



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072
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September 30, 2025

To the property owners along Lexington Drive, Ruben Drive, and Takoma Drive:

As you may be aware, the pavement within Lexington Drive, Ruben Drive, and Takoma Drive is in poor condition and should be replaced. As such, we have bid out the Takoma Hills Phase 2 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. Miscellaneous work will also be completed on the existing ditches and underground utilities.

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. Utility repairs are paid for by the respective utility.

Since 1984, the cost of road construction has been recovered through special assessments to the properties that abut the streets. A Public Hearing on the proposed special assessments will be held at **6:30 p.m. on Monday, October 20, 2025, 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 affected property owners will have the opportunity to comment before the Common Council.

Enclosed is a portion of the assessment roll showing the potential special assessments for your property. Road assessments for residential properties are capped at \$3,411.00 (2026 rate) each. Non-residential properties will be assessed the full amount. The assessment will be due when the final assessment resolution is passed, which is expected in summer 2027. Property owners may choose to pay the full amount at that time or spread payments over 10 years. Any unpaid balance will accrue simple annual interest and appear on the end-of-year property tax bill. For example, a capped residential assessment of \$3,411.00 would result in an approximate annual cost of \$341.10, plus interest, over 10 years beginning with the December 2027 tax bill.

We have updated the project webpage on the City of Pewaukee website www.cityofpewaukee.us/694/6694/Phase-2-2026, where we have posted project information. You may also access it by visiting www.cityofpewaukee.us and selecting “**Departments**”, “**Road Construction**”, “**Takoma Hills Subdivision**”, “**Phase 2 (2026)**”. To sign up for project notifications, please visit www.cityofpewaukee.us/480/Road-Constuction and follow the instructions.

We understand these special assessments may be confusing, so we strive to provide clear information about the proposals and the costs both before and during the October 20th hearing. Following the public hearing, the decision to proceed with or cancel the project will be made by the Common Council at the October 20th 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/City Engineer

Enclosure

CC: City of Pewaukee Common Council