

North Boundary Run Urbanization Frequently Asked Questions

Costs

Q: What is the cost to the homeowner?

A: Assessments for recent project have been approximately \$9,000 per lot. The actual amount of the assessment will be determined by the actual bid and construction cost. Additional information will be provided after bids are received.

Q: A special assessment can cost a lot of money. What are my payment options?

A: Upon project completion, a bill will be sent giving you the following payment options: (1) Payment in full by October 1st; (2) Payment in full on next tax bill; (3) Five annual installments if assessment is \$4,000 or less; and (4) ten annual installments if the assessment is greater than \$4,000. The first installment is principal only. Thereafter interest is figured on the unpaid balance and added to the annual installment. The interest rate charged is 2% above the Town's last borrowing. The interest rate charged for 2009 projects was 4.59%.

Q: What will the cost to urbanize the street be if we wait five or ten years?

A: The cost to wait for a project is difficult to determine. Projects that are completed in the future may be done under new standards or regulations, which typically increase the cost of a project. In recent years, we have seen a wide range of increases in construction costs. It is not unreasonable to assume that construction costs will rise by 4- 5% annually. After 5 years, the cost would increase by 28%; after 10 years, the cost may increase by 63%.

Q. Why does the Town of Grand Chute have a 5% admin fee as part of the total costs of a special assessment project?

A. This policy was adopted by the Town Board when the ordinance was adopted in 1997. This is an equitable way to allocate expenses related for utilizing Town staff's time directly for a specific project. All Town Department Heads are salaried individuals creating a fixed cost to the Town General Fund. The General Fund utilizes various revenue sources including ad-valorem taxes, grants, permits, aids and user fees to cover the costs of Town personnel. Local property taxes are kept as low as possible through the use of as many alternate sources of revenue that are practicable.

The Town Board has determined the most equitable way to spread fixed cost of Town staff is to have those utilizing Town staff specifically for the benefit of a defined project to pay a portion of that project's cost allocated as the overhead needed to administer the

project. The Town Board ensures that services provided by Town staff for a construction project are necessary, non-duplicative and provided in a more cost efficient manner than having these services provided only through a contract for service. Having local oversight ensures the Town receives the quality product that residents demand.

Q. Why does the Town of Grand Chute charge 2% above the actual bond interest for special assessments?

A. This policy was adopted by the Town Board when the ordinance was adopted in 1997. There are several additional costs related to a bond issue. These costs include underwriter's fees, financial advisor fees, bond counsel fees, rating expense and costs for maintenance of the special assessments over the length of the payment schedule.

Q. I paid to have my ditch enclosed. Can this pipe be reused to eliminate my assessment?

A. No, the existing culvert pipes and storm sewer cannot be reused for this project since they are not in the proper location or elevation to accommodate the new road. However, the contractor will place your discarded driveway culvert pipe and/or ditch enclosure pipe in your yard when the storm sewer is installed. You own this culvert pipe and may keep it but it must be removed from the right-of-way. If the pipe is not claimed within one week, the Town will dispose of it.

Roadway Issues

Q. What are the benefits of urbanization?

A: Instead of water being channeled from streets and yard drains to ditches, the water is directed to a storm sewer and removed from the area. This will prevent water from re-circulating into the shallow groundwater. The overall poor ditch grades are common in Grand Chute and do not allow water to flow from ditches. As ditches erode and silting occurs, many localized flooding problems occur. Localized flooding cannot be remedied without moving the problem to another neighbor. Urbanized streets with curb and gutter also make a property more marketable than those streets with ditches, due to "curb appeal".

Q: All new subdivisions in Grand Chute are being urbanized with curb and gutter. Why is this necessary?

A: The Town began requiring urbanized streets in 1998 due to the problems associated with rural streets in a developing community. In addition to the benefits of urbanization already explained, the Town commits a significant amount of its Public Works personnel to address drainage problems in residential areas with ditches. Subdivisions that have been urbanized report no drainage problems, and maintenance costs have been limited. In the long run, it is more cost effective for fully developed residential neighborhoods to have urbanized streets.

Q: Will the roadway be wider?

A: The roadway will be 33' from back of curb to back of curb. Rural roads are generally 24' of asphalt, with 3' of gravel shoulder for a total width of 30'. The back slopes of the ditches will generally extend to the 66 ft. right-of-way limits.

Q: Will the roadway be at the same level or higher or lower?

A: In general, an urban roadway is slightly lower so that storm water will drain to the curb.

Q: Are sidewalks being planned?

A: Sidewalks are generally included with a project only when the residents request them. Sidewalks are planned for Chappell Drive from Capitol Drive to Chappell Court to accommodate Houdini School drop off traffic.

Q. Will there be any safety issues?

A. Please remember there are many safety hazards around a construction project. Driving at a reduced speed will make it safer for everyone concerned. Also, a highway project makes a very dangerous but attractive playground for children. Please warn them of the dangers and please keep them clear of the construction area.

Q. Someone in my house has special needs and requires special access considerations during construction, what should I do?

A. Please contact Robert Givens to discuss. All contractors will cooperative on these issues.

Q. Where will the work take place?

A. Most of the construction will be within the right-of-way. However, some construction is planned to be just outside the right-of-way (in your yard). This is to properly tie in the yards and driveways with the new construction.

Q. Will there be road closures?

A. The Town and contractor will do their best to maintain access through the construction site; however, road closures on a block by block basis may require the contractor to institute temporary closures. These closures will cause temporary detours but access will still be provided.

Q. Will there be any school drop-off issues during construction?

A. We anticipate meeting with the principal in the next few weeks to make sure any impact is minimized. We plan to restrict major construction on Chappell Drive until after school

ends. However, the asphalt surface on Chappell will likely be pulverized early in the project.

Restoration

Q. What will happen with the ditches and lawn?

A. All properties will be regraded, ditch enclosures removed, ditches filled in, and restored to match with the curb upon completion.

Q. Will any of my landscape features be disturbed?

A. Some trees in the construction zone need to be removed. These trees will be flagged prior to construction. Any plants or other landscape feature within the construction zone you wish to save must be removed prior to construction in your area. Other features may include flag poles, retaining walls, patio blocks and fences (both above and below ground) will need to be removed. If you have any questions about what can stay and what will need to be removed please contact Bob Givens or Todd Schneider of OMNNI Associates.

Q. What are the plans for restoration of turf areas disturbed during the Town's construction?

A. The Town specifications call for a minimum of 4" of pulverized and screened topsoil for full depth replacement. The actual depth may vary where the contractor blends into the existing lawn. Seed will be placed at a rate of 5 lbs per 1000 square feet. Mulch and fertilizer will also be provided. Residents will take over lawn maintenance upon completion of the topsoil, seed and mulch. This maintenance includes watering and fertilizing. Recommendations for this initial maintenance will be provided to each property.

Q. Will there be rocks in the soil?

A. The topsoil will be screened and pulverized for the project to minimize rocks. There may be rocks in the subsoils. This will be minimized to the extent possible

Driveways

Q: Will driveways have to be redone to match the new roadway? If concrete, will it be replaced with concrete?

A: The contractor will replace all driveway aprons, matching the existing material (e.g. concrete for concrete). However, gravel driveway aprons must be upgraded to asphalt or concrete and this cost will be assessed accordingly.

Q. I would like to upgrade my driveway apron from asphalt to concrete or change the width of my driveway, how does that work?

A. The contractor is required to repair or replace portions of each driveway, matching the existing material and width. If you would like a change in the driveway material or width, a “Waiver of Special Assessment Notices and Hearings” will be required to be filed with the Town. Additional costs will be based upon the actual quantities placed using the contract unit prices, plus a 5% administration fee.

Q. I would like to replace my driveway from the apron to the garage, how does that work?

A. You will need to contract directly with the Town’s concrete contractor or the contractor of your choice. Contact information for the Town’s contractor will be available on the website when known. If you do this please get quotes for any restoration adjacent to your private driveway improvements.

Q. My neighbors are having more of their driveway replaced as a part of the project, why does this happen?

A. There are many competing factors which determine the height of the new road relative to existing driveways including utilities, drainage, existing driveways, etc. Ultimately, the new road height determines how much driveway will need to be removed as a part of this project. This will vary from lot to lot in the subdivision. In all cases, new driveway slopes will vary between two and a maximum of eight percent.

Q. Will access to my driveway be affected?

A. You should be able to get to your driveway during much of the project. The exceptions will be when they are working adjacent to your lot and once the string line is put up for curb placement. The contractor will be excavating one block at a time to minimize the disturbance. You may be asked to park on an adjacent street during the construction of your block. Once the string is put up for the curb, you will not be able to drive across the curb for seven to ten days. Driveway apron curing will also affect access. You will be allowed to park on the street in front of your home during this time. The contractor will be responsible for notifying you at least 24-hours in advance of any driveway access restrictions.

Q. How is the Town ensuring quality construction of my new concrete driveway?

A. The Town has detailed specifications for concrete work on the project. Driveways aprons will be reinforced with mesh and doweled into existing concrete slabs. The concrete will be six inches thick, minimum. The finish will be a broom finish. This broom finish will likely be rougher than your current driveway finish since your existing driveway has undergone years of wear. Felt will be provided for all expansion joints and all contraction joints will be saw cut. Contraction joints will line up with existing contraction joints to the maximum extent possible. The contractor will provide samples

of their broom finish and saw cuts prior to construction. Water service valves found in the driveway will be reinstalled with a PVC sleeve to improve aesthetics. Finally, the Town will provide an inspector to ensure compliance with the specifications and each finished driveway will be documented photographically.

Sump Pumps and Drainage

Q: If the project does not proceed, what can the Town do to correct the lack of drainage?

A: According to the Town's engineer, re-ditching the subdivision will not solve the long-term drainage issues in this area. For an area to drain properly, ditches must have a minimum grade of 1%. Ditches in many of the older subdivisions in Town have an average grade of 0.4% to 0.5%, with many having a negative grade due to silting and unauthorized adjustments to ditches. Storm sewer without curb and gutter remains a possibility for yard drains and sump pumps. The savings would be the actual curb and gutter, which would save about \$700 per lot. Ditches would remain in place for rain events.

Q: Our area has water runoff in the spring and sump pumps run a lot. Can this be addressed?

A: All sump pumps that drain to the street will be hooked up to the new storm sewer. This will drain sump water away from your property and prevent it from recirculating back to your sump pit.

Q. What will happen to my sump pump or downspout draining to the ditch?

A. The utility contractor will be responsible for connecting visible sump pump and downspout ditch discharges to the proposed storm sewer as a part of this project. We will ask you to expose or mark your sump pump or downspout lines at the ditch line so that they are clearly visible prior to construction. If your current sump pump line discharges to the back of your house, you do not have to relocate your sump pump line to the front.

Q. What if I would like to have additional storm lines to connection of my sump or downspouts to the storm sewer system?

A. Again, the contractor is responsible for providing a storm sewer connection to all visible downspout and sump pump discharges draining to the existing ditch. Each lot will be provided a minimum of one storm connection. If you would like an additional storm lateral, a "Waiver of Special Assessment Notices and Hearings" will be required to be filed with the Town. Additional costs will be based upon the actual quantities placed using the contract unit prices, plus a 5% administration fee.

Watermain

Q. I understand some watermain improvements will be made will water be shut off to my house during construction?

A. The Town intends to provide water service during the entire project and water service disruptions will be kept to a minimum. However, it may be necessary to temporarily shut down the watermain during storm sewer installation. The Town will notify you one day prior to any foreseen water service disruptions. You will be notified of any unforeseen disruptions (i.e. watermain break, discovery of a bad valve, etc.) as soon as possible after the shut down.

Mail & Refuse/Recycling

Q: Where will our mail be delivered?

A: Mail delivery will continue throughout the project. The group mailboxes will be moved to a few centralized locations within the subdivision. These locations may be moved as construction commences. The contractor will be coordinating with the post office and will notify you of the location of your temporary mail box during construction. Toward the end of the project, individual mailboxes will be installed. More info will be provided in the upcoming months.

Q. How will refuse collection be addressed?

A. Refuse will still be picked up on the same day it is currently. If refuse cannot be picked up in front of your home due to the construction, you may need to place your refuse on the nearest adjacent side street.