

PROJECT 3-26 2026 ALLEY PAVING PROJECT

Public Information Meeting



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Project Engineer
City of Kaukauna

June 22, 2026

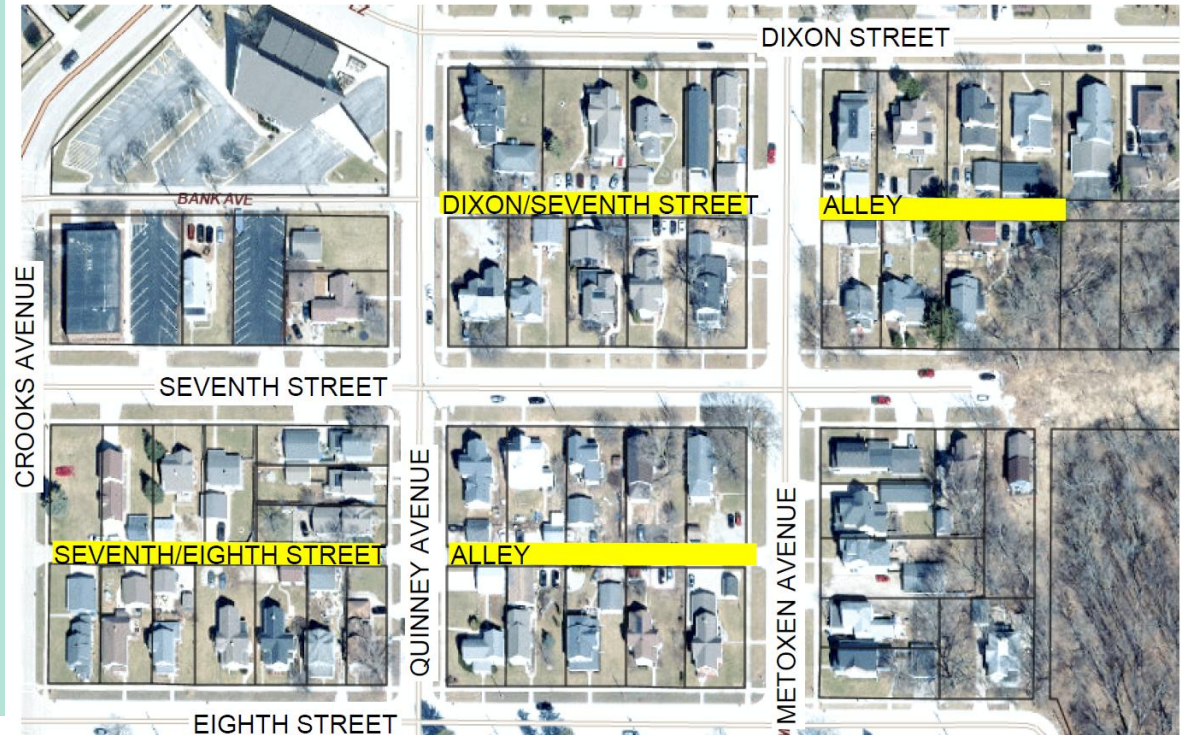
PROJECT AREAS

Dixon Street / Seventh Street Alley

- Between Quinney Avenue and East Terminus

Seventh Street / Eighth Street Alley

- Between Crooks Avenue and Metoxen Avenue



PROJECT AREAS

Fourth Street/ Fifth Street Alley

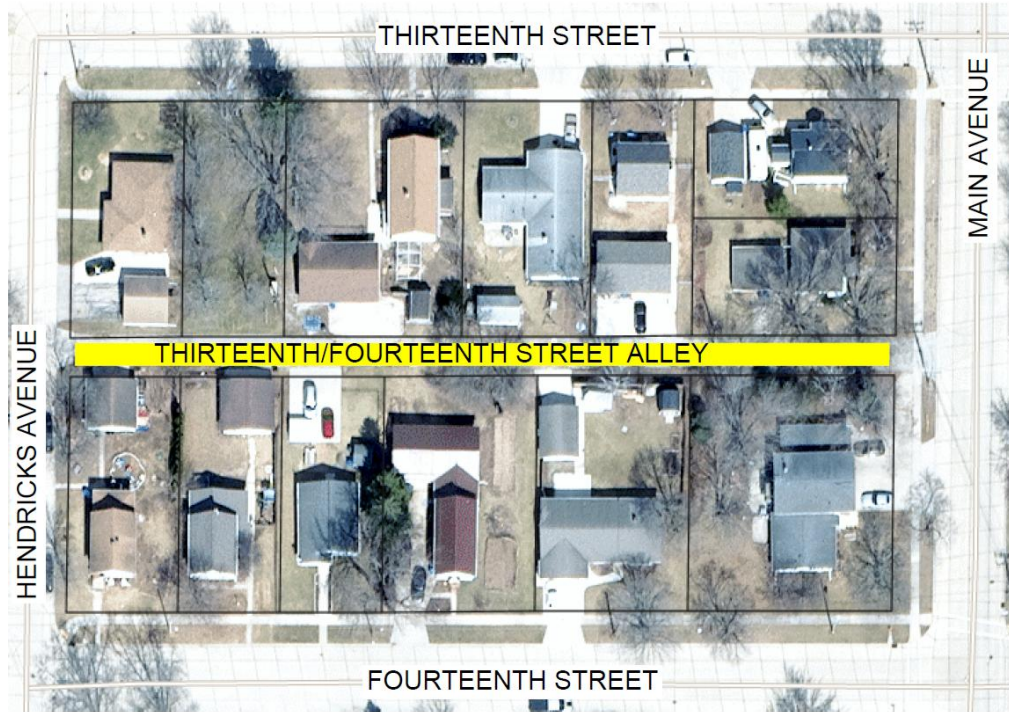
- Between Miner Street and Main Avenue



PROJECT AREAS

Thirteenth Street/ Fourteenth Street Alley

- Between Hendricks Avenue and Main Avenue



PROJECT OVERVIEW

- Remove Existing Pavement and Base
- Install new storm sewer and catch basins in alleys
- Remove Sub-Grade Material As-Needed
- Install and Grade Granular Base
- Install Asphalt Pavement
- Replace Concrete Apron/Walk Where Needed
- Add Gravel Shouldering
- Turf Restoration

CONSTRUCTION – WHY IS IT NEEDED

- The alleys in this year's Alley Paving Project have not been reconstructed since the 1960s. These alleys are rutted, have quite a few potholes and cracks.



CONSTRUCTION – STORM SEWER

- The Contractor will be installing new storm sewer and catch basins. They will be connecting to existing storm sewer pipes that are connected to storm inlets at the ends of the alley.
- This work will take place prior to excavation and stone placement



CONSTRUCTION – EXCAVATION AND STONE PLACEMENT

- The contractors tentative schedule has them starting the storm sewer replacement, excavation and stone placement on **July 28th** on the alley.
- They will first replace the section of storm sewer.
- The contractor will then excavate the alley. Excavations are 1 foot beyond the proposed edge of pavement and dug down 16 inches below the proposed top of the alley.
- 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.
- Shortly after the stone is graded and compacted, the paving contractor will pave the alley with asphalt. The alley will have two mats of asphalt – a binder mat and a final mat.



CONSTRUCTION – ASPHALT PAVING

- Shortly after the stone is graded and compacted, the paving contractor will pave the alley with asphalt.
- The alley will have two mats of asphalt – a binder mat, a course grade asphalt, and a surface mat which is a fine grade asphalt.
- The contractor will roll and compact the asphalt to provide a hardened surface that can be driven on.
- Typically, it takes about 24 hours for the asphalt to fully cool and harden enough to drive on.



CONSTRUCTION – SHOULDERING AND LANDSCAPE RESTORATION

- Shortly after the asphalt paving is done, the contractor installs gravel shouldering on both sides of the new asphalt pavement. This shouldering is typically one foot wide and protects the edge of the asphalt.
- After the gravel shouldering is done, the contractor will do the landscape restoration.



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.
 - Ordinance changing special assessment for alley paving adopted in 2019. Ordinance now states property owners are responsible for 2/3 of the project costs and the City is responsible for 1/3.



ASSESSMENT RATES

Special Assessment Rates for Asphalt Alley Reconstruction

2026 Asphalt Alley Reconstruction

- Alley Between E. Dixon Street and E. 7th Street – Quinney Avenue to 250' east of Metoxen Avenue
- Alley Between E. 7th Street and E. 8th Street – Crooks Avenue to Metoxen Avenue
- Alley Between W. 4th Street and W. 5th Street – Miner Street to Main Avenue
- Alley Between W. 13th Street and W. 14th Street – Hendricks Avenue to Main Avenue

\$32.09/ Frontage Foot
(14 feet wide)

Proposed 2026 Average Assessment is \$1,932.60

Comparison to 2025:

- 2025 Assessment Rate was \$38.32 / Frontage Foot (14 feet wide)
- 2025 Average Assessment was \$ 2,435.98

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

October 2026	<ul style="list-style-type: none">• Project is completed.• Engineering Department measures “as-built” quantities.
November 2026	<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 2026	<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

REPAIRS AND LIFE EXPECTANCY

The City estimates that hot mix asphalt alleys should last 15 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.





PUBLIC INFORMATION MEETING

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- QUESTIONS/COMMENTS FROM 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