

Town of Grand Chute
E. Ridge Haven Lane Reclamation & Paving
Public Hearing Information Sheet
June 18, 2020

- **PROJECT DESCRIPTION** – E. Ridge Haven Lane, from N. Ballard Road to Osprey Drive, will be reclaimed and paved later this year in conjunction with the Town’s hot mix asphalt paving program. The pavement condition of this segment of E. Ridge Haven Lane is in poor condition and was last paved in 1994. The roadway will be paved 24-foot wide with asphalt and 2-foot gravel shoulders to match existing widths. The plan includes paving the asphalt 4-1/2-inches thick and to ensure a minimum of 12-inches of base. Soil borings indicated that the existing pavement is 2-1/2-inches thick with 10-12 inches of base. As a result, the existing asphalt will be reclaimed and left in place to provide the minimum 12-inch base thickness where feasible.

- **CURRENT CONTRACT SCHEDULE**

- Preliminary Resolution – February 20, 2020
- Public Informational Letters – April 17, 2020 (No meeting due to Safer-At-Home Order)
- Bid – June 4, 2020
- Public Hearing – June 18, 2020
- Proposed Final Resolution – July 7, 2020
- Anticipated construction start – Construction is anticipated to start as early as July 20, 2020.

- **PRIME CONTRACTOR** – Northeast Asphalt, Inc.

- **TRAFFIC CONTROL & ACCESS** – The road will remain open to traffic with the exception of cross culvert replacements.

- **MAIL AND GARBAGE/RECYCLING SERVICE** – Since the road will remain open to traffic there will be no disruption to mail or garbage/recycling service.

- **SPECIAL ASSESSMENTS**

- 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 parcels along the corridor are zoned AGD (Agricultural) and are primarily residential use, with the exception of 1 vacant parcel.
- Assessments will be levied based on front footage.
- Credits have been assigned for parcels with multiple frontages/corner lots. This applies to parcels 101157101, 101157102, 101157103, and 101157100. 50% corner lot credits have been applied for residential use.
- An irregular lot calculation was used to determine the frontage of parcel 101157107.
- The \$20,000 developer credit has been applied to the overall project cost.
- The cost of cross culvert replacements is not being special assessed.
- The total estimated cost to the Town for engineering, oversight, and construction is \$60,658.11. The assessments to be levied account for 60.2% of this cost.

- Method of payment for assessments in excess of \$4,000 can be in up to 10 annual 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. Up to 5 annual installments are allowed if the total assessment is greater than \$200 but less than or equal to \$4,000. For E. Ridge Haven Lane 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 PRIOR TO PUBLIC HEARING:

- From John Coon on 6-8-20 (Parcel 101157101): I received the meeting notice and engineer's report for this project today, and I was struck by the difference between my assessed frontage, compared with the frontage across the street, Linda Schabo. Our properties are identical depth, yet my total frontage is listed as 40 feet more than Linda's. I am further confused by the total frontage listed for me (403') exceeding the listed depth of my property (352.97). Since the engineer's report indicates that work on Ridge Haven will end at the CTH E right of way, I don't understand why the 50 feet of frontage within that right of way is included in my total frontage. As I understand this, both Linda and myself would have 353 feet of total frontage, and 177 feet of assessable frontage. Could you please help me understand the differences?

The 403' frontage came from the Grand Chute GIS and matches the frontage in the legal description. However, our engineer has reached out to Outagamie County and we have found additional documentation that corrects these numbers as well as your neighbor to the south. The plat sheet from Federal Project No. 4984-00-96 from 1998 indicates the most recent R/W dimensions along Ballard and well as the vision corner with the intersection of Ridge Haven. This also now corresponds to the notes/labels on the Engineer's Report that was mailed to you for the Ridge Haven Public Hearing. When a vision corner is involved, the frontage along the road is calculated by taking the frontage along the roadway (Ridge Haven) and half of the vision corner frontage. For your parcel this results in a total of 350.37' of frontage. With the corner lot credit applied your assessable frontage would now be 175.18'. In addition, Parcel 101157102 to your south will also be modified in a similar fashion; however, the total assessable frontage for that parcel will be slightly different at 173.86' as the parcel/vision corner dimensions on that side differ from yours. The Schedule of assessments will be modified accordingly and will be presented to the Board for incorporation into the final schedule of assessments at the time of the Final Resolution. (kas)

- Weyenbergs on 6-9-20 (Parcel 101157107): How was the assessable frontage for this parcel calculated? *Section II.B.2.e(i), on page 8 of the Policy for Special Assessments I gave you this morning, states that "When the actual frontage is more or less than the average width of a lot, the frontage calculation for assessment purposes shall be based on average width....." Your parcel is zoned AGD so this calculation was used. The average width is calculated by dividing parcel area by the average depth. The parcel area is 73,680 square feet while the average depth is the average of the 3 lines highlighted in green on the document emailed to you on June 9, 2020, which equals 301 feet. Then you take 73,680 square feet and divide it by 301 square feet to come up with 244.78 feet. This is the value listed on the assessment schedule. Keep in mind*

*that if the average depth is reduced it would result in an increase to the assessable frontage.
(kas)*

- Email from Perry VanBoxtel on 6-12-2020: Last fall/summer when there was a lot of debate on what should happen to Ridgehaven lane and who should pay what, one of the items heavily discussed was the portion paid by the developer. Unfortunately, none of the property owners were originally told that there could have been \$30000 on the table from the developer if we allowed him use of Ridgehaven, and when time ran out, he lowered the amount to \$20000. This was discussed at a town meeting that I was at and we the property owners asked that the full \$20,000 be allotted to the property owners portion of the assessment. I do not remember the names of the people up front, but a couple of them thought this was a reasonable suggestion. I later asked you about it in an email and you said you would let us know. The letter just sent to us shows we did not get the full amount, only 66%. I would ask you again to ask this request again at the meeting Thursday the 18th or sooner if possible. Any help would be greatly appreciated. *This was discussed at the April 21, 2020 Town Board meeting when the methodology for the special assessments was established by the Town Board. The method mailed out for the Public Hearing was what was approved by the Town Board which allocated the \$20,000 developer contribution to the project as a whole. I will include this email as an exhibit for public comment during the meeting. (kas)*