

Preliminary Report of the Engineer
On the Proposed Hickory Grove Estates
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 the assessments for the rehabilitation of Hickory Grove Drive, Roger Road, Patricia Lane, and Shari Drive, drainage improvements along Glacier Road, Hickory Grove Drive, Roger Road, Patricia Lane, and Shari 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
November 3, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
October 10, 2025

Schedule “A” – Hickory Grove Estates

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

The cost of the 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.

It is recommended that the costs for the improvements in Hickory Grove Estates be determined on a unit basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Hickory Grove Estates

Estimated Assessable Road Construction Costs (see attached breakdown)	\$ 772,702.05
Previous Engineering	\$ 41,437.84
Engineering, Administration, & Contingencies	\$ 231,810.62
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Total Estimated Assessable Road Construction Costs	\$ 1,045,950.51

$$\frac{\$ 1,045,950.51}{41 \text{ units}^1} = \$ 25,510.99/\text{unit}$$

Use \$ 25,510.99/unit as the Road Rehabilitation Unit Rate².

Storm Water Management – Hickory Grove Estates

Estimated Storm Water Utility Costs (see attached breakdown)	\$ 378,785.75
Previous Engineering	\$ 13,812.61
Engineering, Administration, & Contingencies	\$ 113,635.72
<hr/>	
Total Estimated Storm Water Utility Costs	\$ 506,234.08

COST SUMMARY

Cost Summary

Total Project Costs	\$ 1,552,184.59
Total Road Assessable Costs (Deduct)	\$ (138,073.99)
Total Deferred Road Assessable Costs (Deduct)	\$ (178,576.93)
Total Storm Water Utility Costs (Deduct)	\$ (506,234.08)
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Net Non-Assessable & City Costs	\$ 729,299.59

¹ The unit count includes deferred units. The number of deferred units is based on the zoning requirements of the Hickory Grove Estates Subdivision (RS-4).

² A maximum assessment of \$ 3,411.00 (2026 Pavement Cap) will be assessed to single-family, duplex residential, and residential condominium properties.

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	Common Excavation	1	LS	\$200,000.00	\$ 200,000.00
2	Excavation Below Subgrade (EBS) Backfill	2500	T	\$ 0.01	\$ 25.00
3	EBS	1000	CY	\$ 74.97	\$ 74,970.00
4	Geogrid	3100	SY	\$ 6.91	\$ 21,421.00
5	Saw Cut	680	LF	\$ 4.00	\$ 2,720.00
6	1 ¼-IN Dense-Graded Base	7900	T	\$ 17.75	\$ 140,225.00
7	HMA Pavement-Binder Course	2600	T	\$ 75.95	\$ 197,470.00
8	HMA Pavement-Surface Course	1400	T	\$ 75.95	\$ 106,330.00
9	Asphaltic Millings Shoulder	8200	LF	\$ 2.05	\$ 16,810.00
10	Remove and Replace Gravel Driveway	60	SY	\$ 10.60	\$ 636.00
11	Remove and Replace Asphalt Driveway	800	SY	\$ 50.00	\$ 40,000.00
12	Remove and Replace 6-IN Concrete Driveway	370	SY	\$ 91.00	\$ 33,670.00
13	Concrete Flume	1	EA	\$ 2,000.00	\$ 2,000.00
14	Concrete Curb and Gutter	55	LF	\$ 85.00	\$ 4,675.00
15	Remove Culvert	840	LF	\$ 12.65	\$ 10,626.00
16	19-IN by 30-IN HERCP Culvert	224	LF	\$ 151.00	\$ 33,824.00
17	18-IN RCP Culvert	96	LF	\$ 89.00	\$ 8,544.00
18	19-IN by 30-IN HERCP Apron End Wall	12	EA	\$ 1,850.00	\$ 22,200.00
19	18-IN RCP Apron Endwall	4	EA	\$ 1,655.00	\$ 6,620.00
20	15-IN Corrugated Metal Culvert Pipe	25	LF	\$ 71.00	\$ 1,775.00
21	15-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	\$ 421.00	\$ 842.00
22	17-IN by 13-IN Corrugated Metal Culvert Pipe	452	LF	\$ 75.00	\$ 33,900.00
23	17-IN by 13-IN Corrugated Metal Culvert Pipe Apron Endwall	36	EA	\$ 415.00	\$ 14,940.00
24	21-IN by 15-IN Corrugated Metal Culvert Pipe	119	LF	\$ 76.00	\$ 9,044.00
25	21-IN by 15-IN Corrugated Metal Culvert Pipe Apron Endwall	10	EA	\$ 451.00	\$ 4,510.00
26	24-IN by 18-IN Corrugated Metal Culvert Pipe	51	LF	\$ 90.00	\$ 4,590.00
27	24-IN by 18-IN Corrugated Metal Culvert Pipe Apron Endwall	4	EA	\$ 578.00	\$ 2,312.00
28	Riprap, Medium	30	CY	\$ 150.00	\$ 4,500.00

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>
29	Drain Tile	40	LF	\$ 80.00	\$ 3,200.00
30	Ditching	1400	LF	\$ 5.00	\$ 7,000.00
31	Clearing and Grubbing	1	LS	\$ 4,000.00	\$ 4,000.00
32	Tree Removal	36	ID	\$ 100.00	\$ 3,600.00
33	Erosion Control and Maintenance	1	LS	\$ 17,500.00	\$ 17,500.00
34	6-IN Topsoil, Seed, Erosion Mat W/Biodegradable Stakes and Watering	8500	SY	\$ 5.75	\$ 48,875.00
35	Remove and Reset Existing Signs	1	LS	\$ 300.00	\$ 300.00
36	Remove Miscellaneous Landscaping Items	1	LS	\$ 300.00	\$ 300.00
37	Salvage and Reinstall Mailboxes	32	EA	\$ 100.00	\$ 3,200.00
38	Temporary Mailboxes	32	EA	\$ 15.90	\$ 508.80
39	Install Sign and Sign Support	1	LS	\$ 325.00	\$ 325.00
40	Mobilization	1	LS	\$ 56,500.00	\$ 56,500.00
41	Traffic Control	1	LS	\$ 6,000.00	\$ 6,000.00
42	Dust Control	1	LS	\$ 1,000.00	\$ 1,000.00
Subtotal of Contract					\$1,151,487.80
Previous Engineering					\$ 55,250.45
Engineering, Administration, & Contingencies					\$ 345,446.34
Total Project Costs					\$1,552,184.59

Total Estimated Project Costs = \$ 1,552,184.59

Total Estimated Road Rehabilitation & Assessable 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	Common Excavation	0.4	LS	\$200,000.00	\$ 80,000.00
2	Excavation Below Subgrade (EBS) Backfill	2500	T	\$ 0.01	\$ 25.00
3	EBS	1000	CY	\$ 74.97	\$ 74,970.00
4	Geogrid	3100	SY	\$ 6.91	\$ 21,421.00
5	Saw Cut	680	LF	\$ 4.00	\$ 2,720.00
6	1 ¼-IN Dense-Graded Base	7900	T	\$ 17.75	\$ 140,225.00
7	HMA Pavement-Binder Course	2600	T	\$ 75.95	\$ 197,470.00
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9	Asphaltic Millings Shoulder	8200	LF	\$ 2.05	\$ 16,810.00
10	Remove and Replace Gravel Driveway	60	SY	\$ 10.60	\$ 636.00
11	Remove and Replace Asphalt Driveway	800	SY	\$ 50.00	\$ 40,000.00
12	Remove and Replace 6-IN Concrete Driveway	370	SY	\$ 91.00	\$ 33,670.00
33	Erosion Control and Maintenance	0.34	LS	\$ 17,500.00	\$ 5,950.00
34	6-IN Topsoil, Seed, Erosion Mat W/Biodegradable Stakes and Watering	935	SY	\$ 5.75	\$ 5,376.25
35	Remove and Reset Existing Signs	1	LS	\$ 300.00	\$ 300.00
37	Salvage and Reinstall Mailboxes	32	EA	\$ 100.00	\$ 3,200.00
38	Temporary Mailboxes	32	EA	\$ 15.90	\$ 508.80
39	Install Sign and Sign Support	1	LS	\$ 325.00	\$ 325.00
40	Mobilization	0.67	LS	\$ 56,500.00	\$ 37,855.00
41	Traffic Control	0.67	LS	\$ 6,000.00	\$ 4,020.00
42	Dust Control	0.89	LS	\$ 1,000.00	\$ 890.00
Subtotal of Contract					\$ 772,702.05
Previous Engineering					\$ 41,437.84
Engineering, Administration, & Contingencies					\$ 231,810.62
Total Project Costs					\$1,045,950.51

Total Estimated Road Construction Costs = \$ 1,045,950.51

Total Units abutting the Road = 41 units¹

Computation of Unit Cost: $\frac{\$ 1,045,950.51}{41 \text{ units}} = \$ 25,510.99/\text{unit}$

¹ The unit count includes deferred units. The number of deferred units is based on the zoning requirements of the Hickory Grove Estates Subdivision (RS-4).

Total Estimated Road Rehabilitation & Assessable Costs – Continued

Use \$ 25,510.99/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 residential, and condominium residential properties.

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	0.6	LS	\$200,000.00	\$120,000.00
13	Concrete Flume	1	EA	\$ 2,000.00	\$ 2,000.00
14	Concrete Curb and Gutter	55	LF	\$ 85.00	\$ 4,675.00
15	Remove Culvert	840	LF	\$ 12.65	\$ 10,626.00
16	19-IN by 30-IN HERCP Culvert	224	LF	\$ 151.00	\$ 33,824.00
17	18-IN RCP Culvert	96	LF	\$ 89.00	\$ 8,544.00
18	19-IN by 30-IN HERCP Apron End Wall	12	EA	\$ 1,850.00	\$ 22,200.00
19	18-IN RCP Apron Endwall	4	EA	\$ 1,655.00	\$ 6,620.00
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22	17-IN by 13-IN Corrugated Metal Culvert Pipe	452	LF	\$ 75.00	\$ 33,900.00
23	17-IN by 13-IN Corrugated Metal Culvert Pipe Apron Endwall	36	EA	\$ 415.00	\$ 14,940.00
24	21-IN by 15-IN Corrugated Metal Culvert Pipe	119	LF	\$ 76.00	\$ 9,044.00
25	21-IN by 15-IN Corrugated Metal Culvert Pipe Apron Endwall	10	EA	\$ 451.00	\$ 4,510.00
26	24-IN by 18-IN Corrugated Metal Culvert Pipe	51	LF	\$ 90.00	\$ 4,590.00
27	24-IN by 18-IN Corrugated Metal Culvert Pipe Apron Endwall	4	EA	\$ 578.00	\$ 2,312.00
28	Riprap, Medium	30	CY	\$ 150.00	\$ 4,500.00
29	Drain Tile	40	LF	\$ 80.00	\$ 3,200.00
30	Ditching	1400	LF	\$ 5.00	\$ 7,000.00
31	Clearing and Grubbing	1	LS	\$ 4,000.00	\$ 4,000.00
32	Tree Removal	36	ID	\$ 100.00	\$ 3,600.00
33	Erosion Control and Maintenance	0.66	LS	\$ 17,500.00	\$ 11,550.00
34	6-IN Topsoil, Seed, Erosion Mat W/Biodegradable Stakes and Watering	7565	SY	\$ 5.75	\$ 43,498.75
36	Remove Miscellaneous Landscaping Items	1	LS	\$ 300.00	\$ 300.00
40	Mobilization	0.33	LS	\$ 56,500.00	\$ 18,645.00
41	Traffic Control	0.33	LS	\$ 6,000.00	\$ 1,980.00

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>
42	Dust Control	0.11	LS	\$ 1,000.00	\$ 110.00
Subtotal of Contract					\$378,785.75
Previous Engineering					\$ 13,812.61
Engineering, Administration, & Contingencies					\$113,635.72
Total Project Costs					\$506,234.08

Total Estimated Storm Water Utility Costs = \$ 506,234.08

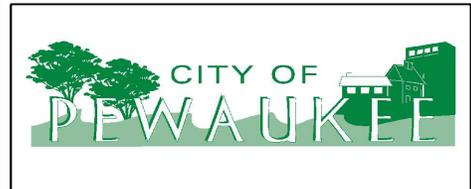
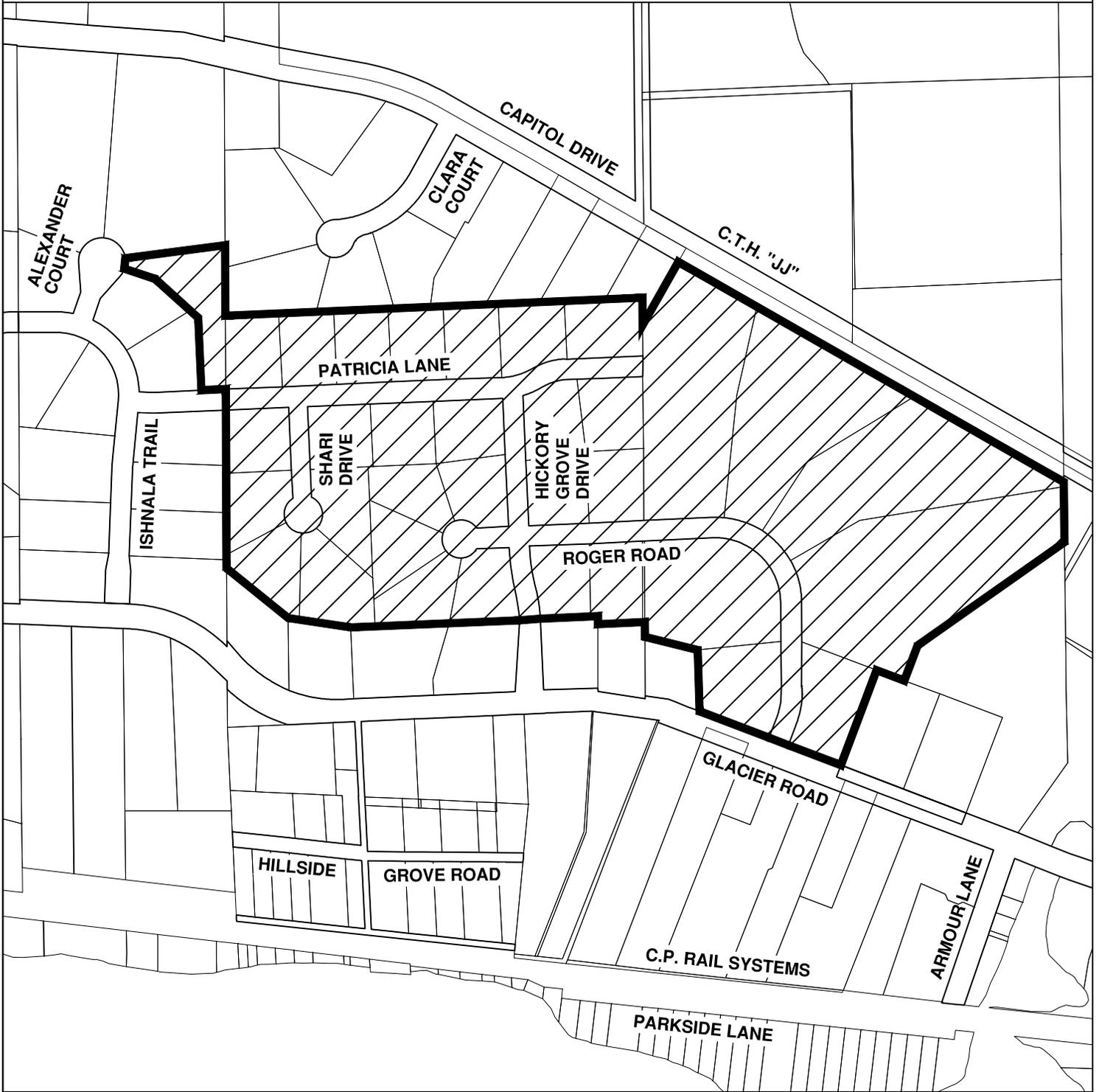
September 5th, 2025

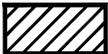
An Area of Assessment in Parts of the SE and SW $\frac{1}{4}$ Section of Section 6, T7N, R19E and The NE $\frac{1}{4}$ of Section 7, T7N, R19E, In the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows.

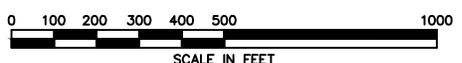
Commencing at the SW Corner of the SE $\frac{1}{4}$ of Section 6, T7N, R19 E; Thence N2°18'00"E, Along the West Line of Said SE $\frac{1}{4}$ Section, 506.71 Feet, to the Point of Beginning of lands to be Described; Thence Continuing Along Said West Line, N2°18'00"E, 571.49 Feet, to a Point on the North R/W Line of Patricia Lane, Also being the SE Corner of Outlot 1 of Glacier Ridge Subdivision; Thence N89°54'00"W, along Said North R/W Line, 77.83 Feet, to the SW Corner of Said Outlot 1; Thence N0°06'00"E, Along a Westerly Line of Said Outlot 1, 231.87 Feet; Thence N45°24'48"W, Along a Westerly Line of Said Outlot 1, 185.53 Feet; Thence N69°02'51"W, Along a Westerly Line of Said Outlot 1, 103.23 Feet, To a point on the Easterly R/W of Alexander Court; Thence Along the Easterly R/W of Alexander Court, Along an Arc of a Curve, Whose Center is to the West, Whose Radius is 75.00 Feet, and Whose Chord Bears N08°03'27"E 33.49 Feet, 33.77 Feet, to the NW Corner of Said Outlot 1; Thence N85°09'02"E, Along the North Line of Said Outlot 1, 320.87 Feet; Thence S2°18'00"W, Along the East Line of Said Outlot 1, 230.81 feet to the NW Corner of Hickory Grove Estates Subdivision; Thence S89°54'00"E, Along the North Line of Said Subdivision, 1330.15 Feet, to the NE Corner of Said Subdivision; Thence S2°08'00"W, Along the East Line of Said Subdivision, 80.89 Feet, to a Point of Intersection with a Line of CSM #2189; Thence N32°18'00"E, Along said Line, 232.52 Feet, to a Point on the South R/W Line of C.T.H. "JJ"; Thence S57°42'00"E, Along Said R/W Line, 1417.06 Feet, to the NE Corner of CSM #2188; Thence S1°56'00"W, Along the East line of CSM #2188 and the East Line of CSM # 3218, 192.61 Feet, to a Corne of CSM #3218; Thence S57°22'04"W, Along CSM #3218, 569.92 Feet, to a point; Thence S23°25'00"W, Along CSM #3218, 120.00 Feet; Thence N66°35'00"W, Along CSM #3218, 96.84 Feet; Thence S23°25'00"W, Along an Easterly line of CSM # 3218 and CSM #1584, 325.48 Feet, to a Point on the North R/W Line of Glacier Road; Thence N66°35'00"W and Along said N. R/W Line, 480.41 Feet, to the SW Corner of CSM #1532; Thence N2°08'00"E Along the West Line of CSM #1532, 196.55 Feet; Thence N73°21'00"W Along a southerly Line of a Parcel Whose Tax Key is PWC0888996, 180.66 Feet, to a Point on the East Line of CSM #310; Thence N2°08'00"E Along Said East Line, 43.57 Feet; Thence N90°00'00"W Along the North Line of CSM #310, 150.00 Feet, to a Point on the East Line of CSM #1390; Thence N2°08'00"E Along Said East Line, 26.79 Feet; Thence N90°00'00"W, 789.52 Feet, to the NE Corner of CSM #1385; Thence N78°45'40"W, Along Said CSM #1385, 198.62 Feet; Thence N48°56'55"W, Along the North line of Lot 11, Hickory Grove Estates Subdivision, 252.76 Feet, to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

HICKORY GROVE ESTATES ROAD 2026
ROAD ASSESSMENT AREA RD-25-57564
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND
 HICKORY GROVE ROAD ASSESSMENT AREA



SCALE IN FEET

DATE: SEPTEMBER 2, 2025

SCHEDULE C
 PRELIMINARY ASSESSMENT ROLL
 2026 HICKORY GROVE ESTATES RECONSTRUCTION
 RD-25-57564

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
1	CITY OF PEWAUKEE SEWER UTILITY C/O JANE MUELLER W240N3065 PEWAUKEE RD PEWAUKEE WI 53072	PWC SW0887063	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99		\$ 25,510.99
2	CRAIG G HALPERT REVOCABLE TRUST N41W27292 PATRICIA LN PEWAUKEE WI 53072-2224	PWC 0888001	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
3	SHAWN LINGLE KAREN J LONG N41W27330 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888002	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
4	JASON FELDMEIER DANA M FELDMEIER N41W27350 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888003	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
5	MARGO A GOODWIN 2873 DEER CREEK RUN SUN PRAIRIE WI 53590-9229	PWC 0888004	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
6	VIRENDER K MAKHIJA LOUISE T MAKHIJA N41W27424 PATRICIA LN PEWAUKEE WI 53072	PWC 0888005	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
7	DONALD J CZECH DIANE M CZECH N41W27458 PATRICIA LN PEWAUKEE WI 53072-2230	PWC 0888006	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
8	SARAH KENNEDY CRAIG MURRAY N41W27476 PATRICIA LN PEWAUKEE WI 53072-2230	PWC 0888007	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
9	CHRISTOPHER J GILLING DEEANNE M GILLING N41W27475 PATRICIA LN PEWAUKEE WI 53072	PWC 0888008	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
10	JAMES R AND KAYE L MEKA REVOCABLE TRUST W274N4117 SHARI DR PEWAUKEE WI 53072-2245	PWC 0888009	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00

SCHEDULE C
 PRELIMINARY ASSESSMENT ROLL
 2026 HICKORY GROVE ESTATES RECONSTRUCTION
 RD-25-57564

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 0888010	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
12	SAMUEL M VALLONE ANN K VALLONE W274N4105 SHARI DR PEWAUKEE WI 53072	PWC 0888012	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
13	JOHN SMUKOWSKI LISA SMUKOWSKI W274N4118 SHARI DR PEWAUKEE WI 53072-2231	PWC 0888013	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
14	BRENT R WALTZ KAREN M WALTZ N41W27469 PATRICIA LN PEWAUKEE WI 53072	PWC 0888014	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
15	ANNA MARIE SODERBERG WILLIAM STEPHEN SODERBERG N41W27363 PATRICIA LN PEWAUKEE WI 53072-2226	PWC 0888015	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
16	PAUL AND NANCY HARRISON REVOCABLE TRUST N41W27361 HICKORY GROVE DR PEWAUKEE WI 53072-2253	PWC 0888016	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
17	MARK L ISABELL TERESE W ISABELL N41W27360 ROGER RD PEWAUKEE WI 53072-2239	PWC 0888017	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
18	THOMAS GARVIN DELORES GARVIN N41W27370 ROGER RD PEWAUKEE WI 53072	PWC 0888018	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
19	DONALD D STEILER JOLYNN M STEILER N41W27378 ROGER RD PEWAUKEE WI 53072	PWC 0888019	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
20	SAMUEL J VALLONE ANGELA K VALLONE N41W27373 ROGER RD PEWAUKEE WI 53072	PWC 0888020	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00

SCHEDULE C
 PRELIMINARY ASSESSMENT ROLL
 2026 HICKORY GROVE ESTATES RECONSTRUCTION
 RD-25-57564

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
21	DAVID J KNEBES TRACI J KNEBES N41W27357 ROGER RD PEWAUKEE WI 53072-2237	PWC 0888023	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
22	SUSAN A RUF REVOCABLE TRUST W273N4066 HICKORY GROVE DR PEWAUKEE WI 53072	PWC 0888024	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
23	JOSEPH W MONFRE JANICE J MONFRE N40W27287 ROGER RD PEWAUKEE WI 53072-2256	PWC 0888025	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
24	THOMAS A GRANDLICH TERRI L GRANDLICH N41W27280 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888026	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
25	ALEXANDRIA M HAMM JORDAN L HAMM W273N4182 HICKORY GROVE DR PEWAUKEE WI 53072-2242	PWC 0888027	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
26	TIMOTHY R HARDIN W273N4190 HICKORY GROVE DR PEWAUKEE WI 53072-2242	PWC 0888028	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
27	DELWIN P KAATZ ELIZABETH L KAATZ N41W27271 PATRICIA LN PEWAUKEE WI 53072-2223	PWC 0888029	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00

SCHEDULE C
 PRELIMINARY ASSESSMENT ROLL
 2026 HICKORY GROVE ESTATES RECONSTRUCTION
 RD-25-57564

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
28	BRIAN L STEINGRABER ALISSA D STEINGRABER N41W27225 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
			Road Reconstruction - Deferred	3	\$ 25,510.99	\$ 76,532.97	\$ 76,532.97 D	
29	MICHAEL DANNING JENNIFER DANNING N40W27202 GLACIER RD PEWAUKEE WI 53072	PWC 0888996001	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
30	GREGORY D COX LENETTE A COX N40W27178 GLACIER RD PEWAUKEE WI 53072	PWC 0888996005	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
			Road Reconstruction - Deferred	1	\$ 25,510.99	\$ 25,510.99	\$ 25,510.99 D	
31	THOMAS BEDNAR JUDITH BEDNAR N41W27220 ROGER RD PEWAUKEE WI 53072	PWC 0888996012	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
32	PAUL T EALES JOHNELL L EALES N40W27196 ROGER RD PEWAUKEE WI 53072	PWC 0888996013	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
			Road Reconstruction - Deferred	1	\$ 25,510.99	\$ 25,510.99	\$ 25,510.99 D	
33	ROBERT C OPIE LINDA OPIE N41W27256 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996026	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00
			Road Reconstruction - Deferred	2	\$ 25,510.99	\$ 51,021.98	\$ 51,021.98 D	
34	GRIBBLE LUMB REVOCABLE TRUST N41W27244 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996027	Road Reconstruction	1	\$ 25,510.99	\$ 25,510.99	\$ 3,411.00	\$ 3,411.00

TOTAL IN AID OF ROAD RECONSTRUCTION 34 units \$ 138,073.99
 TOTAL IN AID OF ROAD RECONSTRUCTION - DEFERRED 7 units \$ 178,576.93

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.