



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

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April 30, 2025

To the property owners along Bluemound Road:

As you may be aware, the City of Pewaukee is extending underground utilities in your area. These municipal water and sanitary sewer utilities will provide service to adjacent properties, including yours. The extended water main will also ensure an adequate water supply for fire protection.

The Bluemound Road Water & Sewer Extension Project has been bid out and includes the extension of utility mains within Bluemound Road and Takoma Drive, and the installation of services up to your property line. Additional improvements to enhance our utility systems will also be completed. The costs of extending utilities and installing services for each utility are paid for by the respective utility and through special assessments. Since the Utility's inception, the costs of extending utilities and installing services have been recovered through special assessments applied to properties benefiting from the project.

A Public Hearing regarding the proposed special assessments will be held at **6:30 p.m. on May 19, 2025, located in the Common Council Chambers at Pewaukee City Hall, W240N3065 Pewaukee Road**. The purpose of the hearing is to provide a public forum where the merits of the project will be discussed, and the affected property owners will have the opportunity to comment before the Common Council on the proposed project.

Enclosed you will find a portion of the assessment roll that shows the project special assessments for your property. The assessments for each utility are due at the time of sale of the property, the time of connection to the respective utility system, or five years after the final resolution has passed, whichever is earlier. The assessments may be paid in full or financed over 10 years through your annual tax bill, with annual simple interest accruing on any unpaid balance. Any assessment balance is due in full at the time of sale of the property.

Connection to both the sanitary sewer and municipal water system is **mandatory** upon sale of the property or after five years for the sanitary sewer only, whichever comes first. Private wells must be abandoned at the time of connection to municipal water. At the time of connection, the utilities will collect Reserve Capacity Assessments (RCA), which are separate from the above-mentioned special assessments. These assessments are currently \$3,632.00 per Residential Equivalent Connection for sewer, and \$6,073.00 per Residential Equivalent Unit for water (2025 rates). These assessments pay for additional oversizing of service mains, fire protection oversizing, water towers, wells, treatment plants, etc. These RCA assessments increase annually based on the construction cost index.

We understand these special assessments may be confusing. City staff will be available at the public hearing to help provide a clear understanding of the proposals and the costs. The decision to proceed with the project will be made by the Common Council at the May 19th meeting.

If you have any questions or concerns, please 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