



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

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February 13, 2026

To the property owners along Long Valley Court, Long Valley Road, Ridgeside Court, Wethersfield Court, and Wethersfield Road:

As you may be aware, the pavement on Long Valley Court, Long Valley Road, Ridgeside Court, and Wethersfield Road is in poor condition and due for replacement. To address this, the City of Pewaukee has bid out the Wethersfield Road paving project, which includes full-depth pavement removal and replacement. Additional improvements will include curb repairs and miscellaneous utility repairs.

Project costs for storm sewer repairs and half of the curb repairs will be paid by the Storm Water Utility. Road construction costs and half of the curb repairs will be paid by the City of Pewaukee in conjunction with special assessments. The utility-related work will be paid by the respective Water and Sewer Utilities.

Since 1984, the City has recovered road construction costs through special assessments to properties abutting the reconstructed streets.

A Public Hearing regarding the proposed special assessments is scheduled for **6:30 p.m. on Monday, March 2, 2026, in the Common Council Chambers at Pewaukee City Hall, W240N3065 Pewaukee Road.** The purpose of this hearing is to provide a public forum where the merits of the project will be discussed and to allow affected property owners an opportunity to comment on the proposed project before the Common Council considers action.

Enclosed is a portion of the assessment roll showing the project special assessments for your property. For residential properties, road assessments are **capped at \$3,411.00 (2026 rate)** and are due upon adoption of the final resolution, which is anticipated in summer 2027. Property owners may pay the assessment in full at that time, or choose to pay in installments over a 10-year period, with simple annual interest applied to any unpaid balance on the year-end tax bill. For example, a capped assessment of \$3,411.00 would result in annual payments of approximately \$341.10, plus interest, anticipated to begin with the December 2027 property tax bill.

The Wethersfield paving project includes four outlots within the assessment district. The City received direction from the registered agent of the Wethersfield Homeowners Association to allocate the capped road assessments for these outlots to be divided among the fifty homeowners within the association. Each outlot assessment is **capped at \$3,411.00 (2026 rate)**, except for the outlot located north of Long Valley Road, which is **capped at \$1,079 (2026 rate)** due to the significant presence of floodplains and natural wetlands on the property. As a result, each association member will receive a proportional share of these outlot assessments. These allocated outlot assessments of \$226.24 per parcel will be due upon adoption of the final resolution, anticipated in summer 2027.

Additional project information is available on the City's website at <https://www.cityofpewaukee.us/703/Wethersfield-Subdivision>. You may also access this page by visiting

<https://www.cityofpewaukee.us/> and navigating to “**Departments**”, “**Road Construction**”, and “**Wethersfield Subdivision**”.

To sign up for project notifications, please visit www.cityofpewaukee.us/480/Road-Construction and follow the instructions provided.

These special assessments can be complex. City staff will be available before and during the public hearing to answer questions and provide a clear understanding of the proposals and associated costs. The decision to proceed with the project will be made by the Common Council at the March 2nd meeting.

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

Enclosure

CC: City of Pewaukee Common Council