

INFORMATION FOR ALLEY PAVING

To Property Owners:

60% or more of abutting frontage must sign the petition to be considered for introduction into the Common Council. Council members may initiate the paving of an alley where 60% or more of the abutting frontage is rental property.

After the petition is submitted and confirmed to meet 60% rule, the project will be considered in the City's Capital Improvement Budget for the next year. The budget hearings are in the fall. If alley improvement work is put into the budget at these hearings, the Council is, in effect, ordering the Board of Public Works to prepare plans, specifications, estimates and assessments and hold objection day in the spring of the following year.

The Engineering Department prepares plans, specifications, estimates and an assessment roll and an "Intent to Assess" resolution is introduced to the Council. A notice is published in the newspaper and a copy of the notice is sent to each property owner. Property owners can look over the plans/specs and assessment roll. They can then decide whether they wish to object to the project. The Common Council receives the objection day report and assessment roll and refers same to the next Finance & Personnel Committee Meeting. At this meeting a public hearing is held. During and up to this meeting, the property owners can voice their opinion if they desire, object to the improvement. Ultimately, the final decision is the Council's but the Council usually makes its decision based on the majority lineal frontage of the abutting property.

The assessment can be paid in **one payment** or on a **10 or 15-year plan**, which is added to your tax bill. If paid in installments, interest is charged on unpaid balance. The interest rate is determined by the interest rate the City pays on bonds or notes sold (rounded up to next highest percentage point) to finance projects. The City absorbs 20% of the total cost of the project and all storm sewer costs if required.

The "ESTIMATED" property assessment **cost per foot** of frontage on an alley (for a standard 17'-wide pavement) for next year is **\$40.00 to \$60.00**. Cost varies from alley to alley due to various factors that affect the assessment procedure and paving costs.

If you have any other questions, please contact the Engineering Department at 608-789-7505.

SEQUENCE OF PROCEDURE:

- 1) **By June 1st of each year:** Alley Petitions for the following years' alley paving must be submitted to be considered in budget hearings.
- 2) **Fall:** City Council decides whether money will be budgeted for alley paving work, etc.
- 3) **Spring of following year:** Objection Day held, public hearings held, project bid.
- 4) **Summer of that year:** Contractor performs the approved improvement.
- 5) **Late Fall of the following year:** Work is completed and **final** calculations are made.
- 6) **Beginning of the year after construction completed:** **Final assessment** roll is calculated and adopted by Council.

Notices will be sent out by the Finance Department for payment. If property owners elect to have payment put on taxes, it will be put on the tax **bill** the property owner gets the **following** year (third year after process was initiated).

NOTE: Remember the time and date of the Objection Day and Public Hearing are published in the La Crosse Tribune. Copies of legal notices are **mailed to property owners**.

