

Petitioned Street Improvement Fact Sheet

Effective January 1, 2015

In November 2006, City of Portage voters approved an amendment to the City Charter to eliminate the use of special assessments for street improvement projects, unless petitioned by the benefitting property owners (owners of property located along the street to be reconstructed). Street reconstruction projects initiated by the city are funded through a combination of general property taxes and state and federal funds. Petitioned street improvement projects are funded through a combination of property owner special assessments, general property taxes and state and federal funds (see Project Funding below).

Special Assessment Fees

The assessment rates for petitioned street improvements are reviewed and adjusted annually by City Council. The rates and charges contained in this fact sheet are effective January 1, 2015. The actual assessment rates for petitioned street and associated improvements will be the assessment rate in effect at the time Resolution #1 is adopted by City Council. Resolution #1 initiates the Special Assessment process.

Petitioned Street Improvement Assessment Rates		
Improvement Type	Industrial / Commercial Zoned Property	Residential Zoned Property
Street reconstruction with new curb/gutter	\$88.70 / Front Foot	\$83.18 / Front Foot
Street and curb/gutter reconstruction (adequate storm system)	\$69.38 / Front Foot	\$64.06 / Front Foot
Curb/gutter added with sanitary sewer project*	\$51.29 / Front Foot	\$51.29 / Front Foot
Street reconstruction without curb/gutter	\$40.59 / Front Foot	\$35.29 / Front Foot
Sidewalk	\$29.75 / Front Foot	\$28.34 / Front Foot
Concrete Drive Approach (from curb to property line on improved lots)	\$1,960 / Drive Approach	\$1,144 / Drive Approach

*This rate is in addition to the stated rate for installation of municipal sanitary sewer.

- ◆ **Project Funding:** For residential petitioned street improvement projects (except for sidewalk projects), property owner assessments represent approximately two-thirds of the average construction cost associated with street improvements, with the city-at-large funding the remaining one-third of the cost. For industrial / commercial petitioned street improvement projects (except for sidewalk projects), property owner assessments represent approximate four-fifths of the cost, with the city-at large funding the remaining one-fifth of the cost. For residential and industrial / commercial petitioned sidewalk improvement projects, property owner special assessments represent approximately one-half of the cost, with the city at large funding the remaining one-half of the cost.
- ◆ **Assessment Payments:** Assessments for street improvement projects may be paid in full or can be paid in up to ten installments, with interest on the unpaid balance. If Resolution #5 is approved September through March, the first installment is payable with no interest the following August. If Resolution #5 is approved April through August, the first installment is payable with no interest in August of the following year. In either case, the remaining nine installments with interest are payable each August thereafter. The interest rate that applies to the special assessment is typically charged at a rate one percent higher than the rate the city received for the special assessment bonds sold to finance the project. Balances may be paid off at any time.

Exceptions

- ◆ **Corner Lots:** Single-family corner lots that are zoned residential are assessed for the total frontage of the “short side” plus the “long side” of the property, less a 150 foot corner credit. If improvements are being made on only the “short side” of the corner lot, the “short side” frontage will be used to determine the assessment. The corner credit would then be applied at the time that improvements are made to the “long side” of the property. Similarly, if improvements are being made on only the “long side” of the corner lot, the “short side” frontage will be used to determine the assessment and the corner credit would be applied at the time that improvements are made to the “short side” of the property. In no case, however, will the assessment be based on a total foot frontage greater than the frontage of the “short side.”
- ◆ **Properties with Frontage Along Front and Rear Yards:** Properties that abut a roadway at the front of the property and the rear of the property will not be assessed for improvements made to the roadway at the rear of the property.
- ◆ **Sidewalks Along Major Thoroughfares:** Properties along major thoroughfares are not assessed for the installation of sidewalks.

Questions and Information

Should you have any questions or need further information about water improvements in the City of Portage, please contact the Department of Transportation and Utilities at 329-4422.