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Information
Utility Improvement & Street Reconstruction Project
Packard Avenue – Cudahy to Lunham

October 17, 2014

During the next couple of months you will see the City’s Engineering staff conducting surveys and utility inspections on Packard Avenue between Cudahy Avenue to Lunham Avenue. The City’s engineering staff is obtaining information in order to prepare plans for the proposed utility improvements and street reconstruction work scheduled for 2016/2017. Typically when we begin this process people have a lot of questions. So we are sending this letter in hopes that it will address some of those questions. This letter will not be the only one you will receive. Before the project begins the engineering department will be inviting property owners to an information meeting where you can find out more about the project and meet with the staff to discuss any engineering concerns you may have. Once construction is scheduled you will receive notices regarding the progress. So at this point – this is the information we know:

What improvements will be done?

The City will be removing and replacing the water main and sanitary sewer on Packard Avenue. If your property’s water service and sanitary lateral are served off of the mains in Packard, your water service and sanitary lateral will also be replaced. Typically the water service is replaced from the main to the shut off near the sidewalk. The sanitary lateral is replaced from the sewer main to a location near the sidewalk. The City is replacing the mains and laterals prior to the road work because they are 110 years old and have started to deteriorate and fail. The underground utility project may be scheduled for winter or early spring of 2016. The road reconstruction project is dependent on several factors and may be scheduled for the summer of 2016 or 2017. This work will involve the removal & replacement of the entire roadway from curb to curb.

What will it cost me?

Water Main Replacement	Utility pays for
Sanitary Sewer Main Line	Utility pays for
Water Service Replacement to serve property	Utility pays for
Sanitary Sewer Lateral (Estimate 30')	Property Owner pays about \$ 6,000
Roadway Reconstruction	The City pays 20%, Property Owner pays 80%
Rough Estimate for Property Owner with 45' frontage	\$ 5,400
Rough Estimate for Property Owner with a corner lot	\$10,600

(All costs are very rough estimates based on previous year's construction)

Why do I have to pay – I pay such high taxes? Your sanitary lateral is being replaced because, like the sanitary main, your lateral is over 100 years old, made of deteriorated clay material and is very leaky. We do not want pipes to collapse and fail after we have just rebuilt the roadway. In addition, it's about \$10,000 cheaper to replace it as part of the City's utility work than it would be for a homeowner to hire a contractor and replace it on their own. The work will replace the portion of the sanitary lateral that is located under the street pavement. You are special assessed for this because the City has had a long standing ordinance and policy that assigns the sanitary lateral from the main to the building the property owner's responsibility to maintain and replace. Also, the operation and maintenance of the sanitary sewer system is not paid for through general tax dollars.

A portion of City-wide street reconstruction work is funded each year through property taxes but that only pays for a small fraction of the cost. The City has had a long standing ordinance that requires the property owner to pay for a portion of the reconstruction of the roadway along their property.

Am I paying more because I own property on Packard Avenue? No. The City's assessment computation only requires the property owner to pay for an average sized roadway. So on wider roadways such as Packard Avenue, the City picks up the additional cost associated with the larger road.

When will I know exactly what the project will cost me?

The City's Engineering Department is only preparing plans at this point. Your exact assessment will not be known until the City bids the project sometime in February 2016 or 2017. The City takes the lowest responsible bid. Based on the bid, the staff will develop an assessment for each individual property. The estimated assessment information given in this letter is to help you plan for future financial commitments.

What if I can't pay the full amount in 2016 or 2017?

The City will send out an invoice for the sanitary lateral and another for the road work. Typically they are sent out by October 1st of the year the construction work was started. You typically have until November 1st (or due date listed on invoice) to pay it in full. If you cannot pay it in full the City will allow you to pay it over a ten year period. So if you do not pay the invoice, the City will automatically break up the invoice into 10 equal annual installments. Each annual installment will be listed on your tax bill and due with your municipal taxes. Currently the City charges 4.3% on the unpaid balance and adds the interest to your annual installment. You can pay it off at any time.

When will the work take place?

We are not exactly sure when the work will begin, however we anticipate the Utility work to start sometime in the early part of 2016 and the road reconstruction either summer of 2016 or 2017. As the plans progress and before the work begins, you will be invited to attend an informational meeting and a public hearing.

City of Cudahy

