

PROJECT 1-25 2025 CONCRETE STREET PAVING

Public Information Meeting



Jeff Bodoh
Project Engineer
City of Kaukauna

April 7, 2025

PROJECT AREAS – NEW CONSTRUCTION

NEW CONCRETE STREETS

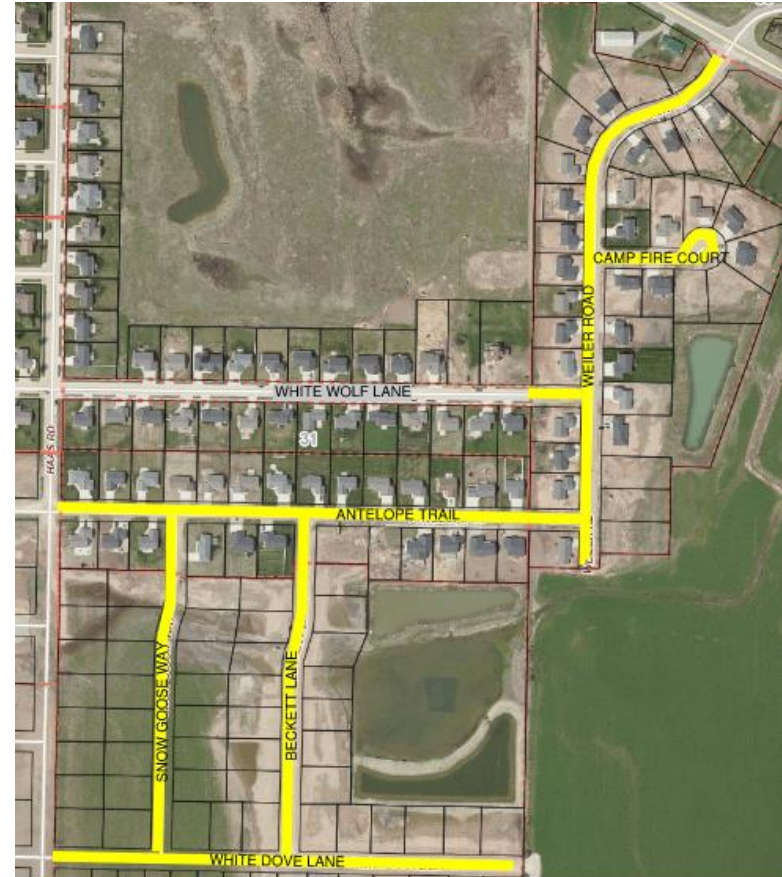
- White Birch Street (Sidewalk)
- Antelope Trail
- Bear Paw Trail



PROJECT AREAS – NEW CONSTRUCTION

NEW CONCRETE STREETS

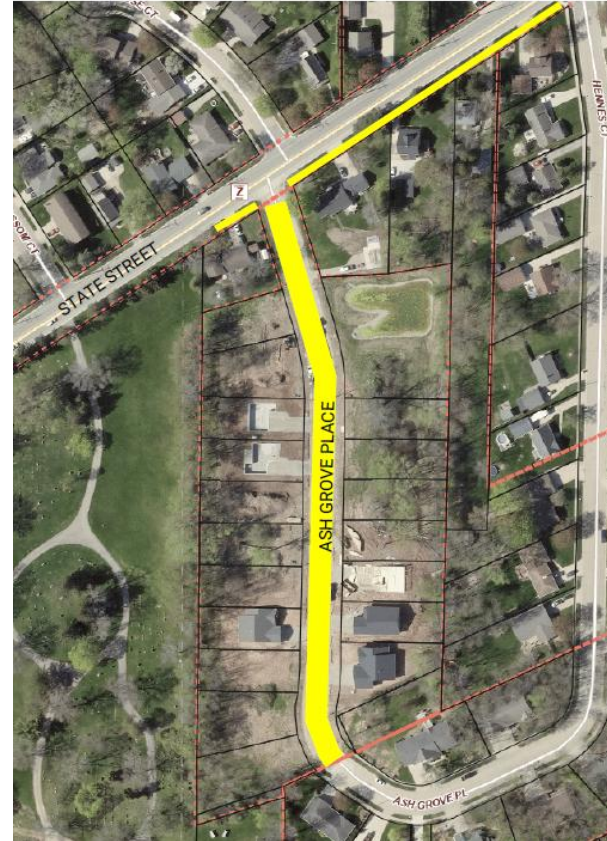
- South Weiler Road
- Campfire Court
- White Wolf Lane
- Snow Goose Way
- Beckett Lane



PROJECT AREAS – NEW CONSTRUCTION

NEW CONCRETE STREETS

- Ash Grove Place
- State Street (sidewalk)



CONSTRUCTION – WHY IS IT NEEDED

- The area of Antelope Trail, Bear Paw Trail, Snow Goose Way, Beckett Lane, White Wolf Lane, Weiler Road, Campfire Court and Ash Grove Place was developed over the past several years. Most of the lots in this area are built on. The streets are in need of the permanent road surface to be installed, and the remaining sidewalks need to be constructed.



CONSTRUCTION – PHASING

The construction will be done in 2 phases. The contractor will complete Phase 1 before starting Phase 2. This will allow for parking on the streets that are not being worked on and better access for residents.

Phase 1 Streets: Ash Grove Place, Bear Paw Trail, Snow Goose Way, Beckett Lane, Campfire Court, and White Wolf Lane

Parking for Phase 1: South Weiler Road, Antelope Trail, White Dove Lane, Haas Road and White Birch Street

Phase 2 Streets: South Weiler Road, Antelope Trail and White Dove Lane

Parking for Phase 2: Ash Grove Place, Bear Paw Trail, Snow Goose Way, Beckett Lane, Campfire Court, White Wolf Lane, Haas Road, and White Birch Street

CONSTRUCTION – CONCRETE STREET PAVING

- The contractor's current schedule has them starting the paving of the first lanes on April 29th and go to May 7th. Paving of the second lanes is scheduled to start on May 9th and go to May 16th. Paving the first lanes on Antelope Trail, Weiler Road and White Dove Lane would start on July 8th and go to July 15th. The second lanes would start on July 16th and end on July 23rd.
- The contractor will send out notices at least 24 hours before prepare a street for paving. The prep work includes setting string line and fine grading.
- Paving is done one lane at a time. The second lane is not paved until the first lane has cured. Curing takes about 7 days. Vehicles and equipment must stay off the concrete while it is curing.



CONSTRUCTION – SIDEWALK & DRIVEWAY APRONS

- Sidewalk and driveway apron new construction is scheduled to start on May 20th for the first phase. The sidewalk for Antelope, Weiler and White Dove will start on July 30th. The contractor will excavate, set forms and place stone for the sidewalk. Typically, a day or two after placing the stone they will pour the sidewalk.
- The driveway aprons usually are poured a day or two after the sidewalk is poured. The contractor needs to remove the sidewalk forms before they can form and pour the driveway aprons.
- Vehicles and Large Equipment must stay off newly poured concrete for 7 days while it cures and strengthens.
- The 4-inch sidewalk will be installed with a slip form paver, which is a small paving machine, instead of forms. The contractor will use a string line like the street paver to guide the slip form machine. The 6" sidewalk and driveway aprons will be hand poured using forms.



ASSESSMENT RATES

- RESIDENTIAL ASSESSMENTS
 - 8.03(2) ASSESSMENTS
 - (h) The cost per foot for such assessments shall be set based on current bid prices and include reasonable engineering fees.
 - The cost of paving with asphalt or concrete for a standard residential street shall be divided as follows: Abutting property owners will pay 2/3 of the cost and the City 1/3.



ASSESSMENT RATES

Special Assessment Rates for Concrete Street Paving -New Construction Streets	
<u>33-foot B/B Wide 6-inch Concrete Street with Curb and Gutter</u>	
<ul style="list-style-type: none"> • Antelope Trail – White Birch Street to South Weiler Road..... • Bear Paw Trail –White Birch Street to Haas Road..... • White Dove Lane – Haas Road to South Weiler Road..... • Snow Goose Way – Antelope Trail to White Dove Lane..... • Beckett Lane - Antelope Trail to White Dove Lane..... • South Weiler Road – C.T.H. “CE” to 150’ south of Antelope Trail... • Campfire Court – South Weiler Road to east terminus..... • White Wolf Lane – 160’ west of South Weiler Road to Weiler Road.... 	<p>\$66.89 / Frontage Foot</p> <p>\$66.89 / Frontage Foot</p> <p>\$66.89 / Frontage Foot</p> <p>\$66.89 / Frontage Foot</p> <p>\$66.89 / Frontage Foot</p> <p>\$66.89 / Frontage Foot</p> <p>\$66.89 / Frontage Foot</p> <p>\$66.89 / Frontage Foot</p>
<u>37-foot B/B Wide 6-inch Concrete Street with Curb and Gutter</u>	
<ul style="list-style-type: none"> • Ash Grove Place – State Street to 850’ south of State Street..... 	<p>\$75.12 /Frontage Foot</p>

ASSESSMENT RATE HISTORY

YEAR	ASSESSMENT RATE (37' B/B)	% CHANGE (37' B/B)	ASSESSMENT RATE (33' B/B)	% CHANGE (33' B/B)
2019	\$69.49	10.28%	\$61.88	10.03%
2020	\$71.86	3.41%	\$63.99	3.41%
2021	\$67.27	-6.39%	\$61.74	-3.52%
2022	\$73.46	9.20%	\$66.91	8.37%
2023	\$78.11	6.33%	\$69.56	3.96%
2024	No New Construction		No New Construction	
2025	\$75.12	<u>-3.83%</u>	\$66.89	<u>-3.84%</u>



SIDEWALK ASSESSMENT RATES

- RESIDENTIAL ASSESSMENTS
 - 8.03(1)(d) Sidewalks
 - (4) All properties, whether vacant or improved, abutting streets that are planned for new pavement or curb and gutter or replacement of same shall have sidewalk installed in conjunction with the street improvement.



SIDEWALK ASSESSMENT RATES

<u>Fine Grade Areas - Sidewalk and Driveway Aprons</u>	<u>New Sidewalk</u>
<ul style="list-style-type: none"> • Antelope Trail – White Birch Street to South Weiler Road..... 	\$5.90 /Square Foot – 4"
<ul style="list-style-type: none"> • Bear Paw Trail –White Birch Street to Haas Road..... 	\$7.30 /Square Foot – 6"
<ul style="list-style-type: none"> • White Dove Lane – Haas Road to South Weiler Road..... 	
<ul style="list-style-type: none"> • Snow Goose Way – Antelope Trail to White Dove Lane..... 	
<ul style="list-style-type: none"> • Beckett Lane - Antelope Trail to White Dove Lane..... 	
<ul style="list-style-type: none"> • South Weiler Road – C.T.H. "CE" to 150' south of Antelope Trail..... 	
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<ul style="list-style-type: none"> • White Wolf Lane – 160' west of South Weiler Road to Weiler Road..... 	
<ul style="list-style-type: none"> • Ash Grove Place – State Street to 850' south of State Street..... 	
<ul style="list-style-type: none"> • White Birch Street sidewalk– White Wolf Lane to White Dove Lane..... 	
<ul style="list-style-type: none"> • State Street sidewalk, south side – 100' southwest of Ash Grove Place to Hennes Court..... 	

ASSESSMENT PAYMENTS

8.03(2) ASSESSMENTS

(i) All special assessments under this section 8.03(2) shall be paid over a period of 10 years or less. If the City borrowed the money for the project, the interest rate shall be at the same interest rate paid by the City plus 1%.

Estimated Interest Rate: 6.0% (5.0% +1%)



ASSESSMENT PAYMENTS

Special Assessment Timeline

Late August	<ul style="list-style-type: none">• Project is completed.• Engineering Department measures “as-built” quantities.
October 2025	<ul style="list-style-type: none">• Final Special Assessment totals forwarded to Finance Department.• Special Assessment Invoices sent out to property owners.• 30 days to pay in full to avoid finance charges.
December 2025	<ul style="list-style-type: none">• Any unpaid special assessments appear on property tax bill.• 1/10th of total assessment plus interest due.
Following Decembers	<ul style="list-style-type: none">• 1/10th of assessments plus interest due.

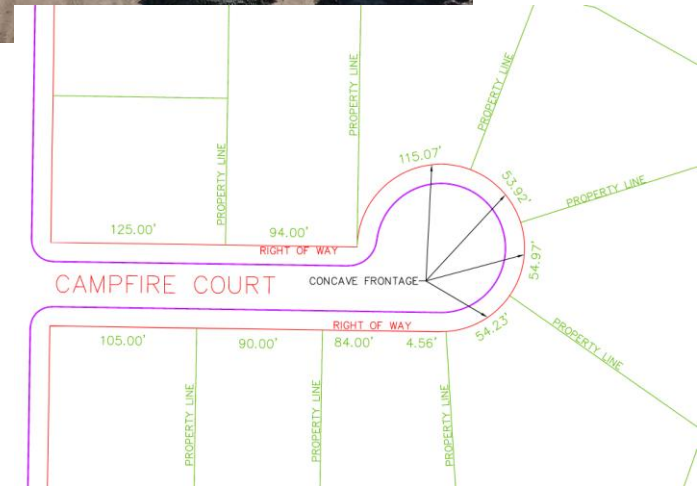
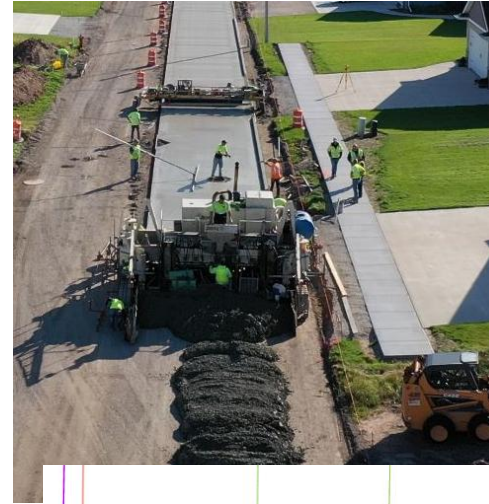
ASSESSMENT POLICIES

Corner Lot Credit

- Credit is 30% of frontage on each side up to a maximum of 50 feet on each side
- Funded by Vehicle Registration Fees
 - Lowers Municipal Borrowing for Project
 - \$10 / year on vehicles registered in Kaukauna
 - \$145,000 generated in 2024
 - 2023 Project Bid Amount = \$3,647,601.88
 - 2024 Project Bid Amount = \$2,081,269.59
 - 2025 Project Bid Amount = \$2,799,836.49

Parity

- Cul-de-Sac, Bump Out and Eyebrow Lots. Lots on the outside of curves where more than 75% of the frontage is concave, the assessable frontage shall be 130% of the platted frontage.
- If less than 75% of the frontage is concave, the entire frontage shall be assessed.



ASSESSMENT POLICIES

REPAIRS AND LIFE EXPECTANCY


The City estimates that hot mix asphalt streets should last 15 years, and concrete streets should last 30 years. If any surface repairs are necessary during the life expectancy the repairs shall be made at the City's general expense, and not by special assessment against abutting property owners.



COMMUNICATION – WEEKLY UPDATES

PROJECT 1-23 GREYHOUND, BOXER & SETTER

WEEKLY SCHEDULE UPDATE FOR THE WEEK OF 5/1 - 5/5




PLEASE NOTE THAT THIS WORK AND SCHEDULE CAN CHANGE DUE TO WEATHER OR UNFORESEEN CONSTRUCTION DELAYS. THESE UPDATES ARE TO AID THE COMMUNICATION PROCESS AS WE ALL WORK TOGETHER TO COMPLETE THIS PROJECT.

- OPEN TO TRAFFIC
- STORM SEWER WORK
- PAVMENT REMOVALS
- GRADING
- CONCRETE PAVING
- SIDEWALK/DRIVEWAY WORK

Thank you for joining the weekly email list. Encourage your neighbors to email Jeff Bodoh at jbodoh@kaukauna-wi.org to be added to the weekly email update list.

PROJECT 1-23 METOXEN, DIXON, QUINNEY & SEVENTH

WEEKLY SCHEDULE UPDATE FOR THE WEEK OF 5/1 - 5/5



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- EMAIL YOUR CONTACT INFORMATION TO JBODOH@KAUKAUNA.GOV TO BE PUT ON THE WEEKLY UPDATE LIST

FREQUENTLY ASKED QUESTIONS

- Will Driveway Access Be Restricted?
 - Due to necessary equipment operations, driveways and on-street parking may be limited or restricted throughout the project. You will need to find alternative parking on side streets.
 - Contractor is required to notify residents 24 hours in advance of any driveway obstruction or street closures
 - While construction happens on your street, the road will be closed to traffic. Try to plan accordingly if you need to come and go during working hours.
 - Driveways should be open on a nightly basis once construction has ended for that day, unless your street, driveway apron or sidewalk across your driveway was recently been paved. Vehicles and large equipment should stay off new concrete until it has cured and strengthened for 7 days
 - **If you need special accommodations for parking, please reach out as we may be able to arrange different parking options. This includes anyone with disabilities, recent surgeries, expecting mothers, and mothers with newborns that have appointments. Unfortunately, there is no “one size fits all” for parking and property access. The fewer cars that the contractor has to work around, the safer it is for everyone and the faster they can get the work done on your block.**

FREQUENTLY ASKED QUESTIONS

- Will My Lawn be Disturbed?
 - The grass area between the Sidewalk and the Road (the Terrace) will be disturbed during construction
 - There may be a need for some restoration work on private property depending on sidewalk construction. New Sidewalk that the grade or slope has changed, may require work on private property. Usually no more than 3 feet behind the sidewalk.
 - The terrace areas along all newly constructed streets will be regraded and restored with fresh topsoil, grass seed, fertilizer, and erosion mat
 - Watering of new grass seed will be the responsibility of the resident. An informational flyer will be provided outlining best practices for establishing new grass
 - Coordinate with the City and the Contractor regarding any decorations, landscaping, and underground dog fences
 - Terrace Restoration costs are included in the Street Assessment

FREQUENTLY ASKED QUESTIONS

- What will happen with Garbage & Recycling Collection?
 - The schedule for Garbage and Recycling Collection will not change
 - In order to ensure all bins are collected, the City and Contractor will provide extra help to bring bins toward the garbage truck when not easily accessed
 - Place bins in the same spot you normally would leave them
- What will happen with Mail Delivery?
 - If you have curbside delivery of mail, please make arrangements with the Kaukauna Post Office for service during construction. **It is the homeowner's responsibility to remove and re-install their mailbox. All curbside mailboxes must be removed prior to installation of the new pavement.** If the homeowner does not remove the mailbox, the contractor will remove it with their construction equipment and lay it on the front lawn. The contractor ***will not*** be responsible for any damage. Please contact Kaukauna Post Office for guidelines on the installation of mailboxes. Mailboxes can be reinstalled after the landscape restoration is completed.

FREQUENTLY ASKED QUESTIONS

- Will this Project be Noisy?
 - Yes. There will be times where the required construction may be very loud. Saws, excavators, compacting machines and paving machines will be running frequently throughout the life of the project
 - The Project Requirements related to noise will be followed during construction:
 - No construction related noise may be made before 7:00 am or after 6:00 pm, without prior approval from the Engineer.
 - There may be a few nights, after they pave concrete lanes, that the contractor would need to saw the new concrete after 6:00PM. They should not go later than 10:00 PM.
- Will this Project be Messy?
 - Yes. Street Construction is not easy. There will be dirt, mud, dust, equipment, and workers everywhere. The Contractor will be asked to limit the extent of scattered supplies.
 - The Contractor is required to monitor the amount of dust on the project and will be asked to use means and methods to reduce that dust. The most common practice is the use of a water truck on site during periods of limited rainfall.



PUBLIC INFORMATION MEETING

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- QUESTIONS/COMMENTS FROM THE PUBLIC
- STAFF AVAILABLE AFTER THE PUBLIC INFORMATION MEETING FOR INDIVIDUAL DISCUSSIONS
- YOU CAN CONTACT JEFF BODOH AT (920) 766-6305 EXT 3 OR AT JBODOH@KAUKAUNA.GOV WITH QUESTIONS





THANK YOU