

REPORT ON ESTIMATED PRELIMINARY SPECIAL ASSESSMENTS

For: Wastewater Utility, Water Utility, Stormwater Utility, Streets, and Consulting Engineering

Project: Emmet Utility Extension

Preliminary Report on Estimated Preliminary Special Assessments: Reviewed and recommended for approval by Public Works Commission, July 14, 2026

Final Report on Estimated Preliminary Special Assessments: Reviewed and recommended for approval by Public Works Commission, Date TBD

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER	FRONT FOOTAGE ASSESSED	NEW SANITARY SEWER MAIN, 8-INCH	NEW SANITARY SEWER LATERAL, 6-INCH	NEW WATER MAIN, 8-INCH	NEW WATER SERVICE, 1-INCH	NEW SERVICE TAP, SADDLE, AND CORPORATION VALVE, 1-INCH	NEW CURB VALVE AND VALVE BOX, 1-INCH	STORM WATER UTILITY	STREET RESURFACING	CONSULTING ENGINEERING	TOTAL ASSESSMENT
			cost per F.F. \$92.55 \$0.00	cost per L.F. \$85.00	cost per F.F. \$120.84 \$0.00	cost per L.F. \$85.00	cost per EA. \$500.00	cost per EA. \$350.00	cost per F.F. \$22.15 \$0.00	cost per F.F. \$48.36 \$0.00	cost per F.F. \$15.36 \$0.00	ESTIMATED FINAL
N. Second Street - Robert Street to STH 16 Bypass												
Benjamin M. & Rachel E. Judd Revocable Trust Dated June 26, 2025 1538 N. Second Street Watertown, WI 53098	291-0915-3312-002 (1538 N. Second St.)		35.48	0.00	0.00	0.00	0.00	0.00	35.48	35.48	35.48	\$3,828.64
		105.60	\$3,283.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$544.97	
		35.48										
		0.00										
Notes:	Property currently serviced by Wastewater & Water Utilities. (Parcel in City prior to Emmet annexation) Existing sanitary sewer extends across southerly 70.12' of frontage. Existing watermain extends across entire frontage.											
Hady Electric Inc. PO Box 580 Watertown, WI 53094	291-0915-2843-018 (1600 N. Second St.)	680.10	680.10 \$62,943.26	70.00 \$5,950.00	680.10 \$82,183.28	48.00 \$4,080.00	3.00 \$1,500.00	3.00 \$1,050.00	680.10 \$0.00	680.10 \$0.00	680.10 \$10,446.34	\$168,152.88
Notes:	Property currently serviced by Wastewater & Water Utilities. (Parcel in City prior to Emmet annexation.)											
Hady Electric Inc. PO Box 580 Watertown, WI 53094	291-0915-2843-026 (No Site Address)	150.10	150.10 \$13,891.76	0.00 \$0.00	150.10 \$18,138.08	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	150.10 \$0.00	150.10 \$0.00	150.10 \$2,305.54	\$34,335.38
Notes:												
William Liebhart 1115 S. Third Street Watertown, WI 53094	291-0915-2843-023 (No Site Address)	237.60	237.60 \$21,989.88	0.00 \$0.00	237.60 \$28,711.58	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	237.60 \$0.00	237.60 \$0.00	237.60 \$3,649.54	\$54,351.00
Notes:												
William T. Liebhart James L. Liebhart 1115 S. Third Street Watertown, WI 53094	291-0915-2834-039 (No Site Address)	48.57	48.57 \$4,495.15	25.00 \$2,125.00	48.57 \$5,869.20	17.00 \$1,445.00	1.00 \$500.00	1.00 \$350.00	48.57 \$0.00	48.57 \$0.00	48.57 \$746.04	\$15,530.39
Notes:												
Dennis A. Bachler Cherie L. Bachler 1539 N. Second Street Watertown, WI 53098	291-0915-3312-087 (1539 N. Second St.)		35.48	0.00	0.00	0.00	0.00	0.00	35.48	35.48	35.48	\$3,828.64
		76.38	\$3,283.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$544.97	
		35.48										
		0.00										
Notes:	Property currently serviced by Wastewater & Water Utilities. (Parcel in City prior to Emmet annexation) Existing watermain extends across entire frontage. Existing sanitary sewer extends across southerly 70.12' of frontage.											

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER	FRONT FOOTAGE ASSESSED	NEW SANITARY SEWER MAIN, 8-INCH	NEW SANITARY SEWER LATERAL, 6- INCH	NEW WATER MAIN, 8-INCH	NEW WATER SERVICE, 1- INCH	NEW SERVICE TAP, SADDLE, AND CORPORATIO N VALVE, 1- INCH	NEW CURB VALVE AND VALVE BOX, 1- INCH	STORM WATER UTILITY	STREET RESURFACING	CONSULTING ENGINEERING	TOTAL ASSESSMENT
			cost per F.F. \$92.55 \$0.00	cost per L.F. \$85.00	cost per F.F. \$120.84 \$0.00	cost per L.F. \$85.00	cost per EA. \$500.00	cost per EA. \$350.00	cost per F.F. \$22.15 \$0.00	cost per F.F. \$48.36 \$0.00	cost per F.F. \$15.36 \$0.00	ESTIMATED FINAL
N. Second Street - Robert Street to STH 16 Bypass												
Larry E. Cookson Jr. Deana Cookson 201 Robert Street Watertown, WI 53098	291-0915-2843-001 (201 Robert St.)		157.76	0.00	0.00	0.00	0.00	0.00	157.76	157.76	157.76	\$17,023.88
		157.76	\$14,600.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,423.19	
		0.00										
Notes:	Property currently serviced by Wastewater & Water Utilities. (Parcel in City prior to Emmet annexation) Existing sanitary sewer extends across Robert St. frontage only. Existing watermain extends across entire N. Second St. frontage.											
City of Watertown 106 Jones Street Watertown, WI 53094	Robert Street (Right-of-Way)		66.00	0.00	0.00	0.00	0.00	0.00	66.00	66.00	66.00	\$7,122.06
		66.00	\$6,108.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,013.76	
		0.00										
Notes:	Existing watermain extends through the entire intersection.											
Fredrick J. Roethle Jean M. Roethle 1601 N. Second Street Watertown, WI 53098	291-0915-2843-015 (1601 N. Second St.)	160.00	160.00 \$14,808.00	0.00 \$0.00	160.00 \$19,334.40	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	160.00 \$0.00	160.00 \$0.00	160.00 \$2,457.60	\$36,600.00
Notes:	Property currently serviced by Wastewater & Water Utilities. (Parcel in City prior to Emmet annexation.) Proposed watermain and sanitary sewer to be extended across entire N. Second St. frontage.											
Michael Edwin Stadler Jr. Holly Marie Stadler N544 Second Street Rd. Watertown, WI 53098	291-0915-2843-024 (1607 N. Second St.)	165.00	165.00 \$15,270.75	43.00 \$3,655.00	165.00 \$19,938.60	51.00 \$4,335.00	1.00 \$500.00	1.00 \$350.00	165.00 \$0.00	165.00 \$0.00	165.00 \$2,534.40	\$46,583.75
Notes:												
City of Watertown 106 Jones Street Watertown, WI 53094	Unopened Street (Right-of-Way)	40.59	40.59 \$3,756.60	0.00 \$0.00	40.59 \$4,904.90	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	40.59 \$0.00	40.59 \$0.00	40.59 \$623.46	\$9,284.96
Notes:												
Jacob Schlicher Kathleen M. Schlicher W5740 Navan Road Watertown, WI 53094	291-0915-2843-022 (1611 N. Second St.)	95.00	95.00 \$8,792.25	43.00 \$3,655.00	95.00 \$11,479.80	51.00 \$4,335.00	1.00 \$500.00	1.00 \$350.00	95.00 \$0.00	95.00 \$0.00	95.00 \$1,459.20	\$30,571.25
Notes:												
Damian Denault Mary Denault N552 Second Street Rd. Watertown, WI 53098	291-0915-2843-021 (1617 N. Second St.)	228.36	228.36 \$21,134.72	42.00 \$3,570.00	228.36 \$27,595.02	51.00 \$4,335.00	1.00 \$500.00	1.00 \$350.00	228.36 \$0.00	228.36 \$0.00	228.36 \$3,507.61	\$60,992.35
Notes:												
William T. Liebhart James L. Liebhart 1115 S. Third Street Watertown, WI 53094	291-0915-2843-020 (1627 N. Second St.)	130.00	130.00 \$12,031.50	41.00 \$3,485.00	130.00 \$15,709.20	49.00 \$4,165.00	1.00 \$500.00	1.00 \$350.00	130.00 \$0.00	130.00 \$0.00	130.00 \$1,996.80	\$38,237.50
Notes:												

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER	FRONT FOOTAGE ASSESSED	NEW SANITARY SEWER MAIN, 8-INCH	NEW SANITARY SEWER LATERAL, 6- INCH	NEW WATER MAIN, 8-INCH	NEW WATER SERVICE, 1- INCH	NEW SERVICE TAP, SADDLE, AND CORPORATIO N VALVE, 1- INCH	NEW CURB VALVE AND VALVE BOX, 1- INCH	STORM WATER UTILITY	STREET RESURFACING	CONSULTING ENGINEERING	TOTAL ASSESSMENT
			cost per F.F. \$0.00 \$0.00	cost per L.F. \$0.00	cost per F.F. \$465.00 \$2,750.00	cost per L.F. \$0.00	cost per EA. \$0.00	cost per EA. \$49,000.00	cost per F.F. \$0.00 \$0.00	cost per F.F. \$2,153.21 \$8,000.00	cost per F.F. \$0.00 \$0.00	ESTIMATED FINAL
N. Second Street - Robert Street to STH 16 Bypass												
William T. Liebhart James L. Liebhart 1115 S. Third Street Watertown, WI 53094	291-0915-2843-019 (1627 N. Second St.)	130.00	130.00 \$20,800.00	41.00 \$0.00	130.00 \$20,800.00	49.00 \$0.00	1.00 \$0.00	1.00 \$0.00	130.00 \$0.00	130.00 \$0.00	130.00 \$20,800.00	\$62,400.00
Notes:												

2360.04 (Sanitary Sewer improved frontage)

2065.32 (Watermain improved frontage)

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Final Report on Estimated Preliminary Special Assessments: Reviewed and recommended for approval by Public Works Commission, Date TBD

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			cost per F.F. \$80.03 \$0.00	cost per L.F. \$85.00	cost per F.F. \$92.79 \$0.00	cost per L.F. \$85.00	cost per EA. \$500.00	cost per EA. \$350.00	cost per F.F. \$0.00 \$0.00	cost per F.F. \$62.98 \$0.00	cost per F.F. \$15.36 \$0.00	ESTIMATED FINAL
Prospect Street - Sandy Lane to Termini												
Mark A. Fobes Rose M Fobes 1522 Prospect Street Watertown, WI 53098	291-0915-2844-004 (1522 Prospect St.)	90.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	90.00	90.00	\$0.00
		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Notes:	Property currently serviced by Wastewater & Water Utilities. (Parcel in City prior to Emmet annexation) Existing watermain and sanitary sewer extend across entire frontage.											
Matthew A Baumgarten Crystal A Baumgarten 1526 Prospect Street Watertown, WI 53098	291-0915-2844-005 (1526 Prospect St.)		123.18	29.00	81.08	21.00	1.00	1.00	172.78	172.78	172.78	\$25,135.41
		123.18	\$9,858.10	\$2,465.00	\$7,523.41	\$1,785.00	\$500.00	\$350.00	\$0.00	\$0.00	\$2,653.90	
		81.08										
Notes:	Existing sanitary sewer extends across southerly 49.60' of frontage. Existing watermain extends across southerly 91.70' of frontage.											
Todd J. Maier 1528 Prospect Street Watertown, WI 53098	291-0915-2844-027 (1528 Prospect St.)	226.80	226.80 \$18,150.80	28.00 \$2,380.00	226.80 \$21,044.77	20.00 \$1,700.00	1.00 \$500.00	1.00 \$350.00	226.80 \$0.00	226.80 \$0.00	226.80 \$3,483.65	\$47,609.22
Notes:												
City of Watertown 106 Jones Street Watertown, WI 53094	Unopened Street (Right-of-Way)	66.00	66.00 \$5,281.98	0.00 \$0.00	66.00 \$6,124.14	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	66.00 \$0.00	66.00 \$0.00	66.00 \$1,013.76	\$12,419.88
Notes:												
Todd J. Maier 1528 Prospect Street Watertown, WI 53098	291-0915-2844-026 (No Site Address)	73.05	73.05 \$5,846.19	0.00 \$0.00	73.05 \$6,778.31	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	73.05 \$0.00	73.05 \$0.00	73.05 \$1,122.05	\$13,746.55
Notes:												
Shane Flanigan 1519 Prospect Street Watertown, WI 53098	291-0915-2844-033 (1519 Prospect St.)	166.60	0.00	0.00	0.00	0.00	0.00	0.00	166.60	166.60	166.60	\$0.00
		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Notes:	Property currently serviced by Wastewater & Water Utilities. Existing sanitary sewer and watermain extend across entire frontage. (Parcel in City prior to Emmet annexation.)											

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER	FRONT FOOTAGE ASSESSED	NEW SANITARY SEWER MAIN, 8-INCH	NEW SANITARY SEWER LATERAL, 6- INCH	NEW WATER MAIN, 8-INCH	NEW WATER SERVICE, 1- INCH	NEW SERVICE TAP, SADDLE, AND CORPORATIO N VALVE, 1- INCH	NEW CURB VALVE AND VALVE BOX, 1- INCH	STORM WATER UTILITY	STREET RESURFACING	CONSULTING ENGINEERING	TOTAL ASSESSMENT
			cost per F.F. \$80.03 \$0.00	cost per L.F. \$85.00	cost per F.F. \$92.79 \$0.00	cost per L.F. \$85.00	cost per EA. \$500.00	cost per EA. \$350.00	cost per F.F. \$0.00 \$0.00	cost per F.F. \$62.98 \$0.00	cost per F.F. \$15.36 \$0.00	ESTIMATED FINAL
Prospect Street - Sandy Lane to Termini												
James K. Heller Angelene M. Heller 1523 Prospect Street Watertown, WI 53098	291-0915-2844-024 (1523 Prospect St.)		106.55	0.00	63.45	0.00	0.00	0.00	106.55	106.55	173.15	\$2,659.58
		106.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,659.58		
		63.45										
Notes:	Property currently serviced by Wastewater & Water Utilities. (Parcel in City prior to Emmet annexation) Existing sanitary sewer extends across southerly 66.60' of frontage. Existing watermain extends across southerly 109.70' of frontage.											
Brian Kelchner Kattie Kelchner 1527 Prospect Street Watertown, WI 53098	291-0915-2844-031 (1527 Prospect St.)	75.08	75.08 \$6,008.65	41.00 \$3,485.00	75.08 \$6,966.67	50.00 \$4,250.00	1.00 \$500.00	1.00 \$350.00	75.08 \$0.00	75.08 \$0.00	75.08 \$1,153.23	\$22,713.55
Notes:												
Brian Kelchner Kattie Kelchner 1529 Prospect Street Watertown, WI 53098	291-0915-2844-030 (1529 Prospect St.)	107.00	107.00 \$8,563.21	38.00 \$3,230.00	107.00 \$9,928.53	46.00 \$3,910.00	1.00 \$500.00	1.00 \$350.00	107.00 \$0.00	107.00 \$0.00	107.00 \$1,643.52	\$28,125.26
Notes:												
Brian L. Ebert 1533 Prospect Street Watertown, WI 53098	291-0915-2844-029 (1533 Prospect St.)	178.41	178.41 \$14,278.15	36.00 \$3,060.00	178.41 \$16,554.66	44.00 \$3,740.00	1.00 \$500.00	1.00 \$350.00	178.41 \$0.00	178.41 \$0.00	178.41 \$2,740.38	\$41,223.19
Notes:												

956.07 (Sanitary Sewer improved frontage)

870.87 (Watermain improved frontage)

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PROPERTY OWNER AND ADDRESS	PARCEL NUMBER	FRONT FOOTAGE ASSESSED	NEW SANITARY SEWER MAIN, 8-INCH	NEW SANITARY SEWER LATERAL, 6- INCH	NEW WATER MAIN, 8-INCH	NEW WATER SERVICE, 1- INCH	NEW SERVICE TAP, SADDLE, AND CORPORATIO N VALVE, 1- INCH	NEW CURB VALVE AND VALVE BOX, 1- INCH	STORM WATER UTILITY	STREET RESURFACING	CONSULTING ENGINEERING	TOTAL ASSESSMENT
			cost per F.F. \$140.23 \$0.00	cost per L.F. \$85.00	cost per F.F. \$99.39 \$0.00	cost per L.F. \$85.00	cost per EA. \$500.00	cost per EA. \$350.00	cost per F.F. \$0.00 \$0.00	cost per F.F. \$71.55 \$0.00	cost per F.F. \$15.36 \$0.00	ESTIMATED FINAL
Center Street - Boulder Road to STH 16 Bypass												
William F. Tessmann Raymond H. Tessmann 1518 Center Street Watertown, WI 53098	291-0915-2844-034 (1518 Center St.)	192.16	80.70	0.00	12.50	0.00	0.00	0.00	192.16	192.16	192.16	\$15,510.52
			\$11,316.56	\$0.00	\$1,242.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,951.58	
		80.70										
		12.50										
Notes:	Property currently serviced by Wastewater & Water Utilities. (Parcel in City prior to Emmet annexation) Existing sanitary sewer extends across southerly 111.46' of frontage. Existing watermain extends across southerly 179.66' of frontage.											
Ethan Degner 1522 Center Street Watertown, WI 53098	291-0915-2844-032 (1522 Center St.)	200.00	200.00 \$28,046.00	37.00 \$3,145.00	200.00 \$19,878.00	26.00 \$2,210.00	1.00 \$500.00	1.00 \$350.00	200.00 \$0.00	200.00 \$0.00	200.00 \$3,072.00	\$57,201.00
Notes:												
Terrence J. McKee Christine M. McKee 1524 Center Street Watertown, WI 53098	291-0915-2844-028 (1524 Center St.)	164.73	164.73 \$23,100.09	35.00 \$2,975.00	164.73 \$16,372.51	26.00 \$2,210.00	1.00 \$500.00	1.00 \$350.00	164.73 \$0.00	164.73 \$0.00	164.73 \$2,530.25	\$48,037.85
Notes:												
David R. Washa 1521 Center Street Watertown, WI 53098	291-0915-2844-006 (1521 Center St.)	50.99	71.80	0.00	0.00	0.00	0.00	0.00	50.99	50.99	50.99	\$10,851.72
			\$10,068.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$783.21	
		20.50										
		0.00										
Notes:	Wastewater & Water Utility services extended to right-of-way, but not in use. (Parcel in City prior to Emmet annexation.) Existing sanitary sewer extends across southerly 30.49' of frontage. Existing watermain extends across entire frontage.											
Jared M. Donner Stephanie L. Donner 1531 Center Street Watertown, WI 53098	291-0915-2844-025 (1531 Center St.)	245.20 232.48 232.48	232.48 \$32,600.67	32.00 \$2,720.00	232.48 \$23,106.19	41.00 \$3,485.00	1.00 \$500.00	1.00 \$350.00	245.20 \$0.00	245.20 \$17,544.06	245.20 \$3,766.27	\$84,072.19
Notes:	Assessable frontage for Wastewater and Water Utilities calculated as set forth in Ordinance Sec. 512-66 A.(1) (Add frontages (245.20+219.75)/2=232.48)											

597.21 (Sanitary Sewer improved frontage)

609.71 (Watermain improved frontage)