



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072
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November 2, 2023

To the property owners along Shady Lane and Shady Nook:

As you may be aware, the pavement within Shady Lane and Shady Nook is in poor condition and should be replaced. As such, we have bid the Shady Lane and Shady Nook road reconstruction project, which consists of full-depth pavement and stone base removals. In areas of reconstruction, all the existing asphalt and stone base will be removed and replaced. The existing driveway and intersection culverts within the neighborhood will be replaced. Some work will also be completed on the existing ditches.

The costs of the ditching and culvert replacements are paid by the Storm Water Utility. The cost of road reconstruction is paid by the City of Pewaukee.

Beginning in 1984, the cost of road construction has been recovered through special assessments to the properties that abut the streets. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:30 p.m. on Monday, November 20, 2023, in the Common Council Chambers at Pewaukee City Hall located at W240N3065 Pewaukee Road.** 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 assessments are capped at \$3,290.00 (2024 rate) each for residential properties (non-residential properties will pay the full assessment), which is due when the final assessment resolution is passed (expected summer 2025). The assessments may be paid over 10 years with annual simple interest accruing on any unpaid balance on the end-of-year tax bill. For example, the capped assessment amount of \$3,290.00 will pay an approximate \$329.00 per year cost, plus interest, for each of the 10 years beginning with the December 2025 tax bill.

We have updated the project webpage on the City of Pewaukee website at <https://www.cityofpewaukee.us/603/Shady-Lane-and-Shady-Nook> where we have posted project information. You may also go to the City of Pewaukee's website at <http://www.cityofpewaukee.us> and click on "Departments", "Road Construction", "Shady Lane and Shady Nook". To sign up for project notifications, please go to <http://www.cityofpewaukee.us/480/Road-Constuction> and follow the instructions.

These special assessments may be confusing, so we strive to provide a clear understanding of the proposals and the costs before and at the November 20th hearing. The decision to proceed with or cancel the project will be made by the Common Council at the November 20th meeting following the public hearing.

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 long, sweeping horizontal flourish extending to the right.

Magdelene Wagner, P.E.
Director of Public Works/City Engineer

Enclosure

CC: City of Pewaukee Common Council