

BE IT RESOLVED, By the Common Council of the City of Wauwatosa, Wisconsin that the following be and hereby are the policies for 2026 construction pertaining to utility and street improvements and corresponding rates:

- (1) Due to the relative value of the benefits conferred upon different types of properties by the public improvements described herein, assessments for original permanent pavement of streets and alleys shall be at the following rates per assessable foot based upon property classification:
 - A) \$100.80 for one or two family residences, churches, schools, public parks (“single family rate”)
 - B) \$126.00 for multiple family residences of three or more (1-1/4 x single family rate)
 - C) \$151.20 for business or commercial property (1-1/2 x single family rate)
 - D) \$201.60 for industrial property (2 x single family rate)
- (1.1)
 - A) A pavement improvement that terminates only partially abutting a parcel of land, shall have only such *prorata* portion assessed in the year that the Final Resolution is adopted by the Common Council
 - B) On streets that Federal and/or State Aid is not available, the rate of assessment may be adjusted to recover 60% of the paving costs.
 - C) On streets where the City does not have maintenance jurisdiction, the rate of assessment may be adjusted to recover 60% of the paving costs abutting each parcel.
 - D) On streets where sidewalks are to be newly constructed on one side only, in conjunction with a street scheduled for improvement, the cost of the sidewalk plus 25% for engineering and overhead may be prorated by total street frontage and added to the basic assessment for each property abutting said improvement or on both sides of that portion of said street.
- (2) Assessments for reconstruction of a permanent pavement shall be at the following rates per assessable foot (average width) for one or two family residences (other classes proportioned as in (1) above).
 - A) Reconstruction Type “A” \$72.00 for completely removing existing curb and pavement regrading and replacing with new concrete curb and gutter and either concrete pavement or asphalt pavement with a new road base.
 - B) Repaving Type “B” \$57.60 for completely removing existing curb and gutter, milling the existing pavement as required, and replacing with new concrete curb and gutter and asphalt pavement on the existing roadbase.
 - C) Repaving Type “C” \$28.80 for replacing defective curb and gutter, milling the existing pavement surface as required, and surfacing with new asphalt pavement or in-place recycling.

D) Repaving Type “D” \$36.00 for replacing defective curb and gutter, removing, milling and or pulverizing the existing pavement surface as required, and surfacing with new asphalt pavement.

E) Repaving Type “E” \$14.40 for minimal defective curb and gutter replacement, minor pavement milling, overlay existing pavement with asphalt pavement.

If Type “C” Repaving is required on arterial streets less than 25 years after Type “A” repaving has been performed, all one and two family residences shall receive an assessment credit equal to 4% of their previous Type “A” paving assessment for each year under 25 years.

If Type “A” repaving is required on arterial streets less than 20 years after Type “C” repaving has been performed, all one and two family residences shall receive an assessment credit equal to 5% of their previous Type “C” paving assessment for each year under 20 years.

To recover the cost of public sidewalk replacement when done in conjunction with repaving, the assessable rates may reflect an amount of \$24.00 added against each frontage foot of adjacent properties.

Sidewalk replacement when not assessed by frontage foot shall be assessed at actual cost plus the cost of engineering and overhead as described in paragraph 11, or at the fixed rate of \$325.00 per sidewalk square with nominal size of 22 to 28 square feet, for 5” thick walks and \$350.00 for 7” thick walk. When sidewalk is assessed by actual cost per square foot, the rates for 5” walk shall be no less than \$9.00 per square foot and no greater than \$14.00 per square foot, and no less than \$10.00 per square foot and no greater than \$15.00 per square foot for 7” walk.

Any property where the entire city sidewalk was replaced within twelve years may be exempt from sidewalk assessment provided walk is at proper grade and condition.

Drive approach replacement shall be assessed at actual cost plus the cost of engineering and overhead as described in paragraph 11, with a minimum assessment rate of \$10.00 per square foot and a maximum assessment rate of \$15.00 per square foot.

(3) The assessments for reconstruction of alleys shall be at the following rates per assessable foot (average width) for one of two family residences (other classes proportioned as below).

A) Repaving Type “A” \$82.00 for completely removing existing alley pavement regarding and replacing with either concrete pavement or asphalt pavement with a new road base.

B) Repaving Type “C” \$32.80 for milling the existing pavement surface as required, and surfacing with new asphalt pavement.

The assessment rate for “green” alleys shall remain the same as if the alley was intended for standard resurfacing or reconstruction.

Property Classification Factors

- (a) 1-Unit - one and two family residences, churches, schools, public parks
- (b) 1-1/2 Units - three or more family residences, apartments (3 or more units)
- (c) 2 Units - business, commercial, industrial

Assessable Factors

- (a) Rear alley - Average of front and rear lot lines.
 - (b) Side alley - Average of front and rear lot lines.
 - (c) Rear and side alley - Single assessment only: average of front and rear lot lines.
 - (d) One and two family lots with primary vehicle access from a public street assessed at 50% of the unit rate.
- (4) (a) The front lot line is the lot line along the narrowest side of any lot that borders an existing or dedicated street lot line. The side lot line is any lot line that is not the front or rear lot line. Side lot assessments for original permanent pavement, reconstruction of permanent pavement, asphalt resurfacing, and sidewalk when assessed on a frontage foot rate, shall be assessed at the rate of 50% of the assessable side lot footage, abutting on the street being improved, for 1 and 2 family, church, school, and public park uses only. All other classes of property shall be assessed for full assessable footage.
- (b) A platted or divided lot that extends through and abuts two streets, provided such lot does not consist of two or more platted or divided lots, shall have the longer of the two sides considered a side yard for purposes of assessment. The rate of assessment shall be determined as described in Paragraph (4) (a) herein.
- Should both abutting frontages be equal in length, the frontage first improved or reconstructed or resurfaced, as the case may be, shall be considered the front for assessment purposes.
- Irregular shaped lots may be assessed based on the actual abutting frontages, or average lot width.
- (c) Properties with 3 sides adjacent to streets shall have the two longest assessable footage sides assessed at 50%. Remaining side is assessed at 100% of assessable footage.
- (5) Permanent asphalt driveway approaches placed at existing driveways, in connection with the construction of original permanent pavement, shall be assessed at cost plus 12.5% for engineering and overhead.
- (6) Concrete drive approaches installed or replaced under public contract, in connection with the construction of all permanent paving, shall be assessed at actual cost plus the cost of engineering and overhead as described in paragraph 11, with a minimum assessment rate of \$10.00 per square foot and a maximum assessment rate of \$15.00 per square foot. Concrete drive approaches six years old or less are to be replaced at no cost, and those seven to twelve years old at one-half cost.

- (7) Defective permanent curb replaced either by contract or City forces, when requested by the property owner in writing, or replacements not in connection with the resurfacing of a permanent street, shall be assessed at the rate of \$50.00 per foot replaced.
- (8) Service walk replacement shall be assessed per square foot as described in paragraphs 2 and 11, the same as sidewalk replacement.
- (9) Costs of service walks removed and replaced with sod in conjunction with permanent paving or sidewalk repair contract are not assessed to abutting property owners.
- (10) Sidewalk, driveway approaches, and service walk removal and replacement, when not done in conjunction with permanent paving or when ordered replaced by the Board of Public Works due to deterioration or defective condition, when done under public contract, shall be assessed per paragraph 2 or at cost plus 25% for engineering and overhead. Sidewalks and service walks when not done in conjunction with permanent paving, which require replacement because of city tree roots damaging same, shall receive a 1/3 credit.
- (11) To recover the cost of engineering and overhead in connection with repaving and related work involving special assessments, a charge of 12.5% shall be made against the contract amount of such work, unless a different amount is specifically stated in this resolution.
- (12) Drive approaches, sidewalk, service walk, and/or sodding replaced under public contract in excess of that required for construction of all permanent paving as determined by the Engineering Services Division, when requested by the property owner in writing, shall be assessed at actual cost plus the cost of engineering and overhead as described in paragraph 11 or at the unit rates in paragraph 2.
- (13) Federal, state, and railroad properties are exempt from special assessments.
- (14) Street projects that have been postponed shall be assessed at the rate the project was originally approved by the Common Council unless the Common Council subsequently sets a new rate.
- (15) Special assessments in amounts greater than \$5,000.00 can be paid in annual installments up to ten (10) years.
- (16) Private sanitary sewer, sanitary laterals, storm sewer and/or storm laterals replaced under public contract in excess of that required for construction of publicly owned utilities as determined by the Engineering Services Division, when requested by the property owner in writing, shall be assessed at actual cost plus 10% for engineering and overhead.
- (17) Private sanitary sewer, sanitary laterals, storm sewer and/or storm laterals when ordered replaces by the Board of Public Works due to deterioration or defective condition, when done under public contract shall be assessed at actual cost plus 10% for engineering and overhead.

Passed and Dated_____

Adopted:

Page:

Clerk

Journal:

Approved _____

Mayor