$ 2,236.00
3	Trackout Control	0.5	LS	\$1,750.00	\$ 875.00
5	Dust Control	10	1000 GAL	\$ 25.00	\$ 250.00
6	Erosion Log, 12-Inch	750	LF	\$ 5.00	\$ 3,750.00
9	Topsoil Restoration, w/ Class I, Urban, Type B Erosion Mat	3161.5	SY	\$ 6.00	\$ 18,969.00
12	Turfgrass Seed Mix	3161.5	SY	\$ 2.00	\$ 6,323.00
14	Full-Depth Sawcut	676	LF	\$ 2.00	\$ 1,352.00
17	Full-Depth Asphaltic Pavement and Base Removal	8176	SY	\$ 13.50	\$110,376.00
19	Concrete Driveway Removal and Replacement	218	SY	\$ 110.00	\$ 23,980.00
20	Asphalt Driveway Removal and Replacement	894	SY	\$ 59.50	\$ 53,193.00
23	Excavation Below Subgrade (EBS)	2400	CY	\$ 23.70	\$ 56,880.00
24	Excavation Below Subgrade Backfill	4440	TON	\$ 20.60	\$ 91,464.00
25	1 ¾" HMA Pavement 5 LT 58-28S	732	TON	\$ 79.35	\$ 58,084.20
26	3 ¼" HMA Pavement 3 LT 58-28S	1360	TON	\$ 66.50	\$ 90,440.00
27	Base Aggregate Dense 1 ¼-inch	4380	TON	\$ 23.45	\$102,711.00
28	Geogrid	7200	SY	\$ 6.40	\$ 46,080.00
48	Mailbox Temporary Relocation and Reinstallation	30	EACH	\$ 225.00	\$ 6,750.00
49	T.B. gravel shoulder	1284	SY	\$ 7.50	\$ 9,630.00
Subtotal of Contract					\$687,898.40
Engineering, Administration, & Contingencies					\$206,369.52
Total Project Costs					\$894,267.92

Total Estimated Road Construction Costs = \$ 894,267.92

Total Units abutting the Road = 28 units

Computation of Unit Cost: $\frac{\$ 894,267.92}{28 \text{ units}} = \$ 31,938.14/\text{unit}$

Use \$ 31,938.14/unit as the Road Rehabilitation Unit Rate¹.

¹ A maximum assessment of \$ 3,411.00 (2026 Pavement Cap) will be assessed to single-family, duplex, and condominium residential properties.

Total Estimated Storm Water Utility Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	<u>Bid Total</u>
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Price</u>
1	Mobilization, Insurance, Bonds	0.43	LS	\$ 8,760.00	\$ 3,766.80
2	Traffic Control	0.43	LS	\$ 4,300.00	\$ 1,849.00
3	Trackout Control	0.5	LS	\$ 1,750.00	\$ 875.00
4	Dewatering	1	LS	\$ 100.00	\$ 100.00
6	Erosion Log, 12-Inch	750	LF	\$ 5.00	\$ 3,750.00
7	Culvert Pipe Check	38	EACH	\$ 25.00	\$ 950.00
8	Stone Weeper	2	EACH	\$ 1,125.00	\$ 2,250.00
9	Topsoil Restoration, w/ Class I, Urban, Type B Erosion Mat	3161.5	SY	\$ 6.00	\$ 18,969.00
10	Topsoil Restoration, w/ Class III, Type B Erosion Mat	2896	SY	\$ 15.00	\$ 43,440.00
11	Bentonite Clay Dam	17	EACH	\$ 815.00	\$ 13,855.00
12	Turfgrass Seed Mix	3161.5	SY	\$ 2.00	\$ 6,323.00
13	Low Mow Fescue Seed Mix	2896	SY	\$ 2.50	\$ 7,240.00
15	Remove Existing Asphalt Flume	90	SY	\$ 21.00	\$ 1,890.00
16	Excavation for Roadway Shoulders, Ditches, and Culverts	5924	LF	\$ 13.50	\$ 79,974.00
18	Concrete Channel Removal	1	LS	\$ 4,500.00	\$ 4,500.00
21	Asphalt Rundown	33	EACH	\$ 140.00	\$ 4,620.00
22	Asphalt Flume	108	SY	\$ 48.50	\$ 5,238.00
29	Heavy Riprap	76	SY	\$ 95.00	\$ 7,220.00
30	Precast 45-Degree Reinforced Concrete Pipe Bend, 30-Inch	1	EACH	\$ 6,650.00	\$ 6,650.00
31	Pipe Arch Corrugated Metal, 17×13- Inch	444	LF	\$ 74.00	\$ 32,856.00
32	Pipe Arch Corrugated Metal, 28×20- Inch	26	LF	\$ 93.50	\$ 2,431.00

Total Estimated Storm Water Utility Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Total Price</u>
33	Pipe Arch Corrugated Metal, 35×24-Inch	42	LF	\$ 158.00	\$ 6,636.00
34	Pipe Arch Corrugated Metal, 42×29-Inch	216	LF	\$ 169.00	\$ 36,504.00
35	Pipe Arch Corrugated Metal, 49×33-Inch	290	LF	\$ 215.00	\$ 62,350.00
36	Horizontal Elliptical Reinforced Concrete Pipe, 14×23-Inch, Class IV	104	LF	\$ 159.00	\$ 16,536.00
37	Mitered Horizontal Elliptical Reinforced Concrete Pipe, 29×45-Inch, Class IV	96	LF	\$ 324.00	\$ 31,104.00
38	Apron Endwalls for Reinforced Concrete Pipe, 30-Inch	1	EACH	\$ 1,990.00	\$ 1,990.00
39	Apron Endwalls for Pipe Arch Corrugated Metal, 17×13-Inch	32	EACH	\$ 185.00	\$ 5,920.00
40	Apron Endwalls for Pipe Arch Corrugated Metal, 28×20-Inch	2	EACH	\$ 295.00	\$ 590.00
41	Apron Endwalls for Pipe Arch Corrugated Metal, 49×33-Inch	1	EACH	\$ 1,595.00	\$ 1,595.00
42	Apron Endwalls for Horizontal Elliptical Reinforced Concrete Pipe, 14×23-Inch	6	EACH	\$ 1,590.00	\$ 9,540.00
43	4-Inch Polystyrene Insulation	64	SY	\$ 110.00	\$ 7,040.00
50	Curb Stop/Box Adjustment	8	EACH	\$ 225.00	\$ 1,800.00
59	Insulating Concrete	48	SY	\$ 157.00	\$ 7,536.00
60	Excavation for Channel	1	LS	\$49,880.00	\$ 49,880.00
61	Clearing and Grubbing for Channel	1	LS	\$ 6,000.00	\$ 6,000.00
62	Heavy Riprap	1071	SY	\$ 70.00	\$ 74,970.00
Subtotal of Contract					\$568,737.80
Engineering, Administration, & Contingencies					\$170,621.34
Total Project Costs					\$739,359.14

Total Estimated Storm Water Utility Costs = \$ 739,359.14

Total Estimated Sanitary Sewer Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	<u>Bid Total</u>
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Price</u>
1	Mobilization, Insurance, Bonds	0.02	LS	\$8,760.00	\$ 175.20
2	Traffic Control	0.02	LS	\$4,300.00	\$ 86.00
47	Chimney Seal Removal for Inspection	12	EACH	\$ 225.00	\$ 2,700.00
52	Chimney Ring Removal and Replacement	12	VERTICAL INCH	\$ 215.00	\$ 2,580.00
53	Sanitary Manhole Chimney Tuckpointing	12	EACH	\$ 295.00	\$ 3,540.00
54	Sanitary Manhole Internal/External Seal Replacement	12	EACH	\$ 750.00	\$ 9,000.00
55	Sanitary Manhole Adjustment	12	VERTICAL INCH	\$ 215.00	\$ 2,580.00
63	Clearing for Utility Easement	0.5	LS	\$9,710.00	\$ 4,855.00
Subtotal of Contract					\$25,516.20
Engineering, Administration, & Contingencies					\$ 7,654.86
Total Project Costs					\$33,171.06

Total Estimated Sanitary Sewer Costs = \$ 33,171.06

Total Estimated Water Utility Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	<u>Bid Total</u>
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Price</u>
1	Mobilization, Insurance, Bonds	0.03	LS	\$8,760.00	\$ 262.80
2	Traffic Control	0.03	LS	\$4,300.00	\$ 129.00
44	Water Valve Box Straightening	15	EACH	\$ 385.00	\$ 5,775.00
45	Water Valve Box Cleaning	15	EACH	\$ 385.00	\$ 5,775.00
46	Water Valve Box Top Section and Cover Replacement	8	EACH	\$ 795.00	\$ 6,360.00
51	Curb Stop Box Replacement	2	EACH	\$ 940.00	\$ 1,880.00
56	Water Valve Box Total Section Replacement	8	EACH	\$1,595.00	\$12,760.00
57	Water Valve Box Middle Section Replacement	3	EACH	\$1,270.00	\$ 3,810.00
58	Water Valve Box Lower Section Replacement	3	EACH	\$1,495.00	\$ 4,485.00
63	Clearing for Utility Easement	0.5	LS	\$9,710.00	\$ 4,855.00
Subtotal of Contract					\$46,091.80
Engineering, Administration, & Contingencies					\$13,827.54
Total Project Costs					\$59,919.34

Total Estimated Water Utility Costs = \$ 59,919.34

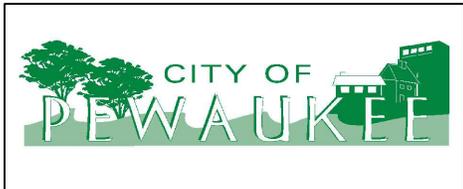
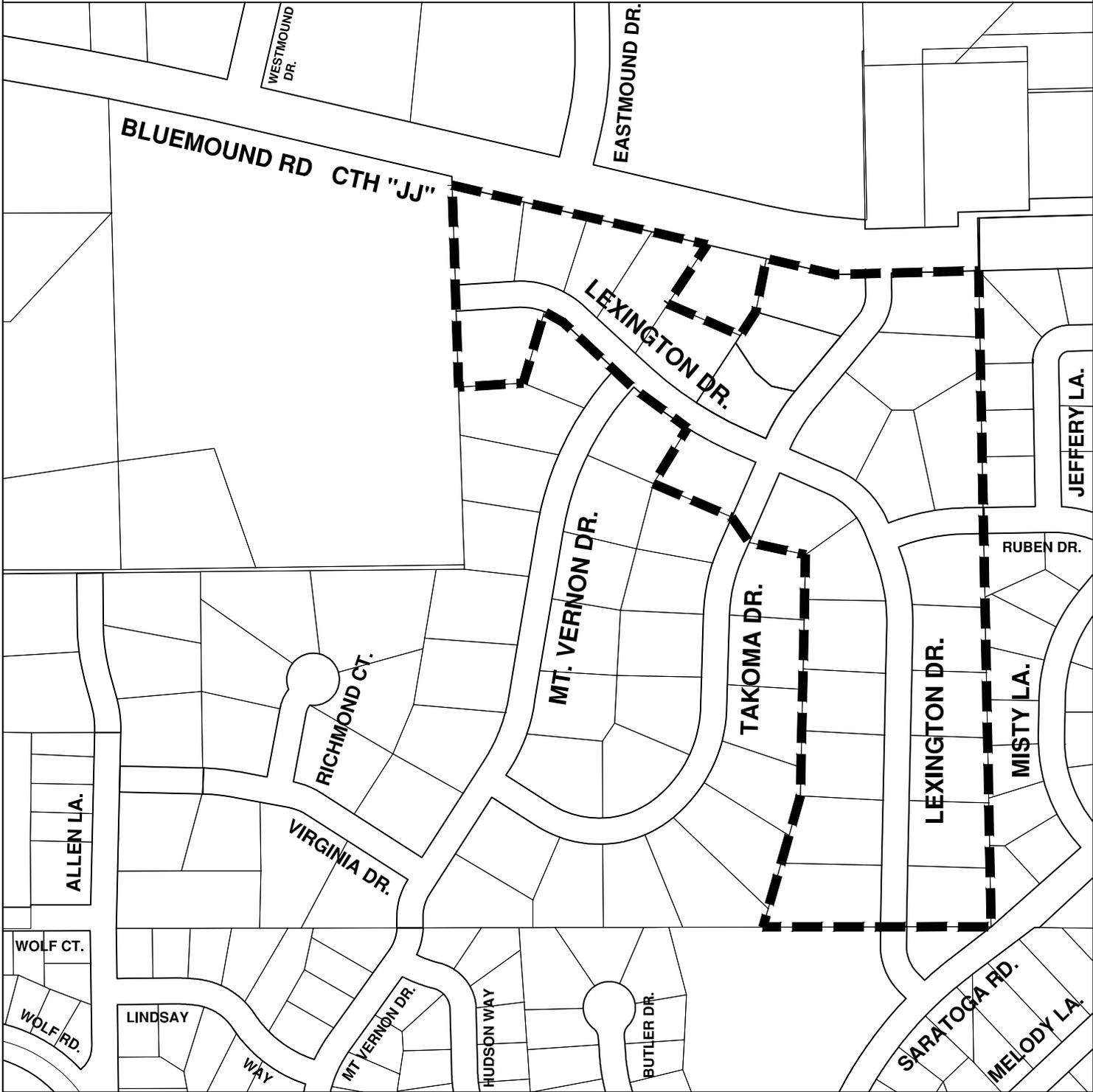
September 4th, 2025

An Area of Assessment in parts of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 25, T7N, R19E, In the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows:

Commencing at the SW Corner of the SW $\frac{1}{4}$ of Section 25, T7N, R19E; Thence Due East along the South Line of Said SW $\frac{1}{4}$, 709.50 Feet, to a Point in the East R/W Line of Allen Lane; Thence N1°30'00"E Along Said East R/W Line, 132.00 Feet to the SW Corner of Lot 4 Block F of Takoma Hills Subdivision; Thence Due East Along the South line of Said Lot 4, 147.00 Feet to the SW Corner of Lot 3 Block F of Said Subdivision; Thence N14°20'05"E Along the West Line of Said Lot 3, 183.63 Feet to a point on the South R/W Line of Virginia Drive; Thence N0°00'55"W, 511.50 Feet to the NW Corner of Lot 13 Block D of Said Subdivision; Thence N89°36'00"E Along the North Line of Said Lot 13, 607.00 Feet to the SW corner of Lot 5, Block D of said Subdivision; Thence N1°43'00"W, Along a Westerly line of Said Subdivision, 419.50 Feet, to the SW Corner of Lot 1 Block D of Said subdivision; Also being the point of beginning of Lands to be Described; Thence N86°36'00"E, Along the Southerly line of Said lot 1, 148.88 Feet to the SW Corner of Lot 2 Block D of Said Subdivision; Thence N16°50'00"E, 172.00 Feet to the NW Corner of Said Lot 2, Also Being a point on the South R/W of Lexington Dr.; Thence Along Said South R/W along the Arc of a curve whose center is to the SW, whose Radius is 156.88 Feet, whose Cord Bears S58°10'00"E, 60.23 Feet; Thence Continuing Along Said South R/W Line, S47°10'00"E, 210.00 Feet to the NE Corner of Lot 1 Block H of Said Subdivision, Also being the East R/W Line of Mount Vernon Dr.; Thence Continuing Along Said South R/W Line, Along the Arc of a Curve Whose Center is to the NE, Whose Radius is 836.74 Feet, Whose Cord Bears S52°29'00", 155.06 Feet, to the NW Corner of Lot 12 Block H of Said Subdivision; Thence S31°30'00"W, 150.00 Feet to the SW Corner of Said Lot 12; Thence S66°42'00"E, 195.84 Feet, to the SE Corner of Said Lot 12, Also Being a Point on the West R/W Line of Takoma Dr.; Thence S34°30'21", 70.49 Feet, to a Point on the East R/W Line of Takoma Dr., Also Being the NW Corner of Lot 8 Block G of Said Subdivision; Thence S77°31'00"E, 132.76 Feet, to the NE Corner of Said Lot 8; Thence S1°20'00"W, 555.00 Feet, To a point in the East Line of Lot 11 Block G of Said Subdivision; Thence S16°04'00"W, 321.41 Feet, To the SE Corner of Lot 13 Block G of Said Subdivision Also Being a point in the South Line of Said Subdivision; Thence S89°40'00"E Along the South Line of Said Subdivision, 527.00 Feet to the SE Corner of Said Subdivision; Thence N0°58'00"W Along the East Line of Said Subdivision, 1519.91 Feet to the NE Corner of Said Subdivision, Also being a Point on the South R/W Line of Blumound Rd.; Thence S88°36'00"W, Along Said South R/W line, 330.89 Feet, to a Point on the north line of Lot 1 Block C of Said Subdivision; Thence N76°44'00"W Along Said South R/W Line, to the NE Corner of Parcel "A" of CSM # 1052; Thence S11°16'00"W, Along an Easterly line of Parcel "A", 125.00 Feet, ; Thence S33°20'00"W, Along an Easterly Line of Parcel "A", 65.03 Feet, to the SE Corner of Parcel "A"; Thence N66°02'00"W, Along the South Line of Parcel "A", 181.10 Feet, to the SW Corner of Parcel "A"; Thence N33°24'45"E, Along the West Line of Parcel "A", 162.31 Feet, to the NW Corner of Parcel "A", Also Being a Point on the South R/W of Blumound Rd.; Thence N76°44'00"W, Along Said South R/W Line, 602.00 Feet, to the NE Corner of Takoma Hills Subdivision; Thence S1°43'00"E, Along the West Line of Said Subdivision, 465.00 Feet, to the SW Corner of Lot 1 Block D of Said Subdivision, and the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

TAKOMA HILLS PHASE 2
ROAD RECONSTRUCTION
RD-26-57568
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

--- ROAD ASSESSMENT AREA BOUNDARY



SCALE IN FEET

DATE: SEPTEMBER 3, 2025

SCHEDULE C
 PRELIMINARY ASSESSMENT ROLL
 TAKOMA HILLS PHASE 2 ROAD RECONSTRUCTION
 RD-26-57568

No.	Owner's Name and Address	Tax Key No.	Description	Quantity	Unit	Cos/Unit	Cost	Assessment Cap	Total Assessment
1	MARIA SCHIRAJ N2W22517 RUBEN DR WAUKESHA WI 53186-1609	PWC 0963001	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
2	STEVE M WUNDERLICH MARY A WUNDERLICH W225N250 LEXINGTON DR WAUKESHA WI 53186	PWC 0963002	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
3	DANIEL F RICCI KATHERINE A VON BANK W225N224 LEXINGTON DR WAUKESHA WI 53186-1626	PWC 0963003	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
4	NICOLAS G MORG CARLY M DIERMEIER W225N176 LEXINGTON DR WAUKESHA WI 53186-1626	PWC 0963004	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
5	BRIAN J KOTECKI W225N146 LEXINGTON DR WAUKESHA WI 53186-1626	PWC 0963005	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
6	JOHN SALLMANN DIANA SALLMANN W225N116 LEXINGTON DR WAUKESHA WI 53186-1626	PWC 0963006	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
7	MARK BIESZK KAREN BIESZK W225N425 TAKOMA DR WAUKESHA WI 53186	PWC 0963007	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
8	ALAN CRAMER JEAN CRAMER W225N498 TAKOMA DR WAUKESHA WI 53186	PWC 0963008	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
9	HARRY RUTTER MARGARET RUTTER W225N340 LEXINGTON DR WAUKESHA WI 53186	PWC 0963009	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
10	ANDREW T GAULKE N3W22526 RUBEN DR WAUKESHA WI 53186	PWC 0963010	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00

SCHEDULE C
 PRELIMINARY ASSESSMENT ROLL
 TAKOMA HILLS PHASE 2 ROAD RECONSTRUCTION
 RD-26-57568

No.	Owner's Name and Address	Tax Key No.	Description	Quantity	Unit	Cos/Unit	Cost	Assessment Cap	Total Assessment
11	SUSAN M CANHAM N3W22506 RUBEN DR WAUKESHA WI 53186-1610	PWC 0963011	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
12	SUZANNE R WOODWARD W225N417 TAKOMA DR WAUKESHA WI 53186-1640	PWC 0963012	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
13	WILLIAM P DUNAWAY W225N399 TAKOMA DR WAUKESHA WI 53186-1672	PWC 0963013001	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
14	KYLE J KONICKE W225N359 TAKOMA DR PEWAUKEE WI 53186	PWC 0963013002	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
15	ALYSSA PIERSON JAMES SCHROEDER N3W22626 LEXINGTON DR WAUKESHA WI 53186-1631	PWC 0963015	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
16	SCOTT WALKER AMBER WALKER N4W22658 LEXINGTON DR WAUKESHA WI 53186-1631	PWC 0963016	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
17	SANDRA A SCHULZ N4W22672 LEXINGTON DR WAUKESHA WI 53186-1631	PWC 0963017	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
18	VERONICA OLSEN ALEXANDER MAXWELL N4W22688 LEXINGTON DR WAUKESHA WI 53186-1631	PWC 0963018	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
19	TAMARA T KOOP REVOCABLE TRUST AGREEMENT N4W22714 LEXINGTON DR WAUKESHA WI 53186	PWC 0963019	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
20	KEITH MADDEN NANCY MADDEN N4W22711 LEXINGTON DR WAUKESHA WI 53186	PWC 0963020	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
21	LIFE NAVIGATORS INC TRUST II POOLED TRUST W225N115 LEXINGTON DR WAUKESHA WI 53186-1625	PWC 0963044	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00

SCHEDULE C
 PRELIMINARY ASSESSMENT ROLL
 TAKOMA HILLS PHASE 2 ROAD RECONSTRUCTION
 RD-26-57568

No.	Owner's Name and Address	Tax Key No.	Description	Quantity	Unit	Cos/Unit	Cost	Assessment Cap	Total Assessment
22	MICHAEL S KUHN W225N145 LEXINGTON DR WAUKESHA WI 53186	PWC 0963045	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
23	JEFFREY COX CHRISTINE FOX W225N181 LEXINGTON DR WAUKESHA WI 53186	PWC 0963046	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
24	RICHARD A OBERHOFER PO BOX 236 BROWNSVILLE WI 53006-0236	PWC 0963047	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
25	DAVID E HENSON PAMELA D HENSON W225N247 LEXINGTON DR WAUKESHA WI 53186-1625	PWC 0963048	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
26	ALBERT & CAROL TOTH REVOCABLE TRUST W225N261 LEXINGTON DR WAUKESHA WI 53186	PWC 0963049	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
27	STEVEN R SEER LYNDA M SEER W225N363 LEXINGTON DR WAUKESHA WI 53186-1625	PWC 0963050	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
28	CHRISTOPHER MICHAEL KENNY ELIZABETH I KENNY PO BOX 104 MILTON WI 53563-0104	PWC 0963072	Road Reconstruction	1	Unit	\$31,938.14	\$31,938.14	\$3,411.00	\$3,411.00
TOTAL IN AID OF ROAD RECONSTRUCTION				28	Units			\$	95,508.00

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