

# Special Assessment Fact Sheet

**Street Reconstruction:** Street reconstruction involves the full removal of existing pavement and the subsurface below the pavement. Pavement includes any existing curb and gutter. The work also includes the installation or grading of new subsurface material, curb & gutter, pavement and driveway aprons. Storm sewer may be installed to improve drainage. Existing sidewalks may be replaced that do not drain properly or meet the hazardous sidewalk criteria. Assessments for street reconstruction work as outlined in the City of Cudahy Municipal Code 3.08 SPECIAL ASSESSMENT POLICIES AND PROCEDURES, are estimated as follows:

## ***Paving Streets***

Non-Corner Lots	Property Owner (non-corner lot) pays	80%
	City	20%
Corner Lots		
	Where the short side of a lot abuts the street: City, 20%; property owner, 80%	
	The long side of corner lots: City, 66.7%; property owner, 33.3%.	

Assessment for paving is determined by adding the cost of the excavation, placement of stone base, pavement, curb & gutter and terrace restoration and then dividing it by the total amount of assessable frontage. The City pays 20% of this cost + the cost of non assessable items + any over-sizing.

## ***Sidewalks***

Non-Corner Lots	Property Owner pays	100%
Corner Lots	Property Owner pays short side	100%
	Long side	50%
	City pays for cost of Handicap ramps	

## ***Storm Sewers***

City pays	100%
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## ***Storm Laterals***

Property Owner pays	100%
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## ***Street Lights***

City pays	100%
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## ***Driveway Apron***

Property Owner pays	100%
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**Sanitary Sewer:** IF the City is relaying the sanitary main, the sanitary lateral that serves your property will be relayed from the main to the property line. The cost of the main-line sewer relay is paid by the Sanitary Sewer Utility. The cost of the lateral relay from the main to the property line is assessed to the property owner.

**Water Main** – Water main replacement and the replacement of your property’s service pipe from the main to the water stop box is paid for by the Water Utility.

## **Payment Plan**

After the construction work is nearly complete, the City will send out an invoice by October 1<sup>st</sup> normally for the full amount. The property owner can pay the invoice in full or in installments. Interest is charged on the unpaid balance if the installment plan is used.

**Option #1**                      Pay in full by October 20<sup>th</sup>

**Option # 2**                      If assessment is not paid in full October 20<sup>th</sup>, the City will assume that the property owner has chosen to pay using the installment plan. The assessment is broken up into 10 equal annual installments. These annual installments are collected over a 10 year period when you pay your property tax bill. The annual installment amount will be placed on your tax bill as a special assessment. 4.3% interest (2014 figure) is levied on the unpaid balance and is included in the annual installment amount.