



City of Chippewa Falls

Home of The World's Purest Water

# *2020 Street Construction Projects*

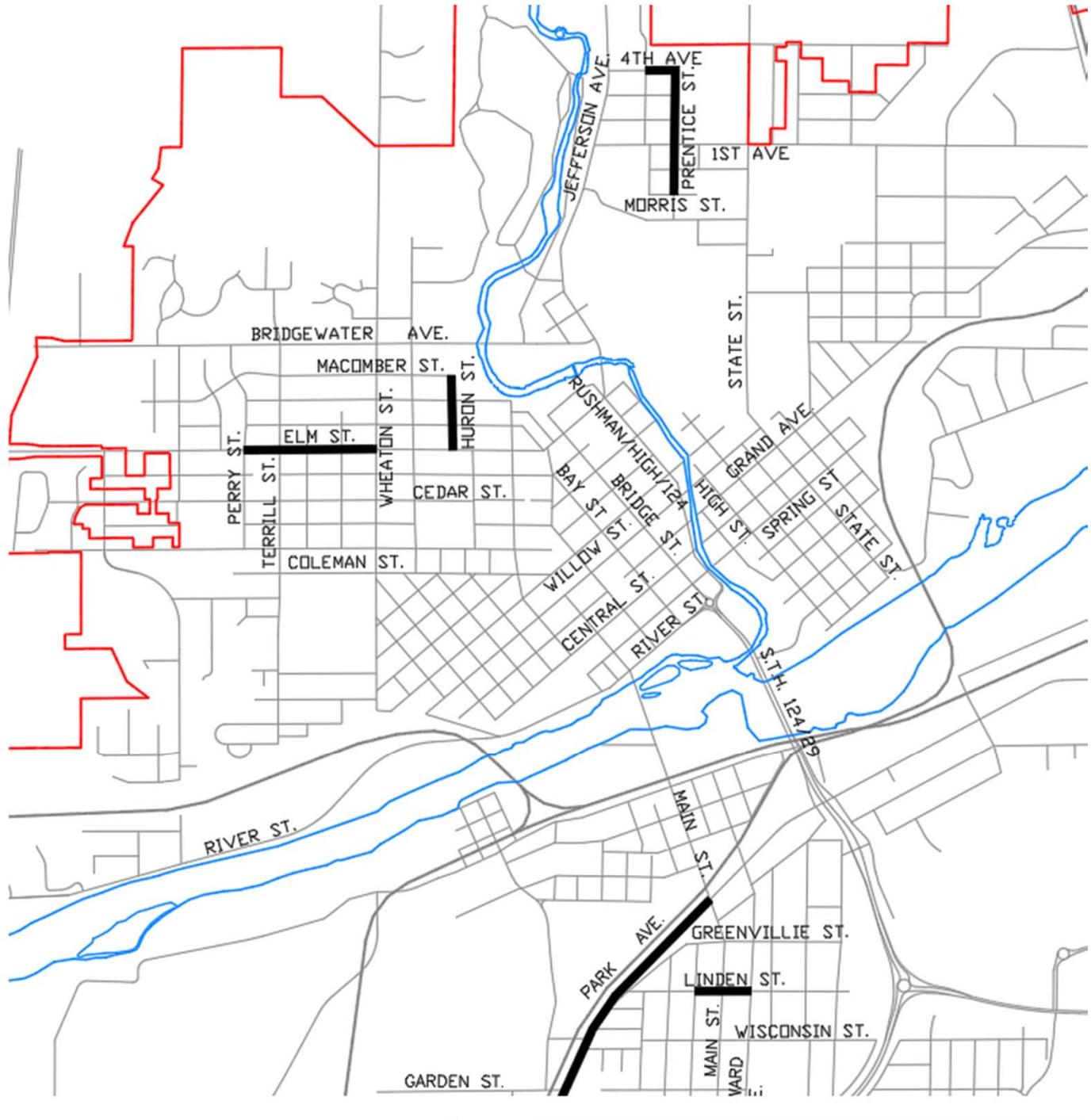
March 16, 2020

Public Information Meeting

# 2020 Street Construction Projects

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- Park Avenue – South Avenue to Main Street
  - Final connection of Chippewa River State Trail/Old Abe State Trail
- Elm Street – Perry Street to Wheaton Street
- Prentice Street – Morris Street to 4<sup>th</sup> Avenue
  - 4<sup>th</sup> Avenue – Broadway Street to Prentice Street
- Linden Street – Maple Street to Woodward Ave
- Huron Street – Elm Street to Macomber Street
- Other Projects
  - Resurfacing and Alley Projects



# Process

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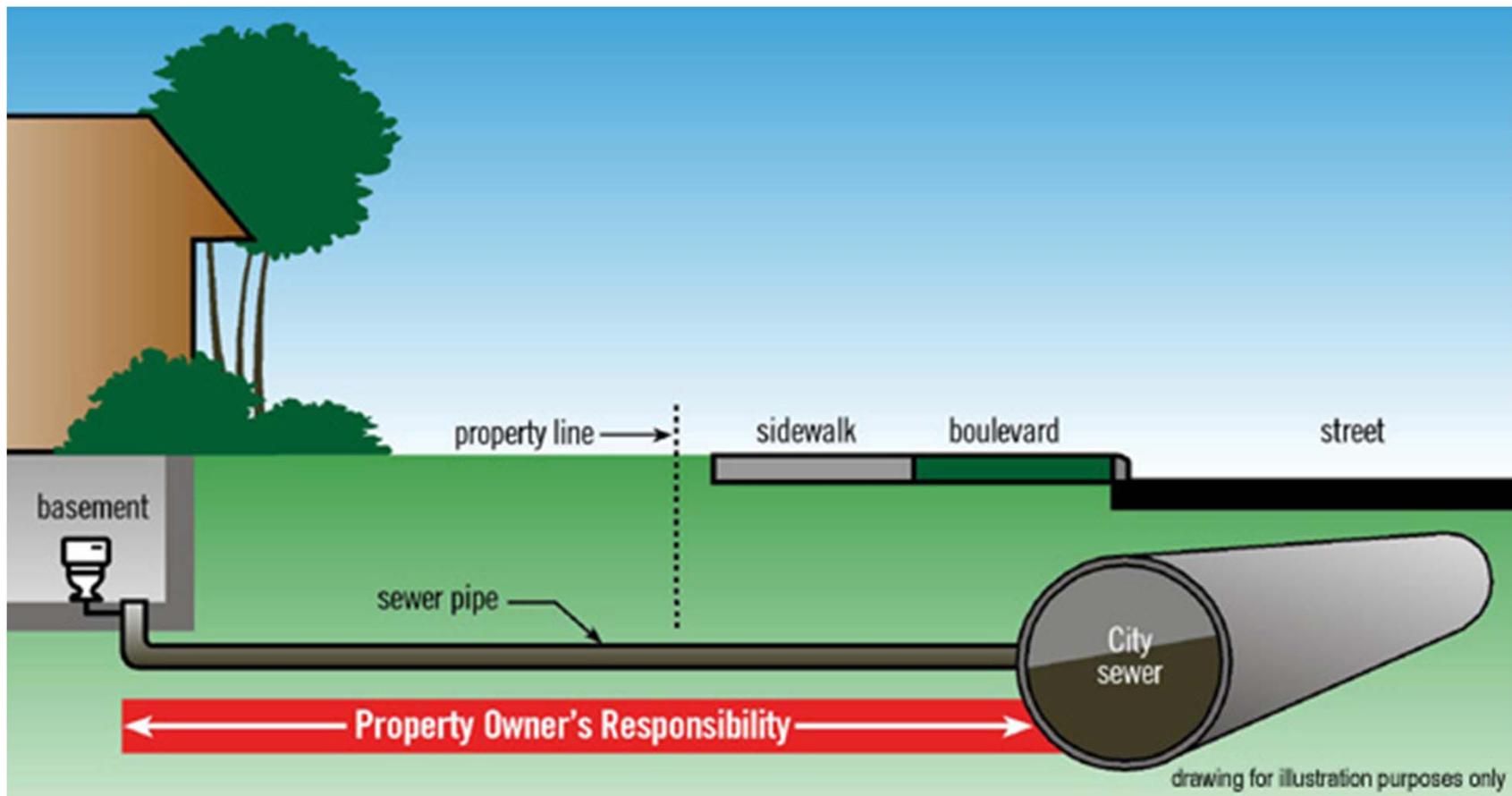
- Preliminary Special Assessments (March 2020)
- **Special Assessment Public Hearing (April 7, 2020)**
- Construction
- Final Billing (December, 2020)
- Repayment Process
  - Option # 1 – Pay balance in full before February 28 of the year following construction without interest.
  - Option # 2 – Pay the entire amount plus interest in annual installments. This option will be chosen automatically if the option #1 is not selected. The assessment, including interest (0.5% + City Finance Rate) on the unpaid balance, will appear on your tax bill for five - ten years beginning in the year following construction. **(December, 2021)**
  - Balance can be paid in full at any time with accumulated interest.
  - Less than \$500 – Single Payment
  - > \$500 Amount < \$2500 – 5 years at 0.5% + City Finance Rate
  - > \$2500 Amount – 10 years at 0.5% + City Finance Rate
  - 2019 Interest Rate: 3.23%
  - Contact your bank regarding your escrow amount – every bank is different

# How Assessments Are Calculated

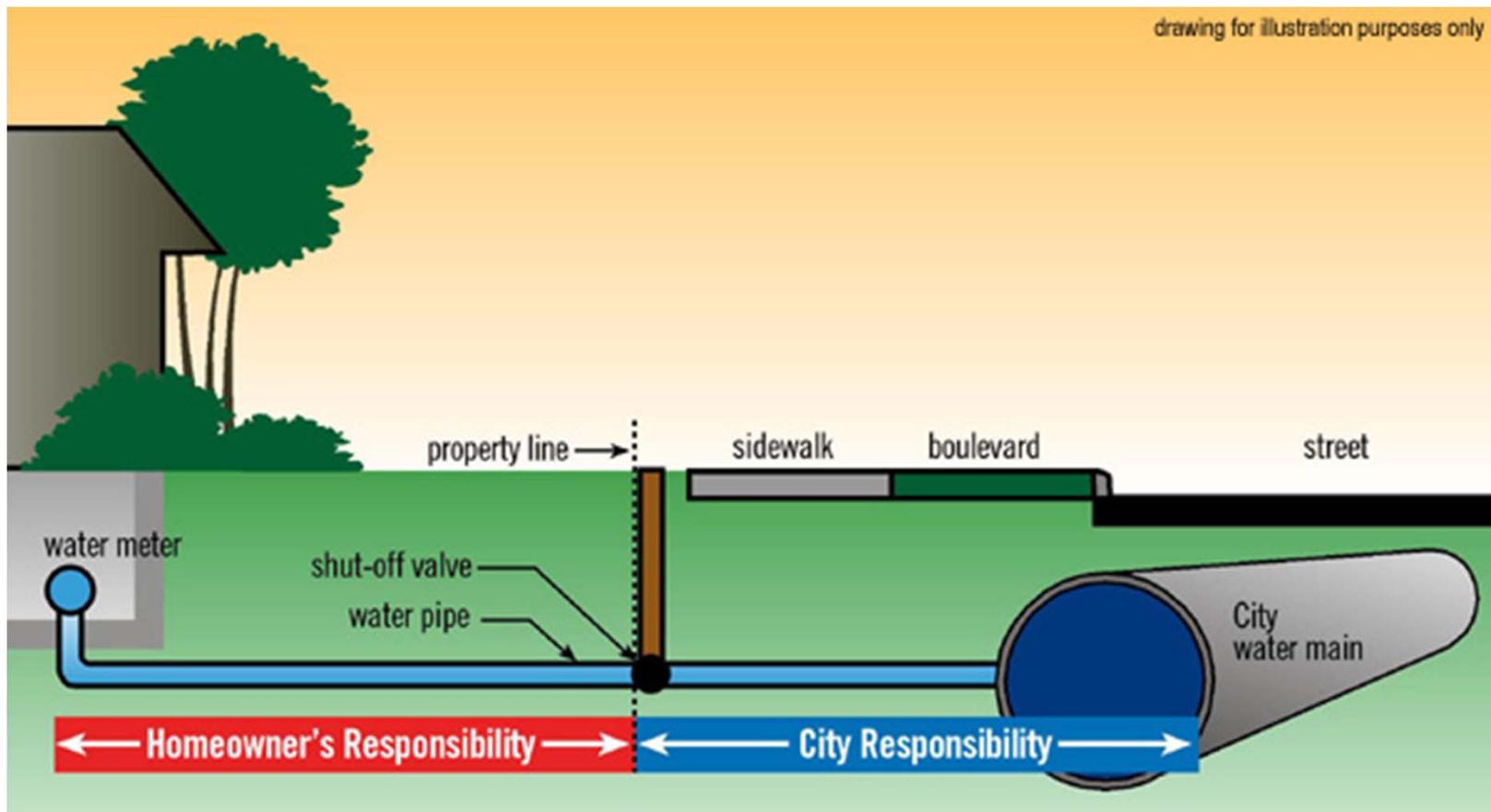
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- Based on front footage of lot
- Based on “standard” street
  - 34’ roadway (face to face of curb and gutter)
    - 3” Asphalt over 9” Base Aggregate
  - 10’ deep, 8” sanitary sewer
  - 8’ deep, 6” water main
- Rates are consistent and do not vary from street to street.
- Increased costs for larger pipes/roadway are paid from general or utility fund

# Sanitary Service



# Water Service



# Corner Lot Assessments

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- **Sanitary Sewer**
  - Corner lots are only assessed for sanitary sewer main if they are connected to the main.
  - If a corner lot has a connection to both sanitary sewer mains, there will be assessments for both frontages.
  - Preliminary assessments for corner lots, where the sanitary sewer service goes to the side street, will include sanitary main and sanitary sewer lateral assessments that will be eliminated from the final invoice if the corner lot doesn't have a second service to the front street.

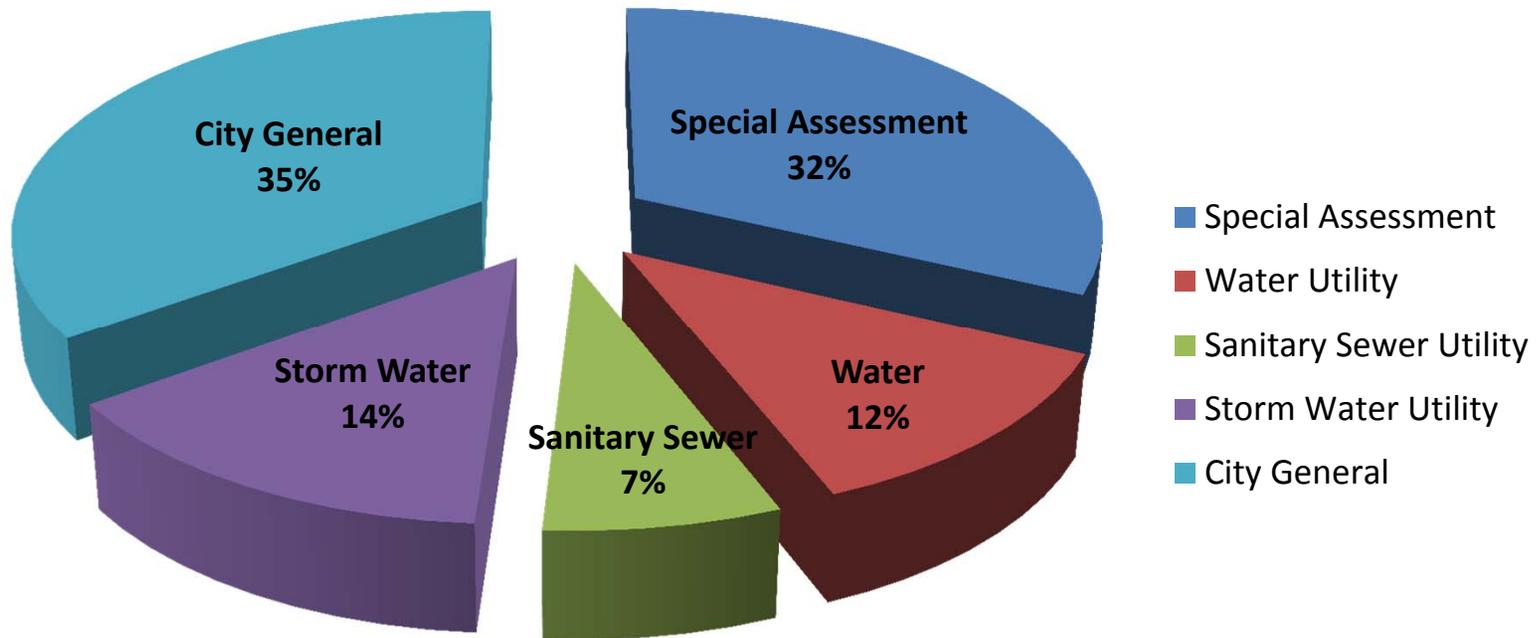
# Corner Lot Assessments (cont.)

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- **Water Main**
  - Corner lots are assessed for the full frontage on the side where the water service is connected.
  - Corner lots receive a water main credit equal to 50% of the side street frontage, up to a maximum of 60 feet.
- **Street Surface**
  - Corner lots pay for 100% of the frontage for curb and gutter and street paving. There are no credits for street surface items.

# Typical Project Cost Breakdown

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# 2020 Construction Schedule

## TENTATIVE 2020 CONSTRUCTION SCHEDULE

	May	June	July	August	September
<b>Projects</b>					
<b>Park Ave</b> South Ave - Main St					
<b>Elm Street</b> Perry St to Wheaton St					
<b>Linden Street</b> Maple St to Woodward Ave					
<b>Huron St</b> Elm St to Macombr St					
<b>Prentice St/4th Ave</b> Morris St to 4th Ave/Broadway					

# Street Widths

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- Park Avenue – South Avenue to Main Street
  - 30 Feet – Face of Curb to Face of Curb (Existing 30 - 48 Feet Paved)
- Elm Street – Perry Street to Wheaton Street
  - 40 Feet – Face of Curb to Face of Curb (Existing 40 Feet)
- Prentice Street – Morris Street to 4<sup>th</sup> Avenue
  - 30 Feet – Face of Curb to Face of Curb (Existing 25-38 Feet Paved)
- Fourth Avenue – Prentice Street to Broadway Avenue
  - 30 Feet – Face of Curb to Face of Curb (Existing 25 Feet Paved)
- Linden Street – Maple Street to Woodward Avenue
  - 30 Feet – Face of Curb to Face of Curb (Existing 30 feet)
- Huron Street – Elm Street to Macomber Street
  - 30 Feet – Face of Curb to Face of Curb (Existing 30 feet)

# General Construction Issues

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- Construction Schedule
- Hours of Operation
  - 7am to 7pm Monday-Friday
  - Weekends with special permission
- Dust, Vibration & Noise
- Mail Service
  - Post Office provides the location for the temporary mail boxes. This is usually at one intersection located on the project.
- Driveway Access
  - Remove boats and RV's prior to start of construction
  - Let Engineering Department know of special medical needs
- Street Lights – Removal During Construction
- Sidewalk Removal

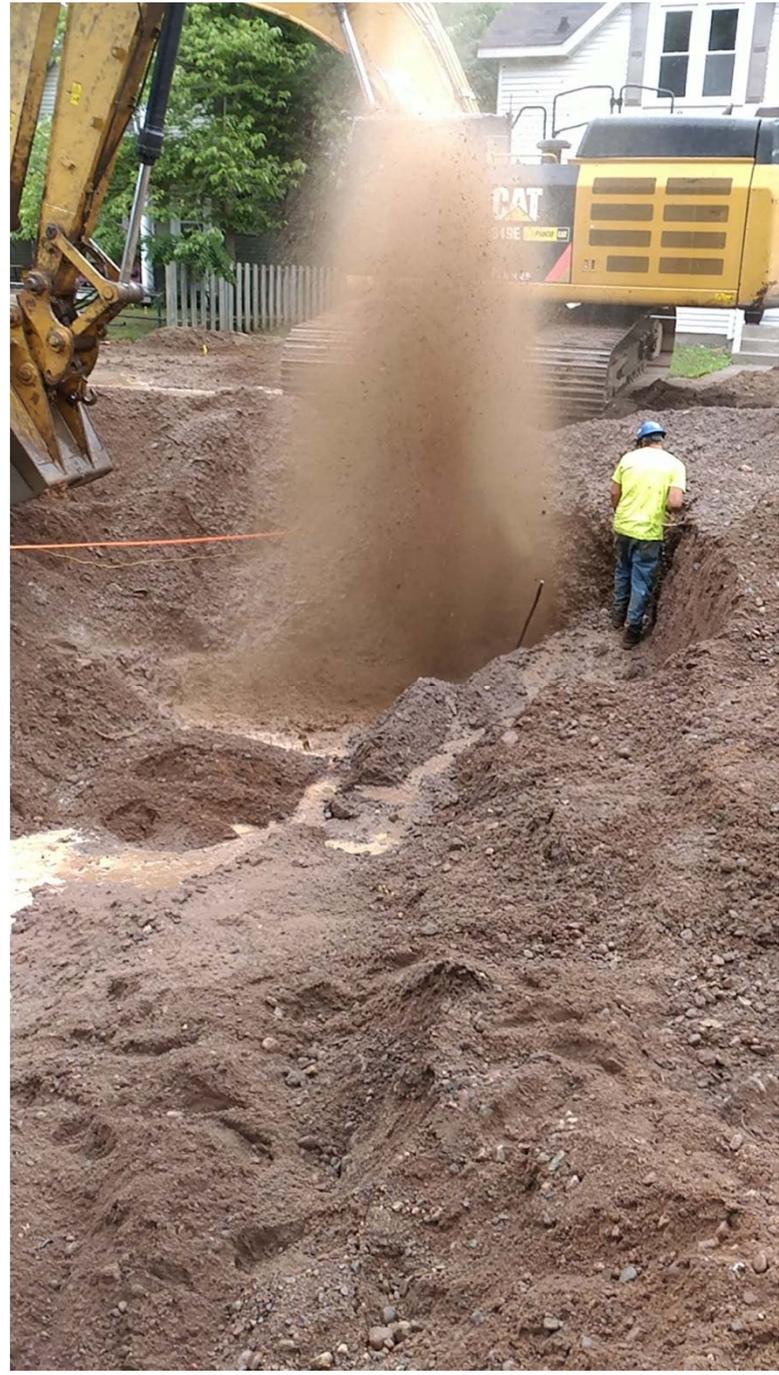
# General Construction Issues

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- Remove Personal Property Within Street Right of Way
  - Remove planters, plants, paver blocks, decorative fences etc.
- Remove sprinkler system in right of way (Ordinance 8.15)
- Shallow Sewer & Water Services
- Garbage/Recycling Service
- Temporary Water Connection
- Retaining Walls
- Sidewalks
  - 5-foot width vs. 6-foot width
  - Reduce salt use if possible
  - New sidewalk on Elm and Linden











# Post Construction

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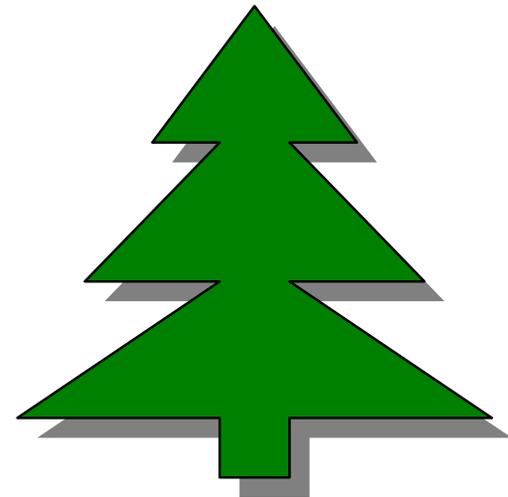
- Turf Establishment
  - Seed, topsoil, and fertilizer contract requirements
  - Watering is key!
- 1 year warranty
  - Review project in spring and have contractor fix any issues



# Trees

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- Trees are only removed on a project if they present a conflict.
  - Utility Location
  - Heaving & Non-manageable root structures
  - Safety Concerns
  - Grade Issues
  - Owner Request
  - Ash Variety
  - City Forester Recommendation
  - Tree Diversity Requirements
- If the tree in your boulevard is removed, and you would like a new tree, please fill out the Tree Replacement Request Form (sent with construction notification) and return it to the Engineering Department. The request for a replacement tree will be evaluated. If it's determined that there is adequate space in the boulevard for a new tree, the tree will be planted in the Fall of 2020 or the Spring of 2021.



# Questions?

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# Contacts

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