

**PRELIMINARY COST SHARE AND ASSESSMENT GUIDELINES FOR
PAVING PROJECTS
(ALEXANDRIA TOWNSHIP)**

A. Cost share between township and landowners.

Costs Paid by Township	Costs Paid by Landowner
100% upgrading of road area prior to improvement	0% upgrading of road area prior to improvement
50% construction costs, includes aggregate base and surfacing	50% construction costs, includes aggregate base and surfacing
0% engineering and contingencies	100% engineering and contingencies
0% legal and administrative costs	100% legal and administrative costs

B. Standards for proper assessment.

1. The property benefits from the improvement;
2. The assessment does not exceed the increase in value of the property due to the improvement; and
3. The assessment is uniform.

Benefits from an improvement are calculated based on the highest and best use of the land. Present use of the land is not the controlling factor in determining whether the land has received benefit from the improvement. Rather, the test is whether the land presently could be used for purposes which would benefit from the improvement.

C. Allocation of assessments between landowners.

Each buildable platted lot or parcel serviced by one road being paved, which does not already have abutting pavement at a point of access. * Preliminary plats included * Platted lots which are vacated prior to the assessment proceedings in anticipation of the improvement project (in the discretion of the Town Board)	One full assessment.
Each buildable platted lot or parcel serviced by two roads being paved.	One and one-half assessment.

Each buildable platted lot or parcel which already has paved access, but is receiving paving along some other side or sides of the property.	One-half assessment.
Each buildable non-abutting parcel receiving significant benefit from tarring project accessing their property.	One full assessment.
Each buildable non-conforming lot adjacent to a lot or parcel already receiving a full assessment	One-half assessment.
Adjoining buildable lots or parcels with a significant building structure over the boundary line making the remaining property inseparable for marketability purposes.	One full assessment.
Resort or business properties on large parcels receiving proportionately more benefit from the paving project than individual residential lots.	To be determined based on benefit by a case-by-case analysis.

The Town Board may make exceptions to these assessment guidelines on a case-by-case basis upon making specific findings in the Town Board minutes that such exception is necessary, is equitable and within the requirements for assessments outlined in Section B.

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