



## Council Agenda Item

Meeting Date: October 3, 2023

Agenda Item: Wisconsin Street Assessments

Staff Contact (name, email, phone): Brad Marquardt, [bmarguardt@whitewater-wi.gov](mailto:bmarguardt@whitewater-wi.gov), 262-473-0139

### BACKGROUND

(Enter the who, what when, where, why)

Sanitary sewer and water main were extended on Wisconsin Street in 2004 to serve the development to the east of Wisconsin Street, namely the Waters Edge Subdivision. A public hearing was held to levy special assessments for the water and sanitary sewer to the properties lying to the west of Wisconsin Street since the sanitary sewer and water mains would be abutting their properties. A preliminary and final resolution was passed by Council deferring the assessments for sanitary sewer and water to 2024 or upon hook up, whichever occurs sooner. Staff sent out letters earlier this year to the property owners reminding them the special assessment will be due in 2024.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

May 4, 2004, Council passed the preliminary resolution to assess for sanitary sewer and water and to defer the assessment to 2024. May 18, 2004 the Council passed the final resolution charging special assessments of \$7,522.17 to each of six property owners along the west side of Wisconsin Street with the assessment deferred, interest free, until 2024 or upon hook up by the property owner, whichever occurs first.

September 12, 2023, Public Works Committee recommended the assessments be deferred indefinitely, interest free, until a property is in need of hooking up to the sanitary and/or water main.

### FINANCIAL IMPACT

(If none, state N/A)

Each property owes \$3,996.16 for the water assessment and \$3,526.01 for the sanitary sewer assessment. Altogether, the Water Utility would collect \$23,976.96 and the Wastewater Utility would collect \$21,156.06.

### STAFF RECOMMENDATION

Municipal code 16.12.070 requires buildings used for human habitation and located adjacent to a sewer and water main be connected. However, staff is more concerned with collecting the assessment than the properties being hooked up to the sewer and water. Staff's recommendation is for the Council to direct staff to bring forward a resolution outlining the collection of the outstanding assessments over a five-year period, in equal installments of \$1,504.42, beginning in 2024, and that the properties are not required to hook up to the sewer and water until the property owner requests to be hooked up or the failure of either the private well or private septic system.

There was a question at the Public Works Committee about other deferred assessments. The City does have other deferred assessments mainly for properties outside of the city and also for undeveloped land within the City.

### ATTACHMENT(S) INCLUDED

(If none, state N/A)

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1. May 4 and 18, 2004 Council minutes
  2. Location of Properties
  3. Municipal Code 16.12.070 – Habitable Buildings, Connection Required
  4. Public Works Committee Draft Minutes
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