

VILLAGE OF LITTLE CHUTE

**POLICY FOR SPECIAL ASSESSMENTS
(STREETS)**

Revised 09/07/93
Revised 04/10/96
Reapproved 05/01/96
Reapproved 12/10/97
Adopted 07/25/01
Adopted 12/05/07

I. STREET CONSTRUCTION AND RECONSTRUCTION

A. DEFINITIONS

1. Rural Road: A road with a cross-section basically consisting of a paved surface, grass or gravel shoulders, and swales or ditches for drainage, with the general absence of curb and gutter. These roads do not meet the general standards of a Village street.
2. Urban Street: A street meeting the general design requirements for a Village street including curb and gutter and storm sewers.
3. New Street: New streets include reconstructed gravel and rural roads and streets receiving their first permanent surfaces.
4. Reconstructed streets: Existing streets which meet the general design requirements of a Village street including a permanent surface, curb and gutter and storm sewers for drainage. Reconstruction would involve the removal and replacement of the curb and gutter and pavement.

B. GENERAL

1. Assessments will be levied according to the front foot dimensions of abutting property.
2. Concrete driveway aprons within the street right-of-way shall be constructed at property owner's expense when new permanent street surfaces are constructed.
3. On reconstructed streets the concrete driveway aprons and curb ramp within the street right-of-way will be included as part of the street assessment. New or reconstructed sidewalk will be assessed separately.
4. All lots will have a minimum assessable frontage of 40' with the exception of corner lots and adjoining lots under the same ownership.

C. ASSESSMENTS

1. Rates

The assessment rate will be a flat rate in accordance with the chart on last page of this document.

ASPHALT STREET ASSESSMENT RATES

**Asphalt streets will be assessed at a 70% - 30%
rate.**

2. Public owned property, including lands under the jurisdiction of the Board of Education, Water Department and other branches of Federal, State, County, or local governments as well as tax exempt or institutional uses including but not limited to, schools, churches, post offices, nurseries, hospitals, day cares, nursing homes, and all commercial, utility, or industrial uses even though the present zoning may be RC or RT shall be assessed at the higher zoning rates. [The Village Engineer shall determine the classification of use or zoning for rate assignment. The Village Board shall determine said classification and rate if disputed by the property owner(s).] Cemeteries shall be assessed at the residential rate.
3. Within any project defined under Subparagraph B above, where the same is constructed abutting a corner lot, such corner lot shall receive a 50 foot deduct from its otherwise assessable front footage (25 foot on each side of the corner lot) provided that the 25 foot credit applies as a side is paved.
4. The use of outside funding sources, including but not limited to, T.I.F., State, County, or Federal grants will not be used to reduce the assessment rate to the owner unless otherwise approved by the Village Board through adoption of a Development Agreement, or as part of a special or unique financial package for a development project approved by the Village Board. Outside funding sources will be normally applied to the Village share of construction costs.

07/22/13

CONCRETE PAVING ASSESSMENT RATES

		STREET WIDTH:															Street with Existing Base
		<23	24,25	26,27	28,29	30,31	32,33	34,35	36,37	38,39	40,41	42,43	44,45	46,47	48,49	50>	
2013	Residential RC/RT	\$69.56	\$75.35	\$81.14	\$86.95	\$90.42	\$93.91	\$97.38	\$100.86	\$104.33	\$104.33	\$104.33	\$104.33	\$104.33	\$104.33	\$104.33	At Cost
	Commercial	\$92.74	\$98.55	\$104.33	\$110.13	\$115.93	\$121.72	\$127.52	\$133.31	\$136.80	\$140.28	\$144.91	\$150.71	\$156.51	\$162.31	\$168.09	At Cost
2014	Residential RC/RT	\$71.65	\$77.61	\$83.57	\$89.56	\$93.13	\$96.73	\$100.30	\$103.89	\$107.46	\$107.46	\$107.46	\$107.46	\$107.46	\$107.46	\$107.46	At Cost
	Commercial	\$95.52	\$101.51	\$107.46	\$113.43	\$119.41	\$125.37	\$131.35	\$137.31	\$140.90	\$144.49	\$149.26	\$155.23	\$161.21	\$167.18	\$173.13	At Cost
2015	Residential RC/RT	\$73.80	\$79.94	\$86.08	\$92.25	\$95.92	\$99.63	\$103.31	\$107.01	\$110.68	\$110.68	\$110.68	\$110.68	\$110.68	\$110.68	\$110.68	At Cost
	Commercial	\$98.39	\$104.56	\$110.68	\$116.83	\$122.99	\$129.13	\$135.29	\$141.43	\$145.13	\$148.82	\$153.74	\$159.89	\$166.05	\$172.20	\$178.32	At Cost
2016	Residential RC/RT	\$76.01	\$82.34	\$88.66	\$95.32	\$98.80	\$102.62	\$106.41	\$110.22	\$114.00	\$114.00	\$114.00	\$114.00	\$114.00	\$114.00	\$114.00	At Cost
	Commercial	\$101.34	\$107.70	\$114.00	\$120.33	\$126.68	\$133.00	\$139.35	\$145.67	\$149.48	\$153.28	\$158.35	\$164.69	\$171.03	\$177.37	\$183.67	At Cost
2017	Residential RC/RT	\$78.29	\$84.81	\$91.32	\$98.18	\$101.76	\$105.70	\$109.60	\$113.53	\$117.42	\$117.42	\$117.42	\$117.42	\$117.42	\$117.42	\$117.42	At Cost
	Commercial	\$104.38	\$110.93	\$117.42	\$123.94	\$130.48	\$136.99	\$143.53	\$150.04	\$153.96	\$157.88	\$163.10	\$169.63	\$176.16	\$182.69	\$189.18	At Cost
2018	Residential RC/RT	\$80.64	\$87.35	\$94.06	\$101.13	\$104.81	\$108.87	\$112.89	\$116.94	\$120.94	\$120.94	\$120.94	\$120.94	\$120.94	\$120.94	\$120.94	At Cost
	Commercial	\$107.51	\$114.26	\$120.94	\$127.66	\$134.39	\$141.10	\$147.84	\$154.54	\$158.58	\$162.62	\$167.99	\$174.72	\$181.44	\$188.17	\$194.86	At Cost
2019	Residential RC/RT	\$83.06	\$89.97	\$96.88	\$104.16	\$107.95	\$112.14	\$116.28	\$120.45	\$124.57	\$124.57	\$124.57	\$124.57	\$124.57	\$124.57	\$124.57	At Cost
	Commercial	\$110.74	\$117.69	\$124.57	\$131.49	\$138.42	\$145.33	\$152.28	\$159.18	\$163.34	\$167.50	\$173.03	\$179.96	\$186.88	\$193.82	\$200.71	At Cost