



*Potential Special Assessment District (S.A.D.) Participant*

Dear Village Resident:

You are being requested to sign a petition for a public improvement, most likely for a utility extension, i.e. sanitary sewer or watermain. The Council of the Village of Wolverine Lake would like you to know your rights and potential obligations if you sign the petition and become part of an S.A.D.

First, we request you read all the information provided with the petition before you sign. It should explain what the S.A.D. is for and state what your initial financial obligation will be. If you have any questions, that the circulator of the petitions cannot answer, please call the Village offices. Someone there will be able to help you.

A Special Assessment District is an excellent way for you to have a public project completed improving your property, even though you may not have the full amount of money necessary. The S.A.D. process allows the Village to sell relatively “low interest” bonds to pay the design and construction costs of the project and allows you to pay your share over many years (typically 10, 15, or 20 years).

A S.A.D. may be established either by the Village Council or upon receipt of petitions from the residents of the Village equal to at least 51% of the property owners within the area of the project. That is, if there are 100 homes affected by the project, at least 51 owners must approve the project. If Council believes the project is necessary, the Council can force those who don't want the project to still pay for their share. However, Council cannot approve the project until after at least two public hearings where they would take public comments.

There is a cost to you for a Special Assessment project. There will be a preliminary engineering study that must be completed, and may cost, up to \$150 per home/residential building lot. Each household that signs the S.A.D. petitions will only be responsible for the preliminary study fee (up to \$150.00) until the first public hearing. This fee will be to study the proposed utility extension, make recommendations to the residents affected and estimate the project cost per home site. Until the first public hearing, \$150.00/home site is the maximum amount any signee will be charged. If Council approves the SAD, the preliminary study fee (of up to \$150.00) and all other costs associated with the project will be paid for from funds borrowed by the S.A.D. However, if the S.A.D. is never finally approved by Council, each household that signed the petition will be responsible for all costs incurred by the Village. This will include all

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engineering, attorney, and administration costs to date. Please review all the information about the proposed S.A.D and become well educated prior to signing any petition. Chances are good that the proposed project is being presented to you with the best of intention, but only you can decide if it's best for you.

Sincerely,

Village of Wolverine Lake Council