



Construction / Assessments Frequently Asked Questions

VILLAGE OF BELLEVUE - PUBLIC WORKS

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Construction/Assessments - Frequently Asked Questions

I received a notice that my street will be resurfaced, what does that mean?

The Village maintains over 71 miles of roadway. As streets age, they need to be repaired. Resurfacing is a pavement rehabilitation method used to restore the road to a like new condition. Curb and gutter are repaired to maintain drainage, road base is repaired and new asphalt is installed. These costs are assessed back to the property owners.

Who decides when a street is resurfaced?

The Village maintains 71 miles of roads within the Village. As they age, they require maintenance such as crack filling, patching and sealing. Some streets require more maintenance than others. Even with regular maintenance, every street will deteriorate to a point where resurfacing or reconstruction is required. Streets are rated and selected based on the age, street quality, location and street type. The number of streets selected each year attempts to keep the costs and assessment amounts the same from year to year. The typical age of residential roads selected for pavement rehabilitation are between 22 and 28 years old.

What are assessments?

Assessments are used as a method of financing major construction to offset the principal and interest of loans used for construction and major maintenance. Assessments per property typically only occur once every 20-25 years. Assessments help keep the property taxes lower for the Village.

How are resurfacing/reconstruction assessments determined?

Initial estimates are based on the previous year's actual construction costs for similar projects. Estimates are refined when the project is bid. These costs are presented to the Village Board. The Board finalizes the amount to be assessed to each property.

Per lot: When properties abutting the project are homogenous in size, street frontage and use, the project qualifies for a per-lot assessment. For per-lot assessments, the project costs are divided by the total number of lots in the project area to determine the per-lot cost. If a parcel can be subdivided into buildable lots, additional per-lot charges apply. (Village of Bellevue Code of Ordinances 49-12 B).

Per foot: When the properties abutting the project are not homogenous in size, street frontage and use, the project does not meet the criteria for a per-lot assessment and is therefore assessed on a per-foot basis. For per-foot assessments, the project costs are divided by the total linear frontage feet of the project area to determine the per-foot cost. The per-foot cost is multiplied by the feet of frontage of each property that abuts the project. (Village of Bellevue Code of Ordinances 49-12 A).

How much will this cost the property owner?

Costs can fluctuate yearly based on construction cost increases and the condition of the current road. In 2019 the Village board approved a cap on assessments that is adjusted annually for inflation.

For per-lot assessments, every residential property is assessed the same amount (exceptions for double lots). The 2019 base per-lot maximum for pavement replacement projects was \$6,500 and the 2019 base per-lot maximum for reconstruction was \$7,000. For 2024, the estimated maximum per lot assessment adjusted for inflation is \$9,300 for pavement replacement/resurfacing and \$10,000 for reconstruction. (Village of Bellevue Code of Ordinances 49-12 B 1 and 2).

Per-foot assessments are capped at a per-foot rate. The maximum rate is determined by dividing the per lot maximum (from above) by the minimum assessable footage of 80 feet (Village of Bellevue Code of Ordinances 49-14 D). For 2024, the estimated maximum assessment rate adjusted for inflation is \$125 per foot ($\$10,000 \div 80$). When the per-foot rate is applied to properties with varying widths, the assessments vary by property. For example, a property that has 80 feet of frontage would have a maximum assessment of \$10,000 and a property with 250 feet of frontage would have a maximum assessment of \$31,250. (Village of Bellevue Code of Ordinances 49-12 A 1).

What about Bellevue's wheel tax? How does it affect my assessment?

The Village passed the wheel tax ordinance in order to cap assessments. If the actual project cost is higher than the maximum assessment, the Village utilizes wheel tax revenues to pay costs above the maximum assessment. Unless a project has been awarded substantial grants, the actual cost will normally exceed the capped assessment. The Village aggressively seeks outside funding sources. Typically grants are available only for streets that connect many local residential streets to major highways or business districts.

How can assessments be paid?

Bills are typically sent out at the end of the project and may be paid in full without interest if done so within 30 days of invoice. If the bill is not paid in full within 30 days, those charges will be levied on your annual property tax bill with interest. Payments are due annually over a 10-year period. The interest rate is 1% ABOVE the Village borrow interest rate, which is determined at the time of lending. Characteristically, the Village borrows in April of the odd year.

Can assessments be paid off early?

Yes and interest is charged only on the remaining principal.

I live on a corner; will my assessment be double?

For per-lot assessments, a corner parcel is assessed as one lot if both streets are improved and one-half lot if only one street is improved. (Village of Bellevue Code of Ordinances 49-12 B).

For per-foot assessments, a corner property is assessed for the full length of frontage when both streets are improved. When only one street is improved, the property is reduced by 1/2 of the longest frontage line. Maximum credit is 75 feet. (Village of Bellevue Code Ordinances 49-15A).

What if I don't agree with my assessment or need for this project?

The legislative powers of special assessments guarantee your right to be heard by the governing body. A public hearing will be scheduled by the Village Board to hear the concerns of property owners regarding the special assessments or need of the project. You will receive a notice of hearing at least 10 days prior to the special assessment hearing.

Do I have to pay for extra wide roads or extra thick roads?

Single and two family residentially zoned properties are not charged for additional road width or thicker pavements than the standard section. (Village of Bellevue Code of Ordinances 49-13 E).

Do I have to pay for sidewalk installation or utility improvements?

Sidewalk costs and utility improvements are not assessed to abutting property owners. These costs are paid by the Village with property taxes. (Village of Bellevue Code of Ordinances 49-13 M-P).

Will my utilities (water, sewer, phone, cable, etc.) be affected?

Some projects include improvements to Village utilities (sewer and water) and the need to upgrade other utilities (gas, electric, communications). Temporary shutoffs of any utilities during construction will be communicated with each property owner.

Will my driveway be repaired?

Sometimes the driveway near the road will be required to be replaced if the curb needs to be replaced due to drainage issues or cracked pavement. Costs for this work is part of the Project cost. If the driveway between the curb and sidewalk needs to be replaced due to the sidewalk construction, that cost will be part of the sidewalk construction.

Can the contractor replace my driveway?

The Village does not coordinate additional construction on private property. If requested, we can provide you the contractors contact information to arrange those requests privately, or you can have your own contractor replace the driveway on private property.

What kind of access can I expect during construction?

Keep in mind this area is a construction zone. For low traffic volume residential roads, you can access your driveway most of the time during construction. You may be delayed or have to take alternate routes due to construction and equipment. If work occurs in front of your driveway, notice will be given 48-hours in advance to arrange alternate parking and to move any vehicles or accessories from your lot that you may need for the next seven days.

What if I need special access to my property?

Simply call the project inspector or Village administrative office and arrangements will be made to talk to you about your needs. If something comes up without notice, the contractors have been informed to help as much as possible but avoid harm to person or property.

Where should I park?

If your driveway/curb is being repaired, it will typically take up to 7 days before you will be allowed to drive on it. During this time, you will be allowed to park on the street in front of your house. It is preferred if you could park on a side street not impacted by construction to avoid trying to find the owner if vehicles have to be moved.

Will there be parking restrictions?

Parking will be allowed in your driveway as long as construction is not taking place in front of your residence. You may be requested to park outside of the construction area while paving or grading occurs. You will probably be able to park in front of your residence while the curb hardens. If you must park on the street, please remain available to move the vehicle if construction progresses to the area.

What happens if I witness something dangerous in the construction zone?

Please inform the project inspector or the Village offices as soon as possible. Appropriate staff will attempt to remedy the situation. If it is an emergency, contact 911.

Dust

Expect a fair amount of dust during construction. Contractors are required to water the area to control dust, but there may be times that it gets dry and dusty.

How long does the project take?

Depending on the project complexity and weather, it usually takes about 6 to 8 weeks to complete a pavement replacement project and 3 to 4 months to complete a road reconstruction project. There may be times during this period when you will be inconvenienced by construction equipment, dust and delays.

What are the typical hours of construction?

Construction hours are from 7:00 a.m. to 6:30 p.m. Some exceptions to this may happen due to weather conditions or approaching deadlines. Those will be the exception.

What will happen to mail delivery?

Typically mail and paper delivery is not impacted for this type of construction. If it is, the mailboxes will be relocated to a common area outside of the project area and you can pick up mail there.

How will this affect emergency services?

There will be no impact to emergency services. They are informed daily and instantly if changes in traffic control occur. Construction equipment will move out of the way if emergency services are present.

What will happen to garbage pickup?

Again, we work with our refuse contractors to provide uninterrupted service. They are alerted of the construction. If needed, the contractors may assist with moving the garbage pickup to a location for pickup.

Communication

Once construction has started, updates are posted on the Village website, VillageOfBellevueWI.gov. Emergencies call 911. Door hangers are used to communicate significant upcoming events that will impact your property. The Village also uses a variety of media methods to communicate with you. If you are interested in receiving email updates, please contact the project inspector or Village office to be placed on a contact list.

Do I need to do anything before construction starts?

Yes, remove any irrigation, landscaping, electric pet fences and other items you want to preserve during construction. Also contact the Village early if those items reside on your property to minimize impacts. Lastly, try to attend the public informational meeting to become more informed of what to expect during construction.

What should I expect after construction is completed?

The contractor will have top soiled, seeded and mulched any area disturbed by the construction. The Contractor may water these new lawns. However, further watering is to be done by the homeowner as desired. Getting your lawn back to how it looked before the project does not happen overnight; it usually takes 1-2 full growing seasons. We ask that you mow the new lawn at the appropriate time and when weeds appear, you either pull them, individually treat them or mow over them. If properly maintained, the new grass will smother out any persistent weeds. Please don't use weed & feed until next spring.

Why are there tire marks on the new road?

On low volume residential roads, an asphalt mix is used that is more flexible to resist cracking. It does leave tire marks on the road that typically disappears within two years as the road hardens. The long-term benefits outweigh the short-term cosmetics.