

Town of Grand Chute
W. College Avenue Reconstruction
Public Hearing Information Sheet
February 27, 2020

- **PROJECT DESCRIPTION** – College Avenue from CTH CB to Casaloma Drive will be reconstructed as a 4-lane divided urban highway with curb & gutter on both the median shoulder and outside shoulder. Multi-lane roundabouts are planned at the intersections of Mayflower Drive and at McCarthy Road to improve operations and safety. A multi-use trail will be constructed on the north side of the highway while a sidewalk will be constructed on the south side through the Town of Grand Chute. Storm sewer will be installed throughout. Both Mayflower and McCarthy Roads will be reconstructed for a distance beyond the intersections with College Avenue. This is a joint project between Outagamie County, The Town of Greenville, and the Town of Grand Chute.

- **CURRENT CONTRACT SCHEDULE**
 - Public Informational Meeting – October 2018
 - Right-of-Way acquisition – 2018 (Plat recorded November 2018)
 - Utility relocation - 2019
 - Preliminary Resolutions – October 15, 2019
 - Bid – January 14, 2020
 - Public Hearing – February 27, 2020
 - Proposed Final Resolution – March 17, 2020
 - Anticipated construction start – Reconstruction is anticipated to start around June 1st and be complete around mid-October, weather permitting. Property owners will receive notification from WisDOT with further project details (construction schedule, sequencing, etc.).

- **PRIME CONTRACTOR** – Vinton Construction – The contractor is required to arrange and conduct a meeting with business people to discuss the project schedule of operations including vehicular and pedestrian access during construction operations.

- **TRAFFIC CONTROL & ACCESS** – College Avenue will be closed to traffic. The contractor will start on the east end tying into Casaloma Drive and work to the west tying into CTH CB. The segment of College Avenue between Casaloma Drive and McCarthy Road will open to traffic first. Access will be maintained to McCarthy Road south of College Avenue either from the east via College or from the north via McCarthy Road. An official detour will be provided by the contractor consisting I-41, STH 96, and CTH CB.

- **SPECIAL ASSESSMENTS**
 - Assessments will be levied according to the front foot dimensions of abutting property. This includes frontages on College Avenue as well as portions of Mayflower and McCarthy.
 - Over-build costs for the wider roadway and oversized storm sewer have been backed out of the assessment. These values are then further reduced to account for the actual

Town cost participation in the overall project since the project is a partnership between several municipalities.

- Standard credits have been assigned for multiple frontages.
- Mayflower south of College received a 20% credit to the cost of asphalt pavement per Town Policy due to the roadway being last paved 12 years ago while the useful life of asphalt pavement as listed in the Policy is 15 years.
- The Town has had a written assessment policy (the “Town Policy”) in place since 1993 to ensure consistency and fairness in the imposition of special assessments against properties located within the Town.
- All properties along the corridor are zoned either CR, CL, or RMF. Per the Town Policy, these properties ordinarily would be assessed 100% of the allowable cost; however, after much deliberation by the Town Board, special assessments for commercial use properties have been reduced to 33% of the normal and overall possible assessment while special assessments for residential use properties have been reduced to 20% of the normal and overall possible assessment. This means that the proposed special assessments will be considerably lower than typical special assessments under the Town Policy. These special reductions were included to account for a higher-than-usual general benefit attributable to the project while recognizing that a local benefit still exists.
- Roundabout, sidewalks, trails, sanitary and watermain maintenance, property acquisition, and streetscaping are not being assessed.
- Storm sewer on Mayflower and McCarthy is not being assessed as it is a replacement of existing storm sewer.
- For the condominium parcels along Pennsylvania Avenue the total frontage was divided by the number of tax parcels to come up with the assessment frontage for each parcel.
- Includes a 15% contingency – only assess what is used.
- The total estimated cost to the Town for engineering, oversight, and construction of the assessable items is \$1,847,011.50. The assessments to be levied account for 30.7% of this cost.
- Method of payment for assessments in excess of \$4,000 can be in up to 10 equal installments and will bear interest on the unpaid balance at the rate of 2% per annum above the most current borrowed rate at the time of the project. For College Avenue the 2019 borrowed rate of 1.68% will be applied – therefore, interest will be at 3.68%. You will receive notification of your final assessment amount and payment options after completion of the project.

QUESTIONS:

- Received on 2-26-2020 from Dick Finch , President of the Georgetown Square Condo Association: *“Why are we being assessed for this project when we have no direct access or benefit from the project? Grand Chute does not support our street maintenance, fire hydrants etc.. I do not feel that a special assessment is warranted for our neighborhood.”*
 - The Town Board of Supervisors & Sanitary District’s Board of Commissioners carefully considered unique aspects of the project including a lack of direct access to the improved street, higher-than-usual through traffic, and the fact that other governmental entities will be paying for a significant portion of the total project costs; following said considerations, the Town Board of Supervisors debated the schedule of assessments over the course of several meetings. Following said deliberations, the Town Board of

Supervisors decided to deviate from the Town of Grand Chute Special Assessment Policy by assessing all affected properties less than each property would typically be assessed under said policy because the Town Board of Supervisors finds that it would be reasonable for the Town itself to absorb a percentage of its total costs given the higher-than-usual through traffic, but still recognizing that the affected properties will be benefited from the subject improvements.

- Received on 2-26-2020 from Elizabeth Bann, 5653 Pennsylvania Avenue:
 - 1) *Does this mean that our private street will now be maintained by the town of Grand Chute. No longer have to pay with our HOA.* Pennsylvania Avenue is a private road that was not built to Town Roads standards therefore it cannot be taken over as a Town Road.
 - 2) *Does this mean the town of Grand Chute will now come fix the water main cap that they told me was not their responsibility.* No. The water system serving Pennsylvania Avenue is private.
 - 3) *Our house doesn't face College Ave. There is property alongside ours that does. Is that considered double dipping? We are behind the assisted living. Even though none of us on Pennsylvania own our property.* See the ninth bullet point under "Special Assessments" above for how the condominium parcel calculations were performed.
 - 4) *Will we get direct access to sidewalks, so we don't have to walk a different street to get them?* The sidewalk and trail along the project corridor are not being assessed. A direct connection to College from Pennsylvania is not part of the 2020 project. The Town's Pedestrian and Bicycle Strategy has a future multi-use trail connection planned at McCarthy to the south.
 - 5) *I do not understand your spread sheet. What is our total estimated amount? How much do they project over that?* The columns in yellow at the right side of the CTH CA Schedule of Assessments show the total estimated amount per parcel, including street and storm. The final amount would be determined when the project is complete but will not be more than the Final Resolution amount.

- Additional questions from the Public Hearing:
 - Dean Theilbar, Appleton Valley Homes: *Can a storm water lateral be provided to the development?* The College Avenue storm sewer at this location is designed to only handle and treat the roadway water so a lateral to the development cannot be provided. The existing swales on the south side west of McCarthy will largely remain untouched and the water from this location will continue east in the swales to the channel east of McCarthy. In addition, the portion of the eastbound roadway water of College Avenue that currently drains to the ditch will now be collected in the storm sewer. As a result, the ditch will have more capacity to convey water from adjacent developments.

 - Steve Miller, 5533 Pennsylvania Avenue: *Wants to better understand the benefit to the condos.* See answer to question on 2-26-2020 above.