



## City of Brillion

### Special Assessment Policy

Revised July 23, 2012

#### Authority of the City of Brillion to Levy Special Assessment

- (a) The City of Brillion, by appropriate Preliminary and Final Assessment Resolution, adopted by its City Council, shall from time to time levy and collect special assessments upon property within a limited and determinable area for benefits conferred upon such property, benefits that result from any municipal work or improvement affecting the same, which Final Resolution shall provide for the levy and collection of special assessments recoup to the City all or any part of the cost of a public improvement project.
- (b) In all special assessment proceedings, the City of Brillion City Council shall utilize Sec. 66.0703, Wis. Stats., (as amended from time to time), being an exercise of the City of Brillion police power, to impose collect special assessments; and, that all such special assessments, as levied and collected, shall be determined upon a reasonable basis, as determined by the City Council, pursuant to the Preliminary and Final Assessment Resolution.
- (c) The City of Brillion City Council reserves the right to assess property for public works or improvement, under Sec 66.0703, Wis. Stats., (as amended from time to time), in which event, the actual dollar amount of assessments levied shall not exceed the value of benefits accruing to affected property.

#### Resolution & Report Required

- (a) Prior to making any such special assessment levy, the City Council shall declare by appropriate Preliminary Resolution, its intention to exercise such special assessment police powers for a defined municipal purpose. Such Preliminary Resolution shall describe the contemplated purpose, the limits of the proposed assessment district, that the number of installments for repayment of any levied special assessment will be determined following the hearing required pursuant to state law upon the Preliminary Resolution and the Engineer's Report resulting there from. The Preliminary Assessment Resolution shall direct the proper municipal officers or employees to make any and all reports required thereon. Such Preliminary Resolutions shall set forth any proportion of cost of special assessments to be paid, as part of the public work or public improvements, by the City of Brillion.
- (b) The Engineer's Report required by State Statute, and as required by the Preliminary Assessment Resolution above stated, shall consist of:
  - 1) Preliminary or final plans and specifications.
  - 2) An estimate of the entire cost of the proposed work or improvement.
  - 3) An estimate, as to each parcel of property affected, of that portion of the public work or public improvement to be assessed to said parcel.
  - 4) A statement that the property against which the assessments are proposed is benefited, and a schedule of the proposed assessment against all affected parcels.
  - 5) A copy of the Engineer's Report shall be filed with the City Hall, for public inspection, not less than ten (10) days prior to the date of the public hearing thereon.

#### Improvement Costs To Be Paid By Special Assessments

The cost of any public work or public improvement, to be paid in whole or in part by special assessment upon property, shall include the direct and indirect construction cost thereof, including any interest on bonds or notes issued in anticipation of the collection of the assessment, a responsible charge for the services of the administrative staff of the City, the cost of any architectural, engineering and legal services, and any other time of direct or indirect cost which may reasonably be attributed to the proposed public work or public improvement. Such costs shall be apportioned among and between the individual parcels, pursuant to the schedule of proposed assessments as shall be contained upon the Engineer's Report.

### **Exempt Property**

If any property/parcel otherwise deemed benefited by the public work or public improvement shall by reason of any provision of law be exempt from special assessment, such special assessment shall be computed, and the City shall have the option to either pay the same, or, in the alternative, the City shall have the right to take assessment costs otherwise allocated to exempt parcels and distribute the same by and between all other assessable parcels.

### **Notice of Proposed Special Assessment Project and Hearing Thereon**

Upon completion and filing of the Engineer's Report as hereinbefore required, the City Clerk shall give public notice setting forth the nature of the proposed public work or public improvement, the general boundary lines of the proposed assessment district, the place at which all interested persons, their agents or attorneys may appear to be heard to be heard concerning matters contained within the Preliminary Assessment Resolution and the Engineer's Report. Such public notice shall be given by publication (Class 1 Notice) in the official City newspaper, and in addition thereto, a copy of said Notice of Public Hearing shall be mailed to each affected property owner whose post office address is known or ascertainable. The public hearing upon the Preliminary Assessment Resolution and the Engineer's Report shall commence not less than ten (10) days nor more than forty (40) days after the aforementioned date of publication.

### **Council Action(s) After Special Assessment Public Hearing**

- (a) After conducting the public hearing upon the Preliminary Assessment Resolution and the Engineer's Report, the City Council may approve, disapprove, modify or refer the Engineer's Report to the designated official, committee or employee, with such directions as the Council deems necessary to change the plans and specifications for the public work or public improvement, or as the Council deems necessary to adjust the schedule of proposed special assessment affecting parcels; in the alternative, the City Council may itself, direct that the Engineer's Report, and any Final Assessment Resolution adopted and based thereon, be modified to so change the plans and specifications for the public work or public improvement, or to change the schedule of Proposed Special Assessment against affected property.
- (b) Subsequent to the conduct of the public hearing as provided above, the City Council may adopt a Final Assessment Resolution, which Final Assessment Shall:
  - 1. Approve the plans and specifications for the public work or public improvements.
  - 2. Approve a Schedule of Final Assessments.
  - 3. Direct that the public work or public improvement be accomplished.
  - 4. Set forth all those matters, in the Final Assessment Resolution as deemed necessary, and as set forth hereinafter as part of the City of Brillion special assessment procedure for Public Improvement Projects.
- (c) After adoption of the Final Assessment Resolution, the City Clerk shall publish the Final Assessment Resolution as a Class 1 Notice, publication to be in the official City newspaper; and a copy of said Final Assessment Resolution shall be mailed, by the City Clerk, to each interested property owner whose post office address is known ascertainable.

## **Combined Assessments**

If more than a single improvement is undertaken, the City Council may combine the improvement assessment a single assessment against each property affect, except that a property owner may object to any one or more of said assessed improvements.

## **Council's Power to Amend, Cancel or Confirm Special Assessments**

(a) If after completion of the public work or public improvement, the actual cost of any public work or improvement project is found to vary materially from the original cost estimates or if special assessments are determined void or invalid for any reason, or if the City Council is empowered after giving notice as required pursuant to State Statute (Chapter 66, Wis. Stats.) to amend, cancel or confirm any prior Final Assessment Resolution, then the notice of amendment, cancellation or confirmation of Final Special Assessments shall be given by the City Clerk as provided in Chapter 66, Wis. Stats.

(b) If the actual cost of the public work or public improvement is less than the assessments otherwise levied as part of the Final Assessment Resolution, the City Council, without notice or hearing thereon, shall reduce each assessment proportionately. If the previously established assessment has been paid, whether in part or in full, according to the assessment rate/amount before reduction, the City shall refund to the property owner any overpayment.

## **Appeal Assessments Payable When Due**

Pursuant to Subsection (12)(f) of Sec. 66.0703, Wis. Stats., it shall be a condition to the maintenance of any appeal that any assessment appealed shall be paid when due and payable and upon default in payment any such appeal shall be dismissed.

## **Special Assessment a Lien on Property**

Pursuant to Chapter 66.0703, Wis. Stats., all special assessment levied under this Municipal Code and therefore pursuant to Sec. 66, Wis. Stats., shall be a lien upon property against which the same is levied, being a lien for and on behalf and in favor of the City. The City Council shall provide for the collection of such assessments and may establish penalties for payment after the due date. The City Council shall provide that all assessments not paid by the date specified shall be extended upon the tax roll as delinquent tax against the property and all proceedings in relation to the collection of such delinquent taxes shall apply to such assessment, except as otherwise provided by statute.

## **Miscellaneous Assessment Provisions**

(a) If any assessment or charge levied under this Chapter and theretofore levied pursuant to Chapter 62 and/or Chapter 66, Wis. Stats., is invalid because such code or statutes are found to be unconstitutional, the City Council may thereafter reassess such assessment or charge pursuant to the provisions of any then applicable laws.

(b) The City Council may, without notice or hearing, levy and assess all or any part of the cost of any public work or public improvement upon property affected, if notice and hearing on Final Special Assessments Resolution is waived in writing by all affected property owners; such written waiver shall

include provisions authorizing the imposition of the special assessment by agreement of an affected property owner.

**Method of Payment of Assessments**

**A. General**

Invoices will be mailed on or before October 1 of the year of assessment. Property owners will have no less than thirty (30) days from the date of the invoice to make payment, or choose to participate in the Installment Payment Plan as indicated below. Property owners who do not respond to the invoice will have the entire outstanding balance extended to the tax roll in full as a special assessment. Deferred payments will bear an interest rate of 1% above the City’s borrowing rate on the unpaid balance. (Interest rate for new subdivision development is 1% above the City’s borrowing rate.)

<u>AMOUNT DUE</u>	<u>PAYMENT PERIOD</u>
\$500.00 or less	Installments Not Available
\$501.00 - \$1,499.00	Three (3) years
\$1,500.00 or more	Five (5) years

**Road Pavement, Curb & Gutter as One Project**

- (a) For those proposed public work and public improvement projects defined as road pavement or repavement, including curb and gutter, as to the entire cost of the project, the following applies:
  - Initial Pavement shall be paid for by the Developer.
  - Street repavement cost shall be paid for by the City.
  - Curb & gutter improvements shall be paid for by the abutting property owner.
- (b) Where a project is undertaken, which includes pavement and curb and gutter, any miscellaneous cost deemed necessary and associated with storm sewer repairs or replacement shall be deemed and considered a part of the entire project construction cost.
- (c) Assessments for road pavement with curb and gutter as part of the project shall be applicable to any new street construction.

**Driveways**

Where a road pavement construction or reconstruction project is undertaken by the City, and when driveway replacement becomes necessary as part of any other Public Works project for the City, the Director of Public Works or the City Engineer shall first make a determination, in their sole discretion, whether the driveway in question, is in good condition or in substandard condition, and following that determination the following procedure shall apply:

- (a) **Good Condition.** For driveways in good condition, the cost of replacing said driveways or portion of it shall be included in the overall project cost and included as part of the assessable expenses for the overall project.

(b) **Substandard Condition.** For driveways in substandard condition, the cost of replacing said driveway will not be made part of the overall project expenses, and will be the responsibility of the individual property owner under private arrangements to be made with the property owner's own contractor.

### **Sanitary Sewer and/or Water Project**

(a) For any sanitary sewer and/or water project, initial construction, one hundred percent (100%) of the costs thereof shall be assessed to the affected property owners/developers.

If the City requires that any aspect of the water or sanitary sewer system exceed the City's minimum dimensional requirements as set forth in the City of Brillion Municipal Code, the City shall be responsible for the additional cost of such over sizing. By way of example, if the code requires an 8" diameter main, however the City would like an 10" diameter main installed, the developer/owner shall be responsible for the cost of the 8", and the City shall be responsible for the only the difference in cost.

(b) Where a sewer and/or water project is constructed abutting a corner lot, the longer of the two (2) sides shall be assessed. Whether the utility is installed on one or both sides, the lot owner shall only be assessed for the longer of the two (2) sides. This shall not apply to corner lots in new subdivisions. Assessments for corner lots in new subdivisions shall be addressed in the developers agreements.

### **Water / Sanitary Sewer Laterals**

The Developer pays for laterals between the main line and the right-of-way line. The installation cost for the lateral between the house and the right-of-way shall be borne by the property owner.

### **Curb & Gutter**

#### **Curb & Gutter Reconstruction / Repair:**

In those cases where curb and gutter is reconstructed / repaired, as part of a paving project, ½ replacement bid price + aggregate cost + 15% administrative & professional services, shall be charged to the affected abutting property owner.

If 50% or more of a city block is in need of replacement the city shall replace the entire city block and ½ replacement bid price + aggregate cost + 15% administrative & professional services, shall be charged to the affected abutting property owner.

#### **Newly Installed Curb & Gutter:**

In those cases where new curb and gutter is constructed, one hundred percent (100%) of the cost thereof shall be charged to the affected abutting property owner.

#### **Curb & Gutter (Without Street Pavement).**

In those cases where curb and gutter is constructed or reconstructed without pavement of the street, independent of a street project, one hundred percent (100%) of the cost thereof shall be charged to the affected abutting property owner.

### **Curb & Gutter - Double Frontage Lots.**

- (a) There exists within the City certain double frontage lots, defined as a lot that runs from one (1) street side through to a second street.
- (b) As to any such double frontage lots, the lot side which contains the street address, and/or which has constructed thereon the principle residence or building facing that street, shall pay by assessment one hundred percent (100%) of the cost of all public improvements.
- (c) In case of a double frontage lot, as to the second side of a lot (second side defined as not either the property address or the home/building facing the street), such second side shall be assessed according to the policy set forth above, if the parcel taken in its entirety, could be further subdivided into two (2) or more buildable lots. If the parcel cannot be further subdivided into two (2) or more buildable lots the property shall only be assessed for the side, which contains the street address and/or which has constructed thereon the principle residence or building facing that street.

### **Curb & Gutter - Corner Lots.**

The adjacent property owner shall be assessed by the linear footage for the longer of the two sides. If the abutting property owner has already paid for the short side of the lot, and the curb & gutter is being installed along the long side of the lot, they shall pay the difference between the two sides.

### **Curb & Gutter Assessments.**

- (a) **Special Assessments & Charges.** The City may, at any time, construct or have constructed curb and gutter in the City. As a complete alternative to any other methods provided by law the City may collect for said curb and gutter in the manner and by the procedure proved by Sec. 66.0703 and/or 66.0701, Wis. Stats.
- (b) **Alternative Methods.**
  - (1) **Petition.** Any taxpayer and property owner in the City may petition the City for the installation of curb and gutter abutting property owned by said petitioner in the City.
    - 1. **Requirements of Petition.** The Petition for the installation of curb and gutter shall state that the petitioner(s) request curb and gutter abutting property owned by said petitioner, describing said property, stating what type is requested, and further said petitioner shall state that each petitioner individually shall be responsible and liable for, and thereby obligates themselves to pay the total cost of installation of said curb and gutter to include surveying and other contingent expenses.
    - 2. **Effect of Petition.** In the event a petition for the installation of curb and gutter is presented to the City Council, the Council shall have the exclusive discretion to accept or reject the same. The City may refer said petition, may table it, but in any event they shall act upon the same in some manner within six (6) months of receipt of said petition.
  - (2) **Resolution of Intent.** In the event the City should desire to construct curb and gutter in any area of the City, the City Council may adopt a resolution of intent to install said curb and gutter and assess the cost thereof to the abutting property owners as provided in Sec. 66.0703, Wis. Stats.
- (c) **Types of Curb & Gutter.** All curb and gutter shall conform to the construction standards adopted by the City. (Standard Specifications Dated March 9, 1998).
- (d) **Liability for Repair Thereof.** Whenever curb and gutter is installed, all property owners receiving the benefits thereof shall be responsible and liable for all replacements, repairs, damage and maintenance and during any period of construction on the property against which it abuts. Any expense for additional width

of road made necessary by blacktop curb and gutter shall be responsibility of and shall be paid for by the abutting property owner.

### **Water Diversion Prohibited**

No person shall divert water in such a manner that the water flows onto the property of another. Owners and occupants of property in the City of Brillion shall divert water so that said water flows onto the public streets. If there is a storm sewer available, the property owner must connect to it. The connection will be paid for by the property owner.

### **Storm Water/Clear Water Drainage**

At grade, discharge of sump pump which cause a nuisance by creating ice in the street right-of-way, causing flooding of adjacent properties or contributing to undesirable deposits in the roadway shall be connected directly to a storm sewer if such sewer is available.

### **Storm Sewer Laterals**

- (a) Request for installation. Reconstruction of any street in the City of Brillion, or upon the request of a property owner or group of property owners for the installations of storm sewer and or laterals, the city council, in consultation with the city engineer will review the request and make a determination as to the necessity of the storm sewer and or laterals on a case-by-case basis.
- (b) Installation. Storm sewer and or laterals shall be installed where possible as part of every street reconstruction project in the City and property owners shall be required to connect any sump pump discharge to the lateral. If main line storm piping does not exist in the street, storm sewer and or laterals shall be installed, as agreed by the City Council, and shall be maintained by the city. Storm sewer shall typically be 12-inches or less in diameter, shall be parallel to the length of the road. Laterals shall be installed to a point one foot beyond the property line as part of the project. The laterals shall be four-inch diameter or larger as determined by the city engineer, and at a depth dependent on the available depth of existing storm sewer.
- (c) Hook up. The property owner is responsible to make the connection from the home to the storm lateral. The connection shall be made within 60 days after notification from the city. Inspection of the installation by either, the city Sewer Department, or with approval of the building inspector. The property owner shall not connect roofs downspouts, or other surface water drains to the lateral without written permission of the City engineer.
- (d) Cost. Property owners shall be assessed for 50 percent of the total cost of a storm sewer and or lateral project. Any storm sewer installed greater than 12-inch diameter, the property owner will only pay for the cost of a 12-inch line, any amount over will be the responsibility of the City. The assessable cost for storm sewer and laterals shall be based upon a front foot basis. A property owner will only be assessed for one side of a corner lot, that being first side and with any project. A property owner will only be assessed for one side of a corner lot, that being the longer of the two sides. If the property owner has already paid for the short side of the lot, and the storm sewer and or later is later installed along the long side of the lot, they shall pay the

difference between the two sides. The cost for lateral connections to all commercial properties will be determined on a case by case basis.

**Clear Water Discharge.**

- (1) When streets are paved where storm sewer laterals exist, curb opening for sump pump discharge or surface drainage shall not be allowed.
- (2) All clear water discharges which are a nuisance shall be connected directly to a storm sewer where a storm sewer is available and/or laterals are in place. All costs of such installation shall be borne by the property owner.
- (3) Where clear water discharge are a nuisance and storm water mains are not available the City will place that street on a priority list, for storm sewer or mini-storm sewer.
- (4) Where the City elects to install a mini-storm sewer in terrace to abate existing curb discharge nuisance the property owner will be assessed per Section 98.196 of the Municipal Code.

**Mini Storm Sewers**

The property owner shall be assessed for a percentage of the total cost associated with the installation of the mini-storm sewer (design & construction costs) and the lateral service on a front foot basis. The property owner shall be responsible for 50% of the total cost through a special assessment. A property owner will only be assessed for one (1) side of a corner lot, that being the first side and with any project.

**Sidewalks**

**Sidewalk Construction & Repair.**

No person, whether owner, builder or contractor, shall build any new sidewalks or repair or renew or cause to be built, repaired or renewed any existing sidewalk contrary to the municipal code, unless by petition to the council and having permission granted by the council, or upon the council's own motion, or where such a change in the specifications set forth in this policy shall be deemed in the best interest of the City.

The common council may determine that sidewalks be constructed and establish the width, determine the material and prescribe the method of construction of standard sidewalks pursuant to this section.

**Sidewalks - New Subdivisions.**

Sidewalks in new subdivisions required by the Subdivisions Ordinance of the City shall either be installed and paid for by the developer or installed by the City and assessed to the property owner pursuant to Wis. Stats. § 66.0703, as determined by the City Council.

Sidewalks shall be installed in subdivisions which are 75 percent developed provided the sidewalks act as a continuous link to other sidewalks abutting the subdivision. A separation of sidewalks by a traveled portion of the street shall not be deemed a barrier to the continuity of a sidewalk for purposes of this subdivision. If a subdivision is less than 75 percent developed, sidewalks may be installed upon petition of 50 percent of the owners.

**Sidewalks in Cul-de-sacs.**

Sidewalks shall not be required in permanent cul-de-sacs prior to 1983, unless the abutting property owners wish that sidewalks be installed in the area abutting their property. Cul-de-sacs in new subdivisions shall be required to have sidewalks installed to the specifications provided in section 82-35(b) of the Municipal Code.

### **Sidewalk Grade and Width.**

All sidewalks, other than Main Street, constructed or replaced shall have a width of 4 ½ feet and shall have a grade one inch higher than the adjacent curb on the curbside of the sidewalk and pitched one-fourth-inch minimum to one-half-inch maximum for each foot of sidewalk. All such sidewalks shall be constructed eight inches from the abutting lot line.

Every newly constructed sidewalk or sidewalk that is in need of complete replacement constructed or replaced on all city streets, other than Main Street, shall have a width of 4 ½ feet and shall have a grade one inch higher than the adjacent curb on the curb side of the sidewalk and pitched one-fourth inch minimum to one-half inch maximum for each foot of sidewalk. All such sidewalks shall be constructed eight inches from the abutting lot line. In the case of a laydown (rollover) type curb, the pitch shall be one-half inch per foot from the curb in the parkway to the sidewalk with a three-inch minimum.

The construction of all sidewalks shall be in accordance with plans and specifications approved by the City Engineer. In addition, wider-than-standard sidewalks may be required by the City Council in the vicinity of schools, commercial areas (Main Street) and other places of public assemblage, and the City Council may require the construction of sidewalks in locations other than required for safe and adequate pedestrian circulation.

### **Substandard Sidewalks.**

For existing substandard sidewalks, which are in need of replacement sections, the sections may be replaced at the substandard width; however, if installed at the substandard width the property owner will not be eligible for the sidewalk credit if an upgrade or reconstruction of the road right-of-way would occur. Only sidewalk that has been installed according to the aforementioned specifications will be eligible for sidewalk credit. The construction of all sidewalks shall be in accordance with plans and specifications approved by the City Engineer.

### **Sidewalk Credit.**

Property owners required to replace sections of sidewalk that are 10 years old or less and are in “good” shape, as inspected and determined by the City, shall receive a credit based on the actual replacement cost of the sidewalk section(s). Proof of age of the sidewalk section(s) is required to obtain credit.

### **Sidewalk (Without Street Pavement).**

In those cases where sidewalk is constructed or reconstructed without pavement of the street, one hundred percent (100%) of the cost thereof shall be charged to the affected abutting property owner.

### **Sidewalk – Double Frontage Lots.**

- (a) There exists within the City certain double frontage lots, defined as a lot that runs from one (1) street side through to a second street.

(b) As to any such double frontage lots, the lot side which contains the street address, and/or which has constructed thereon the principle residence or building facing that street, shall pay by assessment one hundred percent (100%) of the cost of all public improvements.

(c) In case of a double frontage lot, as to the second side of a lot (second side defined as not either the property address or the home/building facing the street), such second side shall be assessed according to the policy set forth above, if the parcel taken in its entirety, could be further subdivided into two (2) or more buildable lots. If the parcel cannot be further subdivided into two (2) or more buildable lots the property shall only be assessed for the side, which contains the street address and/or which has constructed thereon the principle residence or building facing that street.

### **Sidewalk - Corner Lots.**

The adjacent property owner shall be assessed by the linear footage for the longer of the two sides. If the abutting property owner has already paid for the short side of the lot, and the sidewalk is being installed along the long side of the lot, they shall pay the difference between the two sides.

### **Sidewalk Assessments.**

(a) **Special Assessments & Charges.** The City may, at any time, construct or have constructed sidewalk in the City. As a complete alternative to any other methods provided by law the City may collect for said curb and gutter in the manner and by the procedure proved by Sec. 66.0703 and/or 66.0701, Wis. Stats.

(b) **Alternative Methods.**

(1) **Petition.** Any taxpayer and property owner in the City may petition the City for the installation of sidewalk abutting property owned by said petitioner in the City.

3. **Requirements of Petition.** The Petition for the installation of sidewalk shall state that the petitioner(s) request sidewalk abutting property owned by said petitioner, describing said property, stating what type is requested, and further said petitioner shall state that each petitioner individually shall be responsible and liable for, and thereby obligates themselves to pay the total cost of installation of said curb and gutter to include surveying and other contingent expenses.

4. **Effect of Petition.** In the event a petition for the installation of sidewalk is presented to the City Council, the Council shall have the exclusive discretion to accept or reject the same. The City may refer said petition, may table it, but in any event they shall act upon the same in some manner within six (6) months of receipt of said petition.

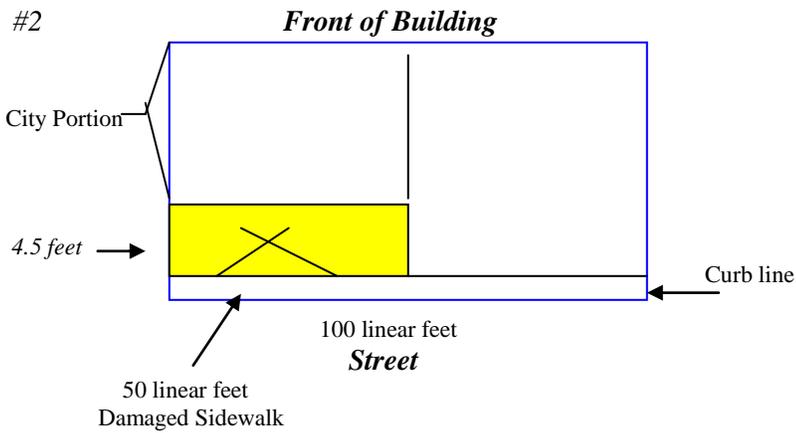
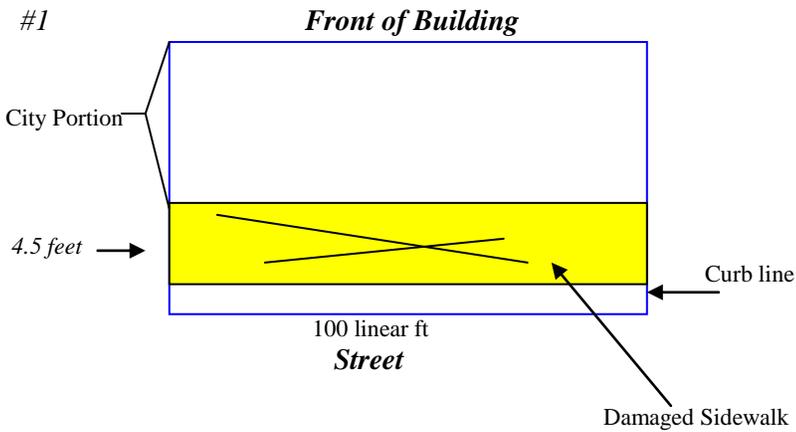
(2) **Resolution of Intent.** In the event the City should desire to construct sidewalk in any area of the City, the City Council may adopt a resolution of intent to install said curb and gutter and assess the cost thereof to the abutting property owners as provided in Sec. 66.60, Wis. Stats.

(c) Adjacent property owners shall be responsible for the cost of the 4.5 feet closest to the curb line (located in the street right-of-way). The City shall be responsible for the cost of the remaining portion of the sidewalk.

**By way of example:**

*#1: The adjacent property has 100 linear ft. of frontage, the property owner shall be responsible for the cost of the 450 square feet of sidewalk - (100 ft (length) x 4.5 feet(width)).*

*#2: The adjacent property has 100 linear ft of frontage, but only 50 linear ft of the sidewalk needs to be replaced, the property owner shall be responsible for the cost of the 225 square feet of sidewalk (50 ft (length) x 4.5 feet(width)).*



**Policy Intention:**

This Policy is only intended to outline the City's general understandings and policies with regard to the matters set forth herein. Nothing in this Policy is intended to supercede rights and obligations of the City, which have been set by Wisconsin Statute, City Ordinance and/or other City Resolution or by other applicable laws. Any conflict between this Policy and applicable Statute, Ordinance, or Resolution shall be decided in accordance with such State Statute or City Ordinance or Resolution.

11/17/15

**Revised March 26, 2012 by the Brillion City Council.**  
**Revised December 22, 2003 by the Brillion City Council.**  
**Revised February 25, 2002 by the Brillion City Council.**  
**Revised April 9, 2001 by the Brillion City Council.**  
**Approved January 22, 2001 by the Brillion City Council.**

<b>Information Sources: (Municipal Code Sections)</b>
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**Sidewalks**

Per sections:  
82-34  
82-35,  
82-36 (Cul de Sacs)  
86-166

**Water mains**

Per Section:  
86-168

**Curb & Gutter**

Per Sections:  
82-4  
86-165

**Street Improvements**

Per Sections:  
82-3  
86-164

**Sanitary Sewer**

Per Sections:  
86-167  
98-187

**Mini-Storm Sewers**

Per Section:  
98-196

**Storm Sewer**

Per Section:  
86-169