



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

October 4, 2023

To the businesses along Joseph Road:

As you may be aware, the pavement of Joseph Road is in poor condition and should be replaced. The project bid in 2021 was canceled due to groundwater contamination which changed the condition of the contract beyond the allowable amount by law. As such, we have rebid the Joseph Road Reconstruction project which consists of full-depth pavement and stone base removals. As part of the project, the City will be extending municipal water and sanitary sewer to the area ahead of the paving project. The curb and gutter is being placed in accordance with our standard road section. Storm sewer is being added.

The cost of the new storm sewer and half the new curb are paid by the Storm Water Utility. The costs of the sanitary sewer work are paid by the Sewer Utility. The costs of the water main extension are paid by the Water Utility. The road reconstruction and half of the curb repair costs are paid by the City of Pewaukee.

Beginning in 1984, the cost of road construction and curb extensions have been recovered through special assessments to the properties that abut the streets. In addition, all water main and sanitary sewer extensions have been recovered through special assessments to the properties that benefit from the extension. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:30 p.m. on Monday, October 16, 2023, in the Common Council Chambers at the Pewaukee City Hall located at W240N3065 Pewaukee Road, Pewaukee, WI 53072**. The purpose of the public hearing is to provide a public forum where the merits of the project will be discussed and the affected property owners will have a chance to comment before the Common Council on the proposed project.

Enclosed is a portion of the assessment roll that shows the potential special assessments for your property. The road and curb assessments are due when the final assessment resolution is passed (expected summer 2025). The assessments may be paid over a 10-year period with annual simple interest accruing on any unpaid balance on the end-of-year tax bill.

The enclosure also includes the potential water main, water service, sanitary sewer, and sewer lateral assessments for your property. The assessments are due when the final resolution is passed (anticipated summer 2025). The assessments may be paid over a 10-year period with annual simple interest accruing on any unpaid balance on the end-of-year tax bill.

Connection to the sanitary sewer and water systems is mandatory after 5 years. At the time of connection, the Utilities will collect a Reserve Capacity Assessment of \$5,834.00 per Residential Equivalent Unit (REU) for water and \$3,377.00 per Residential Equivalent Connection (REC) for sewer (2023 rates). These assessments pay for additional oversizing of service mains, fire protection oversizing, water towers, wells, sewer treatment plants, etc. These assessments increase annually by a construction cost index.

These special assessments may be confusing, and we hope to provide a clear understanding of the proposals and the costs at the October 16th hearing. The decision to proceed with the project or cancel the project will be made by the Common Council at the October 16th meeting.

If you have any questions or concerns, please feel free to contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

A handwritten signature in black ink, appearing to be 'Magdelene Wagner', with a large, sweeping flourish that extends to the right.

Magdelene Wagner, P.E.
Director of Public Works

CC: Common Council