

Town of Grand Chute
W. Woodman Drive Urbanization
Public Hearing Information Sheet
March 3, 2020

- **PROJECT DESCRIPTION** – W. Woodman Drive, from Westhill Boulevard to Bluemound Drive, will be urbanized and will include curb and gutter with additional storm sewer and the removal of ditches. The proposed typical section is 35-feet from back of curb to back of curb consisting of two travel lanes with a bike lane on each side. A variable width terrace and 5-foot sidewalk will be constructed within road right-of-way on both the north and south side of Woodman Drive. New corridor street lighting will be installed per the Town’s Street Lighting Policy. The corridor will have a combination of styles based on the mixture of land use along the project.

- **CURRENT CONTRACT SCHEDULE**
 - Public Informational Meeting – July 24, 2018
 - Preliminary Resolutions – December 3, 2019 (revised from original June 5, 2018)
 - Right-of-Way acquisition – In progress. Moss & Associates has been hired by the Town to perform the acquisition services for both fee acquisition and easements.
 - Bid – February 18, 2020
 - Public Hearing – March 3, 2020
 - Proposed Final Resolution – March 17, 2020
 - Utility relocation – Spring 2020
 - Anticipated construction start – Reconstruction is anticipated to start as early as April and will be complete around mid-August, weather permitting.

- **PRIME CONTRACTOR** – Wondra Construction, Inc.

- **TRAFFIC CONTROL & ACCESS** – Local traffic only. Temporary lane closures will occur during various construction operations. During paving operations, it is anticipated that the roadway will have a moving lane closure with flag persons. When your driveway apron, sidewalk, and curb and gutter at the driveway are being constructed you will not be able to use the driveway for a total of approximately 2 weeks. The contractor will notify you in advance so you can make arrangements. The construction schedule will be sent to Lamers Bus Company and Valley Transit. They will then determine route or pick-up changes that may be needed.

- **MAIL AND GARBAGE/RECYCLING SERVICE**
 - As part of the project all properties adjacent to the construction area will have the contractor remove their mailboxes at the start of construction and set it aside on private property. The contractor will not be liable for any damages caused to mailboxes or posts after removal. Please store your mailbox in a safe location until the end of the project. Temporary mailboxes will be placed at locations to be determined by the US Postal Service. After completion of the project, the property owner will be responsible to reset the original mailbox. More information will be forthcoming.
 - Garbage and recycling service provided through the Town will continue during the project. There may be adjustments need to the pick-up times and locations. More

information will be forthcoming. Businesses will need to coordinate with their contracted service to let them know about the construction and needed access changes.

- SPECIAL ASSESSMENTS

- Assessments will be levied based on 50% front footage and 50% trip generation. Properties along Bluemound Court without Woodman Drive frontage will only receive the trip generation portion of the special assessment.
- The Town has used the Institute of Traffic Engineers (ITE) Traffic Generation Manual to allocate trips because it is a nationally accepted and recognized document that is based on thousands of studies and provides over 150 property uses. It is not used as a traffic predictor but is used to allocate the ratio of trips generated for each parcel as compared to all parcels.
- Standard credits have been assigned for parcels with multiple frontages.
- 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.
- The area is a combination of CR (Regional Commercial), CL (Local Commercial), RMF (Residential Multi Family), and R-4 (Multi-Family Residence) zoning.
- The cost of sidewalks, sanitary and watermain maintenance, and subgrade improvements in excess of standard street construction are not being assessed.
- Includes a 15% contingency – only assess what is used.
- The total estimated cost to the Town for engineering, oversight, and construction is \$1,054,460.42. The assessments to be levied account for 68.6% 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 Woodman Drive 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.