

PROJECT 1-26 2026 CONCRETE STREET PAVING

Public Information Meeting



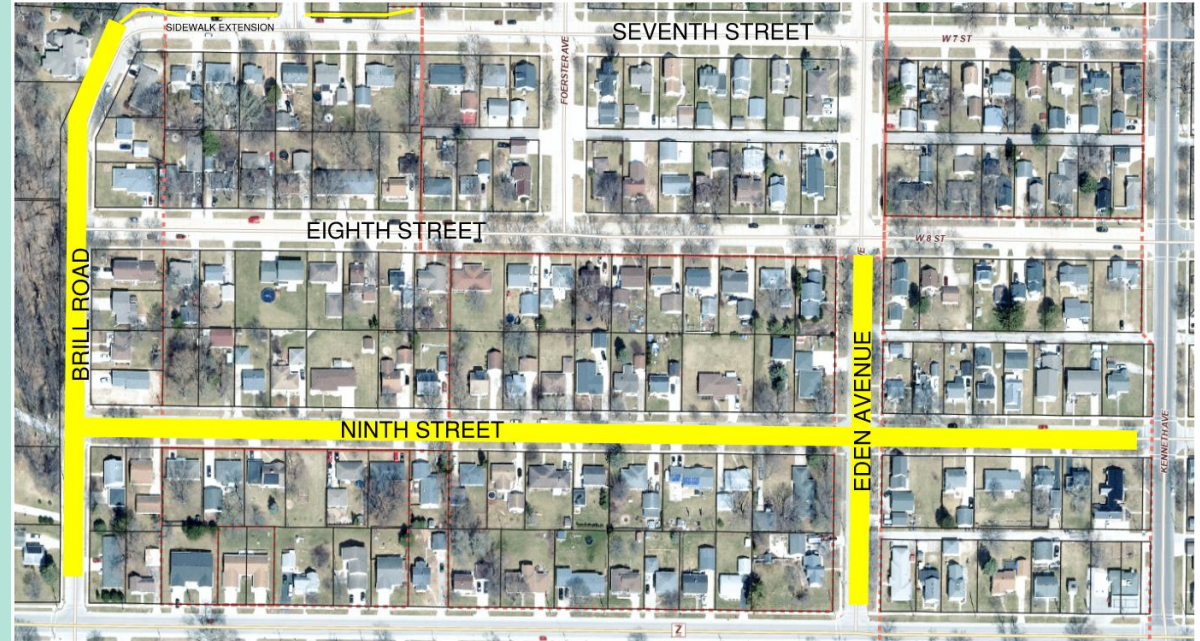
Jeff Bodoh
Project Engineer
City of Kaukauna

April 29, 2026

PROJECT AREAS – RECONSTRUCTION

RECONSTRUCT STREETS

- Ninth Street
- Brill Road
- Eden Avenue



PROJECT AREAS – RECONSTRUCTION

RECONSTRUCT STREETS

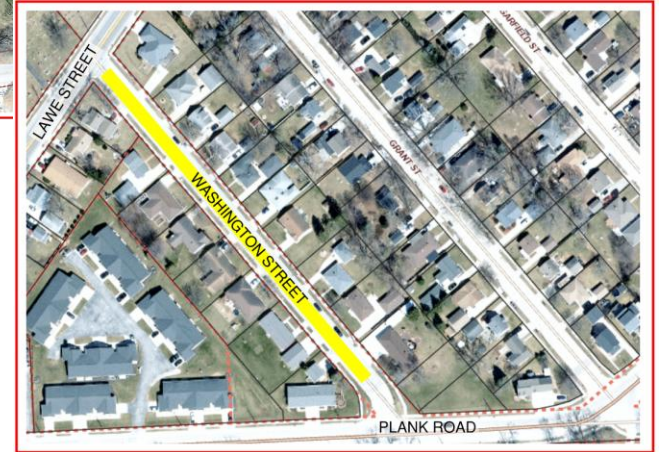
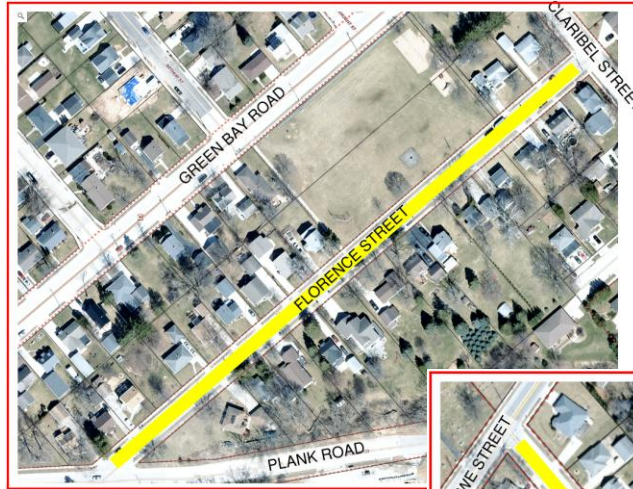
- Ninth Street
- Sullivan Avenue
- Hedricks Avenue



PROJECT AREAS – RECONSTRUCTION

RECONSTRUCT STREETS

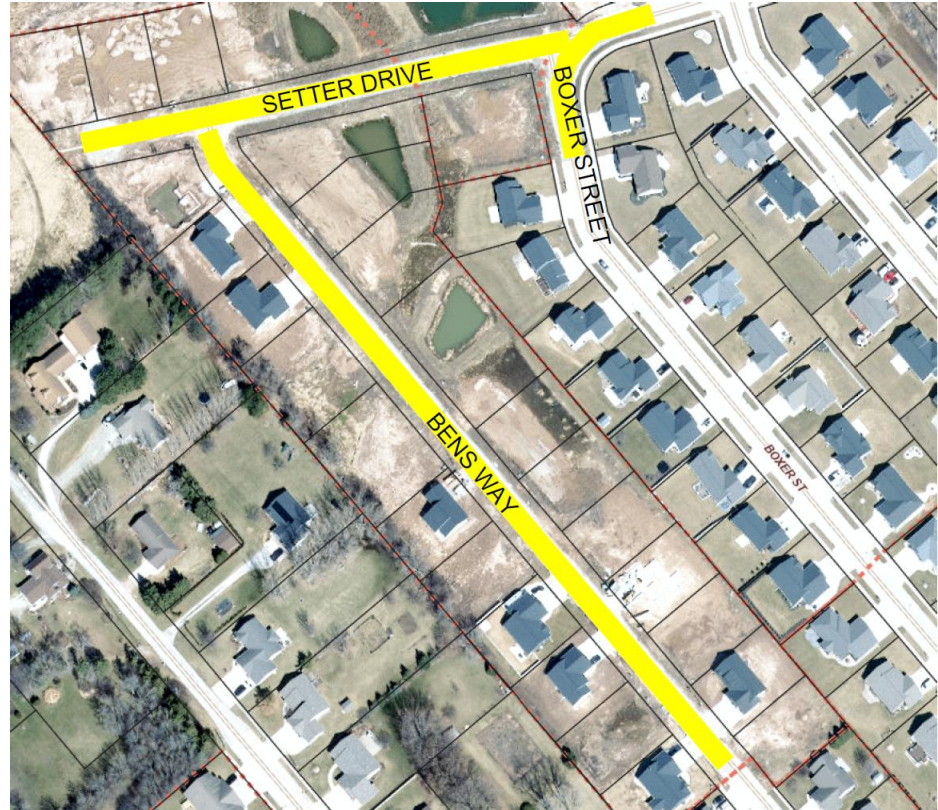
- Florence Street
- Washington Avenue



PROJECT AREAS – NEW CONSTRUCTION

RECONSTRUCT STREETS

- Ben's Way
- Setter Drive
- Boxer Street



CONSTRUCTION – WHY IS IT NEEDED

- The area of Ninth Street, Eden Avenue, Sullivan Avenue and Hendricks Avenue were last reconstructed in the early/mid 1950's with asphalt overlays in the 1980s or 1990s.
- The sanitary sewer and water main work was done in 2020 in anticipation of pavement replacement.



CONSTRUCTION – WHY IS IT NEEDED

- The area of Florence Street and Washington Street were last reconstructed in the 1960's.
- The sanitary sewer and water main work was done in 2019 in anticipation of pavement replacement.



CONSTRUCTION – WHY IS IT NEEDED

- The area of Ben's Way, Setter Drive and Boxer Street 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 – TYPICAL SCHEDULE OF STEPS

1. Tree Removal/Stump grinding
2. Remove existing pavement, curb and driveway aprons.
3. Storm sewer replacement/construction
4. Excavate the existing road stone and install new road stone
5. Fine grade and prepare street for paving, including setting the stringline for the paving machine.
6. Pave the first lane of the street. The lane will be closed for 7 days while the concrete cures and strengthens.
7. Pave the second lane of the street after the first lane is open. This lane will be closed for 7 days
8. After the second lane is open, remove existing sidewalk and grade for sidewalk and driveway apron replacement/construction.
9. Sidewalk and driveway apron replacement/construction
10. After the sidewalk and driveway apron is done, the terrace area will be backfilled and topsoil will be placed.
11. The grass seed, fertilizer, mulch and erosion fabric placement
12. The project will be complete

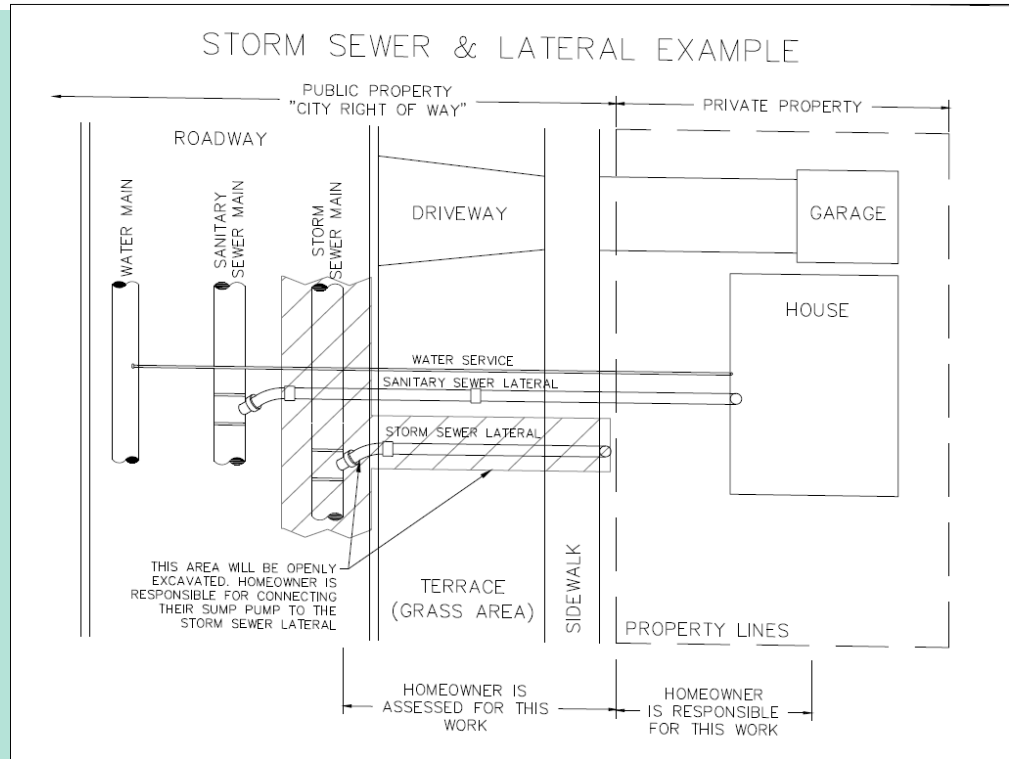
CONSTRUCTION – TREE REMOVAL

- Some trees along the streets in the project will have to be removed.
- Some reasons for removal are the tree has gotten too large for the terrace and is damaging sidewalk or curb, the tree is not healthy and dropping branches, or it is within 3 to 4 feet of the curb. The concrete paving machine needs at least 3 feet behind the curb to run on.
- If the trees are not removed, the contractor might have to trim the roots back for the street excavation. This would weaken the trees base, which means that it could fall over or die in the future.
- The tree removal and stump grinding is scheduled for May 7th to May 22nd.
- The city does offer new trees for replacement.



CONSTRUCTION – STORM SEWER PHASE

- The contractor's storm sewer schedule is:
 - Washington Street /Florence Street – May 4th to the 25th
 - Ninth Street Area – May 25th to July 3rd
 - Thilmany Road – July 7th & 8th
- The contractor will remove the existing pavement
- Replace existing or construct new storm sewer main
- Excavation equipment will dig the sewer trench and place the sewer pipe
- Storm laterals will be installed after the storm main has been installed in each block
- Stone is used to backfill the storm trenches.



CONSTRUCTION – STORM LATERAL

- Storm laterals will be installed after the storm main has been installed in a block section, from manhole to manhole
- Excavation equipment will be used to dig these trenches and set the pipe.
- Stone is also used to cover and fill the lateral trenches. During the landscape restoration, the portion of the trench in the terrace will be cover with topsoil, seeded and mulched with the rest of the terrace.
- The storm lateral is assessed to the homeowner
- The homeowner is responsible for connecting their sump pump to the storm lateral



CONSTRUCTION – EXCAVATION AND STONE PLACEMENT

- The contractor's tentative schedule for excavation and stone placement is
 - Washington Street / Florence Street May 25th to June 5th
 - Ninth Street Area – June 29th to July 24th
- The contractor will excavate the road. Excavations are 3 feet beyond the back of curb and dug down 18 inches below the proposed top of road.
- A geotextile fabric is laid at the bottom of the excavation. Stone will be placed on top of the fabric.
- The stone is graded and compacted.



CONSTRUCTION – CONCRETE STREET PAVING

- The contractor's schedule for paving is:
 - Washington Street/Florence Street – June 8th – June 26th
 - Thilmany Road – July 15th – July 21st
 - Ninth Street– July 20th – August 7th
 - Ben's Way/Setter Drive/Boxer Street– August 13st – September 18th
 - Eden Avenue/Brill Road/Sullivan Avenue/Hendricks Avenue – September 1st – September 21st
- The contractor will hand out notices at least 24 hours before the street is prepared for paving. The prep work includes setting string line and fine grading – there will be no access to driveways



CONSTRUCTION – CONCRETE STREET PAVING

- 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 and gaining strength



CONSTRUCTION – SIDEWALK & DRIVEWAY APRONS

- Sidewalk and driveway apron replacement or new construction will start 7 to 14 days after the street paving is complete and open to the public. This is when the sidewalk contractor will start removing the existing marked sidewalk.
- The driveway aprons will be removed during the road excavation work. Temporary asphalt sidewalk will be removed along with sidewalk marked for removal. Sidewalk that has been marked with pink dots meets the City's criteria for replacement or is temporary asphalt from the 2018 utility project.
- Sidewalk marked with 1 dot or is an asphalt patch the city covers the replacement cost. Two dots means the sidewalk replacement is assessed to the homeowner.



CONSTRUCTION – SIDEWALK & DRIVEWAY APRONS

- Typically, the contractor will remove the existing sidewalk, form and pour the sidewalk in one day. The driveway aprons are usually formed and poured the day after the sidewalk is poured.
- Please do not walk on the sidewalk until the day after it is poured.
- Vehicles and Large Equipment must stay off newly poured concrete for 7 days while it cures and strengthens.



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 - RECONSTRUCTION

Special Assessment Rates for Concrete Street Paving -Reconstruction Streets

27-foot B/B Wide 6-inch Concrete Street with Curb and Gutter

- Brill Road – Tenth Street to Seventh Street..... \$83.69 /Frontage Foot

30-foot B/B Wide 6-inch Concrete Street with Curb and Gutter

- Florence Street – Plank Road to Claribel Street..... \$92.97 /Frontage Foot

37-foot B/B Wide 6-inch Concrete Street with Curb and Gutter

- Ninth Street-Brill Road Avenue to Crooks Avenue..... \$114.65 /Frontage Foot
- Eden Avenue-Tenth Street to Eighth Street..... \$114.65 /Frontage Foot
- Sullivan Avenue – Tenth Street to Ninth Street..... \$114.65 /Frontage Foot
- Hendricks Avenue – Tenth Street to Ninth Street..... \$114.65 /Frontage Foot
- Washington Street – Plank Road to Lawe Street..... \$114.65 /Frontage Foot

ASSESSMENT RATES – NEW STREETS

Special Assessment Rates for Concrete Street Paving – New Construction Streets

33-foot B/B Wide 6" Concrete Street with Curb and Gutter

- | | |
|---------------------------------------------------------------------|-------------------------|
| • Bens Way – 570' northwest of Rusty Street to Setter Drive..... | \$75.87 / Frontage Foot |
| • Setter Drive – Western terminus to 130' east of Boxer Street..... | \$75.87 / Frontage Foot |
| • Boxer Street – 150' south of Setter Drive to Setter Drive | \$75.87 / Frontage Foot |

ASSESSMENT RATE HISTORY

RECONSTRUCTION COST HISTORY				
YEAR	ASSESSMENT RATE	% CHANGE	ASSESSMENT RATE	% CHANGE
	(37' B/B)	(37' B/B)	(33' B/B)	(33' B/B)
2019	\$97.12	8.95%	\$86.49	6.53%
2020	\$100.46	3.44%	\$89.60	3.60%
2022	\$105.31	4.83%	NO 33' STREETS	
2023	109.36	<u>3.85%</u>	\$97.38	<u>8.68%</u>
2024	103.08	<u>-5.74%</u>	\$91.79	<u>-5.74%</u>
2025	NO RECONSTRUCT 37' STREETS		NO RECONSTRUCT 33' STREETS	
2026	114.65	<u>11.22%</u>	\$102.10	<u>11.23%</u>

- The assessment rate for 37' B/B and 33' B/B has increased 4.8% between 2023 and 2026. This is 1.6% per year.



ASSESSMENT RATE HISTORY

NEW CONSTRUCTION COST HISTORY				
YEAR	ASSESSMENT RATE	% CHANGE	ASSESSMENT RATE	% CHANGE
	(37' B/B)	(37' B/B)	(33' B/B)	(33' B/B)
2021	\$67.27	N/A	\$61.74	N/A
2022	\$73.46	9.20%	\$66.91	-22.64%
2023	\$78.11	6.33%	\$69.56	12.67%
2024	NO NEW 37' STREETS		NO NEW 33' STREETS	
2025	\$75.12	-3.83%	\$66.89	-3.84%
2026	\$85.20	13.42%	\$75.87	13.43%

- The assessment rate for 37' B/B and 33' B/B has increased 9.1% between 2023 and 2026. This is 3.03% per year.



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 - RECONSTRUCT

Special Assessment Rate for Sidewalk/Driveway Apron Installation	
<u>Reconstruction Streets - Sidewalk and Driveway Aprons</u>	<u>New Sidewalk</u>
<ul style="list-style-type: none"> • Brill Road – Tenth Street to Seventh Street..... • Florence Street – Plank Road to Claribel Street..... • Ninth Street-Brill Road Avenue to Crooks Avenue • Eden Avenue-Tenth Street to Eighth Street • Sullivan Avenue – Tenth Street to Ninth Street • Hendricks Avenue – Tenth Street to Ninth Street..... • Washington Street – Plank Road to Lawe Street..... 	\$7.11 /Square Foot – 4” \$8.21 /Square Foot – 6” <u>Reconstruct Sidewalk</u> \$7.90 /Square Foot – 4” \$9.00 /Square Foot – 6”

SIDEWALK ASSESSMENT RATES – NEW STREETS

Special Assessment Rate for Sidewalk/Driveway Apron Installation

Fine Grade Areas - Sidewalk and Driveway Aprons

- | | |
|----------------------------------------------------------------------|--------------------------|
| • Bens Way – 570’ northwest of Rusty Street to Setter Drive | \$6.91 /Square Foot – 4” |
| • Setter Drive – Western terminus to 130’ east of Boxer Street | \$7.55 /Square Foot – 6” |
| • Boxer Street – 150’ south of Setter Drive to Setter Drive | |

ASSESSMENT RATES/POLICIES

Storm Sewer Laterals

- 100% assessed to property owner based on average length from storm sewer main to lot line.



STORM LATERAL ASSESSMENT RATES - RECONSTRUCT

Special Assessment Rates for Storm Sewer Laterals and Mini Storm Sewer	
• 4" Storm Lateral per residence.....	\$1,936.49 / Each
• 6" Mini Storm Sewer.....	\$42.50 / Frontage Foot
• 8" Storm Sewer Main.....	\$36.40/ Frontage Foot

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: 5.3% (4.3% +1%)



ASSESSMENT PAYMENTS

Special Assessment Timeline

Mid October 2026	<ul style="list-style-type: none">• Project is completed.• Engineering Department measures “as-built” quantities.
Late October 2026	<ul style="list-style-type: none">• Final Special Assessment totals forwarded to Finance Department.• Special Assessment Invoices sent out to property owners.• If you do not receive your Assessment invoice by November 2nd, contact Jeff Bodoh.• 30 days to pay in full to avoid interest charges. You can make a partial payment and reduce future interest charges. After 30 days the remaining bill would be put on the 2026 Property taxes.• If the Assessment Invoices are delayed, the remaining assessment bill will be put on the 2027 Tax bills

ASSESSMENT PAYMENTS

Special Assessment Timeline

December 2026

- Any unpaid special assessments appear on property tax bill.
- 1/10th of total assessment plus interest due.
- Interest is from the date of the Assessment Invoice

Following Decembers

- 1/10th of assessments plus interest due.
- Partial Payments can be made throughout the year to help reduce the interest. Arrangements should be made with City Staff. You will still see 1/10th of the assessment on your annual tax bill until the remaining bill is under the 1/10th of the assessment total.

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
 - \$10 / year on vehicles registered in Kaukauna
 - \$151,710 was generated in 2025
 - 2025 Project Bid Amount = \$2,799,836.49
 - 2026 Project Bid Amount = \$4,874,562.28
 - The 2026 bid total was higher than the 2025 bid because the 2025 project was all new streets that did not need storm sewer work, excavation or road stone placement like the 2026 project.

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 1-26 - WASHINGTON STREET
WEEKLY SCHEDULE UPDATE FOR THE WEEK OF 5/4 - 5/8 UPDATE

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
GRADING
LANDSCAPE WORK
CONCRETE PAVING
SIDEWALK/DRIVEWAY WORK
RECOMMENDED PARKING
NO PARKING = ■■■■■■■■■■
TEMPORARY PARKING = ■■■■■■■■■■

NOTES:

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

PROJECT 1-26 - NINTH STREET, SEVENTH STREET, BRILL ROAD & EDEN AVENUE
WEEKLY SCHEDULE UPDATE FOR THE WEEK OF 5/4 - 5/8 UPDATE



OPEN TO TRAFFIC
GRADING
LANDSCAPE WORK
CONCRETE PAVING
SIDEWALK/DRIVEWAY WORK
RECOMMENDED PARKING
NO PARKING = ■■■■■■■■■■
TEMPORARY PARKING = ■■■■■■■■■■

NOTES:

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

- 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 and excavation, driveways and on-street parking may be limited or restricted throughout the project. You will need to find alternative parking on side streets or alleys.
 - 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
 - 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 constructed. 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 can work 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
 - The terrace areas along all reconstructed streets will be regraded and restored with fresh topsoil, grass seed, fertilizer, and erosion mat
 - There may be a need for some restoration work on private property depending on sidewalk construction. New Sidewalk and replaced sidewalk that the grade or slope has changed, may require work on private property. Usually no more than 3 feet behind the sidewalk.
 - 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 – **There is no credit for doing your own terrace restoration**

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?
 - Walking Mail Route: Mail service should not be interrupted during the project
 - Driving Mail Routes
 - You will need to remove your mailbox by July 31st.
 - Make arraignments with the Post Office to pick up your mail.

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 continuously 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, unless the Contractor has prior approval from the Engineer to work later.
 - 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 will not be permitted to go later than 10:00 PM.
- Will this Project be Messy?
 - Yes. Utility and 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 City will monitor the amount of dust on the project and will require the contractor 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

PUBLIC INFORMATION MEETING

- 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