

1.0 City of Madison Policy for the Assessment of Street Improvements

This policy has been developed to guide the preparation of special assessments for street improvements undertaken by the City of Madison. Streets which have been laid out in subdivisions in accordance with Section 16.23 of the Madison General Ordinances, shall be installed at the expense of the subdivider and are not covered by this policy.

1.1 Curb & Gutter

The cost of removing and replacing existing curb & gutter associated with a City of Madison initiated project shall be shared 50% by the City and 50% by the adjacent property owners.

The cost of installing new curb & gutter in an area where it previously has not existed (such as Rural to Urban Street) shall be assessed 100% to the adjacent property owners. This assessable work includes installation of curb & gutter, four feet of pavement and the necessary excavation, base and terrace restoration per the standard City of Madison Type A local street.

1.2 Sidewalk

The cost of removing and replacing existing sidewalk associated with a City of Madison initiated project shall be shared 50% by the City and 50% by the adjacent property owners.

The cost of installing new sidewalk in an area where it previously has not existed shall be assessed 100% to the adjacent property owners.

1.3 Drive Aprons

The cost of removing and replacing existing drive aprons associated with a City of Madison initiated project (other than the Sidewalk Replacement Program) shall be shared 50% by the City and 50% by the adjacent property owners. This applies to all existing drive aprons constructed with gravel, asphalt or concrete.

Drive aprons removed and replaced as part of the Sidewalk Replacement Program shall be at the request of the property owner and shall be assessed 100% to the property owner.

The cost of installing a new drive apron where none previously existed shall be assessed 100% to the adjacent property owner.

1.4 Terrace Walks

The cost of removing and replacing existing terrace walks associated with a City of Madison initiated project shall be shared 50% by the City and 50% by the adjacent property owners.

The cost of installing a new terrace walk where none previously existed shall be assessed 100% to the adjacent property owners.

1.5 Alley Reconstruction

Alley reconstruction associated with a City of Madison initiated project, regardless of existing surface material, shall be shared 50% by the City and 50% by the adjacent property owners.

1.6 Retaining Walls

The initial cost of installing retaining walls (where no wall currently exists) associated with a City of Madison initiated project shall be paid for 100% by the City.

The cost of removing and replacing existing retaining walls which were initially constructed by the City and are located on the property side of the public sidewalk and associated with a City of Madison initiated project shall be shared 50% by the City and 50% by the adjacent property owners.

1.7 Terrace Stairs (not at roadway intersections)

The cost of removing and replacing terrace stairs shall be assessed 100% to the adjacent property owner. If the property owner is agreeable to permanently removing the stairs, the City will share that cost 50/50.

1.8 Special Paving Materials

Existing terrace walks and drive aprons installed by the property owner that are constructed with pavers, stamped and/or colored concrete will not be replaced by the City. All such specialty work shall be the responsibility of the property owner.

1.9 Determination of Assessable Frontage

The assessable frontage of a parcel is equal to the actual frontage of the parcel abutting the right-of-way.

Lots that abut more than one street and are single-family or two-family residential dwellings shall be assessed at a discounted rate for curb & gutter and sidewalk work. The rate shall be $\frac{1}{2}$ (one-half) of the rate of a mid-block parcel.

Parcels that have “No Access” by deed restriction shall be evaluated to determine if a benefit is conferred by the improvement. Deed restrictions shall not be employed for the purpose of avoiding special assessments.

Parcels may effectively be denied access to a street because of topography. Such parcels shall be evaluated to determine if a benefit is conferred by the improvement.

Parcels that have double frontage (front and back of lot both abut streets) shall be evaluated to determine if a benefit is conferred by the improvement, in most cases the parcel will be assessed on one frontage only.

Where irregular shaped lots result in excessive frontage as compared to similarly configured mid block lots or mid block lots of a similar area, the maximum assessable frontage shall be 1.5 times the assessable frontage of a similar mid block lot.

1.10 Exemption of Minimal Special Assessments

In certain cases the estimated assessment for a property may be very small. Common examples of this include costs being paid for by several owners (condos) or assessment districts that encompass large areas and are related to trip generation (Intersection Assessments).

To account for the cost of mailings and staff time to collect an assessment, the minimum assessment amount shall be \$5.00.

The City will not levy any assessments under \$5 to the property. The City shall pay this share as a part of the City’s project costs.