

Construction / Assessments Frequently Asked Questions

Common Questions for Construction Projects

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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 major maintenance method used to restore the road to a like new condition. Curb and gutter is repaired to maintain drainage, road base is repaired and new asphalt is installed. These costs are assessed back to the property owners.

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 much does a resurfacing project cost the property owner?

In 2013, the average assessment per lot was approximately \$5,600. 2014 average assessment was \$6,050 per lot. 2017-2019 assessments are projected between \$6,000 – \$8,400. Costs can fluctuate yearly based on construction cost increases and the condition of the current road.

How can assessments be paid?

Bills are typically sent out in September 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 10-year period.

Can assessments be paid off early?

Yes, and interest is charged only on the remaining principal.

How are resurfacing assessments determined?

Initial estimates are prepared based on the previous year's construction. Estimates are refined when the project is bid. The costs associated with the project are divided up between the total number of lots in the project area. Therefore, the size of your lot or lot frontage does not impact the cost per lot.

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

No, according to policy you will be charged for one lot, a half lot assessment when each side of the corner is completed.

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

No, the Village general taxes pay for additional road width or thicker pavements.

Do I have to pay for sidewalk installation?

No, the Village general taxes pay for the initial installation of the sidewalk.

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

In most cases none of the other utilities will be impacted during the construction.

Will my driveway be repaired

Sometimes the driveway near the road or the curb in front of it needs to be replaced due to drainage issues or cracked pavement. When this is needed, you will be notified to move your vehicles to allow the construction to take place.

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.

Where should I park?

If your driveway 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.

How long does it take?

Depending on the project complexity and weather, it usually takes about 6-8 weeks to complete the work. There may be times during this period when you will be inconvenienced by construction equipment, dust, and delays.

Who decides when a street is resurfaced?

The Village maintains 71 miles of roads within the Village. As they age, they require some major maintenance. Streets are rated and selected based on the age, street quality, location, and street type. The number of streets selected for each year attempts to keep the costs and assessment amounts the same from year to year. The average age of the residential roads selected are between 20-28 years old.

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.

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 are the typical hours of construction?

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

Can the contractor replace my driveway?

The Village does not get involved with coordinating construction on private property. If requested, you will be provided the contractors phone number to arrange those requests privately.

What will happen to mail delivery?

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

What if I need special access to my property?

Simply call the 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 to avoid harm to person or property.

How will this affect emergency services?

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

Garbage pickup?

Again, we work with our refuse contractors to provide uninterrupted service. If needed, the contractors will move the garbage pickup to a central location for pickup.

Dust

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

Communication

Once construction has started, updates are posted on the Village website. www.villageofbellevue.org. Emergencies call 911. Door hangers are used to communicate significant upcoming events that will impact your property. The Village uses a variety of media methods to communicate with you.

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 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 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.

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 is required to water these new lawns for 15 consecutive days. After 15 days, 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 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.