

THIS IS NOT A BILL

We are planning to improve the street next to your property in 2024. The city generally pays for a majority of the construction costs. As the property owner, you will be responsible for paying a special assessment for part of the construction costs. The enclosed official notice, required by law, outlines the preliminary plans, estimated costs, and assessments for your property. **This letter is a notice, not a bill.**

You will receive a special assessment bill in 2025 as long as the construction project is completed. The final bill amount may differ from the estimated amount in this letter. You will have several payment options: 1) Pay interest-free by the due date, which is 30 days after you receive the special assessment bill. 2) Pay interest-free by November 1, 2025. This requires you to sign and return the special assessment bill to the Treasurer's Office. 3) Pay with interest over five years. Each annual installment would be on your property tax bill. The interest rate is typically 3-5% and varies from year to year.

We've also included a list of frequently asked questions from property owners. We hope this information helps you understand the process and the proposed work.

If you have further questions, please visit or call the City Clerk's office at (414) 479-8917, the Treasurer's Office at (414) 479-8960 or the Engineering Office at (414) 479-8927 on weekdays between 8:00 a.m. and 4:30 p.m.



FREQUENTLY ASKED QUESTIONS

N. 109th St. and Potter Rd., Street and Utility Improvements

Q. When will the street work start?

- A. Street construction will occur during the 2024 Construction Season. Work is expected to begin in late March, weather permitting. **The best way to stay updated on a project is at Wauwatosa.net/construction.**

Q. Describe the type of construction occurring on my street?

- A. Your street is being partially reconstructed. Utility replacement and rehabilitation is scheduled for water main, sanitary sewers and storm sewers. Street reconstruction will follow and will involve a full replacement of the street pavement and portions of curb & gutter, sidewalk, and driveway approaches.

Q. How long will I be out of my driveway?

- A. During the utility phase, your driveway will be inaccessible at times depending on which construction operations are taking place near your home or business. This may or may not occur on consecutive days. During the paving phase, you may be out of your driveway for an extended period of time. There may be a period of time where access is maintained on gravel.

Q. Where can I park my car when I cannot get to my driveway?

- A. Parking permits will be delivered to each property prior to nighttime driveway access being restricted, often at the start of the project. These permits allow for overnight parking on City of Wauwatosa streets in any areas where daytime parking is permitted (e.g. no parking in front of hydrants, bus stops, etc.). Special accommodations can be made through Engineering Division staff to address specific needs.

Q. Will I still get mail delivered?

- A. Yes. You can expect normal mail delivery for the length of the project. If special circumstances arise, Engineering Division staff will help coordinate mailbox access.

Q. Will my trash and recycling get picked up?

- A. Yes, trash, yard waste and recycling schedules will remain the same. Unless instructed otherwise in the notification letter delivered before construction begins, you may leave receptacles in their normal location on normal days. If any special circumstances arise, Engineering Division staff will coordinate with DPW and notify affected residents.

Q. Will the contractor seed or sod lawn areas which are disturbed by construction?

- A. Yes. The contractor is required to place topsoil and sod in any areas which they disturbed during their work.

Q. What if I have a lawn sprinkler system within the right of way?

- A. During this project, the contractor will be working in the public right of way. This right of way area extends approximately 5-7 feet behind the curb into your lawn. In locations where there are sidewalks, the right of way extends a little bit behind the sidewalk into your lawn, includes the sidewalk and the green space between the sidewalk and the street.

If you have a sprinkler, electric dog fence, flower bed, or other feature within the right of way please remove it prior to construction. The homeowner assumes all risk of damage to these features within the right of way.

Q. Should I let you know if I am thinking about having my lead water service replaced?

- A. First, you can look to see if our records indicate that your property has a lead service line. Look up your property at Wauwatosa.net/lead. Then, please contact Maggie Anderson at (414) 479-3444 or manderson@wauwatosa.net if you are thinking about replacing your lead water service.

Q. Should I let you know if I am thinking about rehabilitating my sanitary sewer lateral?

- A. Yes. Please contact Maggie Anderson at (414) 479-3444 or manderson@wauwatosa.net if you are thinking about rehabilitating your sanitary sewer lateral. This work may be eligible for participation in the MMSD Pipe Check Program. More information is available online at: <https://www.mmsd.com/what-you-can-do/managing-water-on-your-property/pipe-check>

Q. How are special assessments determined and why are they necessary?

- A. The Common Council sets paving and sidewalk assessment rates during the annual budget process. The rates are used in conjunction with the assessable footage of your property. Special assessments are utilized to assist with funding of the City's Capital Improvements Program. While much of the funding for this project comes from the City's entire tax base or other revenue sources such as grants, we must still rely on special assessments to help fully fund the project.

Q. How and when do I pay for the proposed improvements?

- A. You will receive a special assessment bill in 2025 as long as the construction project is completed. The final bill amount may differ from the estimated amount in this letter. We understand that a special assessment such as this is significant so you will have several payment options to select from: 1) Pay interest-free by the due date, which is 30 days after you receive the special assessment bill. 2) Pay interest-free by November 1, 2025. This requires you to sign and return the special assessment bill to the Treasurer's Office. 3) Pay with interest over five years. Each annual installment would be on your property tax bill. The interest rate is typically 3-5% and varies from year to year.

For more information about special assessment billing and payment options, please call the Treasurer's Office: (414) 479-8960.

Q. If I'm paying over 5 years, how is the interest rate determined?

- A. The interest rate used is the same rate that the City pays to issue debt in order to fund the project. Since the City's debt rating is being used, it is a much lower rate than what would be found with a private loan.

Q. Who can I contact if I have a question about the project or my estimated special assessment?

- A. Please contact Maggie Anderson at (414) 479-3444 or manderson@wauwatosa.net or Jeni Schroeder at (414) 479-3544 or jschroeder@wauwatosa.net with any questions related to your estimated special assessment or the upcoming project.