



# ***Little Chute***

ESTABLISHED 1848

**2023 Crosswinds Estates Sidewalk and Street Lighting**

**Public Hearing On Proposed Special Assessments/ hookup Fees for Installation and Construction of Public Improvements**

Please feel free to ask questions and share comments or concerns. Additional time will be provided at the end of the presentation to meet with Village Staff to discuss work near your property.

# Village Engineering Staff

**Christopher L. Murawski, P.E.**

Village Engineer  
423-3861

**Kris Lyons**

CAD Designer  
423-3864

**Bryan Blum**

GIS Manager/ Inspection  
423-3862

**Dave Mattson**

Survey Manager  
423-3863

**Laura Braatz**

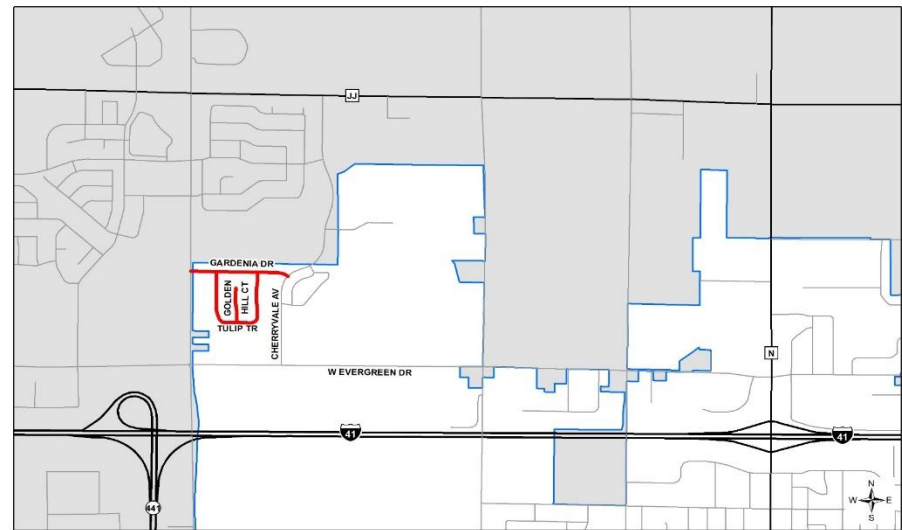
Administrative Assistant  
423-3865

**Rob Olkiewicz**

Construction Manager  
423-3866

# 2023 Concrete Sidewalk & Street Lighting Construction Project Information

Crosswinds Estates (Gardenia Drive, Tulip Trail & Golden Hill Court) Sidewalk installation is required due to the development's completion. (Assessment Project)



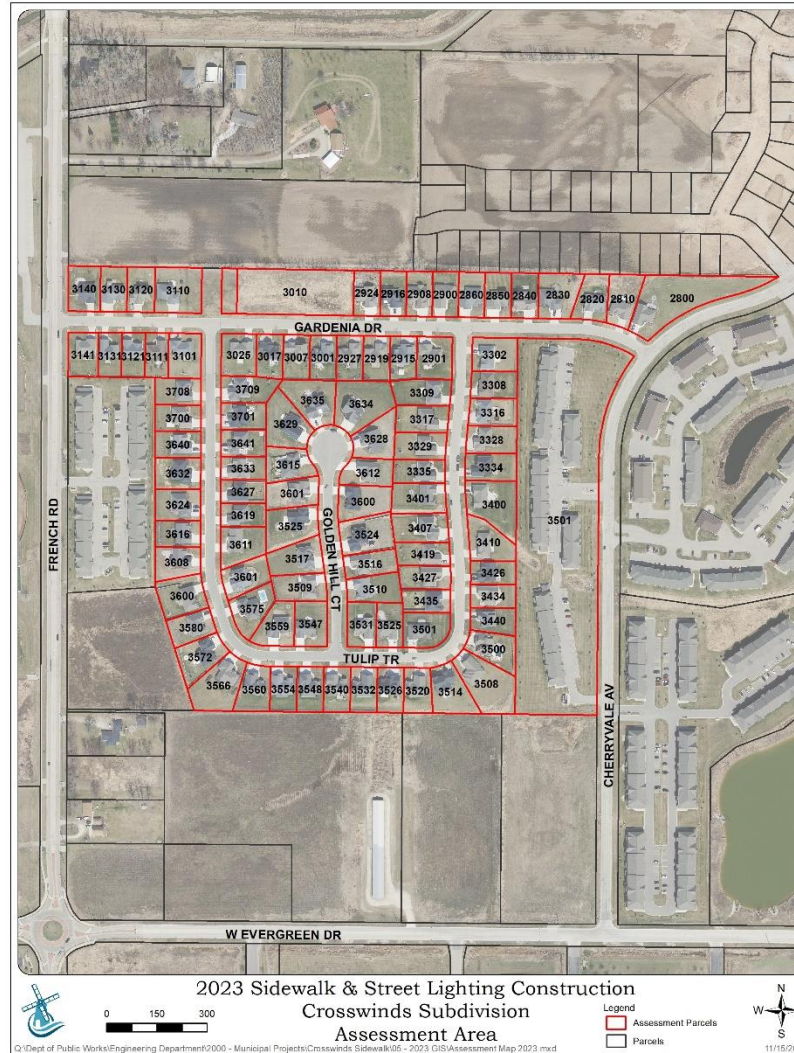
# 2023 Concrete Sidewalk & Street Lighting Construction Project

Sidewalks are a means to provide safe mobility to pedestrians and it is also an obligation to provide ADA access for the handicapped and elderly. As a community, we need to provided the same accessibility and benefits to these residents to our local streets as people who are not handicapped. Placing families in the street who have strollers and small children are also placed at greater risk where no sidewalks are provided.

# 2023 Concrete Sidewalk & Street Lighting Construction Project

The area of the Village that your home is located, is seeing a large amount of development and growth. Cherryvale Avenue has a multi-purpose trail and is planned to connect with Appleton's trail system next year as well as the Village's Ebben Trail, currently in development. All these circumstances have raised the awareness for the need for sidewalks in the Crosswinds Estates Subdivision.

# 2023 Concrete Street & Street Lighting Construction Project Locations



# Public Hearing On Proposed Special Assessments/Hookup Fees

The 2023 Crosswinds Estates Sidewalk and Street Lighting plans are ready for bid. The Preliminary Engineer's Report is available for review with an estimated value of the assessments to be levied against each parcel for the proposed improvements. Please do not hesitate to ask questions and share comments or concerns with the Village staff in the adjacent room.



# Typical Construction Sequence

**Project Duration Period from May to October**

- Limited Storm Sewer Utility Installation
- Sidewalk Excavation and Grading
- Aggregate Base Course Installation
- Concrete Placement (Sidewalk)
- Site/Terrace Landscape and Turf Restoration
- Installation of Signage and Pavement Markings

# Included in Concrete Pavement Assessment

## **Sidewalk Excavation**

Removal of topsoil, vegetation, or any other obstructions.

## **Aggregate Base Installation**

Install and grade crushed aggregate base course to function as pavement base.

## **Sidewalk Concrete Placement**

Installation of concrete sidewalk and ramps (ADA). Expect approx. one week of concrete cure time to achieve required strength between adjacent concrete pours. Driveways will remain open for residents.

## **Terrace Restoration**

Shape terrace areas, install topsoil and seed.

# Following the Previous Hearing

- Our Engineering team is investigating ways to reduce the construction costs to reduce assessment costs. Any savings we find will be included in the Final Assessment Resolution available after bidding.

# FAQ's About This Construction Project

These are a few of the FAQ's. More can be found in the physical copies near the entrance of the Board Room

# How long will the project take?

Depending on the project complexity and weather, it may take approximately 12 weeks to complete the work. There may be times during this period when you will be inconvenienced by construction equipment and delays. We realize this will be an interruption to your normal routine and the Village appreciates your willingness to bear with the process.

# What are the typical hours of construction?

Construction hours are from **7:00 am to 6:00 pm**. Some exceptions may occur due to weather conditions and/or approaching deadlines.

# What kind of access can I expect during construction?

Driveway access will be maintained throughout construction as well as access to the street.

# Will there be Dust and Noise?

Street construction is a process during which you can expect to endure a fair amount of noise and dust. We ask for your patience and understanding as we make the necessary improvements.

**Thank you in advanced for your cooperation.**



# Communication Updates

The Village will use a variety of methods to communicate with property owners and residents. Public meetings, the postal service, and/or doorstep memos and notices are all standard practice. Once construction begins, bi-weekly updates will be posted on the Village website at [www.littlechutewi.org](http://www.littlechutewi.org). Of course, we are always available by telephone if you should have questions that arise during the project.

# What are my options for payment?

The Village offers the following payment options:

- Pay Entire Assessment: If you pay by the due date shown on the enclosed statement (60 days for special assessments) you will avoid any interest charges. If the assessment is not paid in full by the due date, the Village will start to accrue interest monthly at an annual rate determined by what rate the Village attains on its debt issue for the project. The rate assessed in **2020 and 2021** was **2.5% and 1.65 %** respectively.)
- Annual Installment: An annual installment plan with the Village of no less than one year and generally up to five years is available. The plan term is dependent on your bill amount (Minimum installment = \$300/year).

# What are my options for payment?

A property owner is responsible for making their annual payment before November 1 of each year to avoid placement of the special assessment installment on your property tax bill. By default, if we do not receive a required payment **before** November 1 each year the amount shown on the statement you will receive will automatically be placed on your tax bill as a special assessment. Special Assessments are due on the first installment of your tax bill.

Please note the Village does not have a prepayment penalty on special assessments. An outstanding special assessment plus the accrued interest can be paid at any time. Interest is calculated monthly on the balance of your assessment as of the 1st of each month.

Do you have  
any questions  
or comments?



(d) *Sidewalks compulsory.*

(1) Sidewalks shall be constructed on each side of any street:

- a. Where the village board determines a sidewalk is necessary for the public health, safety, and welfare; or
- b. Where curb and gutter have been installed and one of the following conditions exists (the first of the following events occur):
  1. Fifty-one percent or more of the property owners on one side of the street in the block improved with building improvements, excluding outlots;
  2. Fifty-one percent or more of the property owners on one side of the street in said block having installed sidewalks, excluding outlots;
  3. Eighteen months have expired after the issuance of a building permit to the owner of the property on any portion of any street; or
  4. Twelve months have expired since the installation of curb and gutter on the portion of the street abutting said property.

(2) Subsection (d)(1)b of this section shall not apply to property zoned and in actual use for agricultural, cemeteries, vacant land, undeveloped village areas and industrial purposes, but such property shall be subject to subsection (d)(1)a of this section.

(e) *Exceptions; dead ends and culs-de-sac.*

(1) Dead ends consisting of three standard lots or less may be exempt providing they participate in the area assessments for that year. Dead ends are defined as those streets which, for some reason (obstacle) cannot be extended. Short dead ends with extension possible will have sidewalk installed at the time of future development.

(2) Cul-de-sac may be exempt providing they participate in area assessments for that year.

a. For those property owners on an exempt cul-de-sac or an exempt dead-end street, aid property owners shall be required to contribute an equal front foot amount as other property owners with the area designated as a special assessment area by the board of trustees. Property owners cannot be exempt from area assessments in culs-de-sac.

b. If a previously exempt property owner on a cul-de-sac or exempt dead-end street request sidewalk or the village board determines a subsequent need to have sidewalk in these same areas, these property owners will then pay 100 percent of assessable cost for later construction of sidewalks.

(f) *New subdivision waiver.* Subdividers must sign a waiver requiring sidewalk installation in accordance with the existing sidewalk policy at the time a plat is submitted for final approval. This item is included on the plat as a condition for the village's final plot approval.

**Restrictive Covenants – Crosswinds Estates:** Each Owner shall grade the property to conform to the accepted sidewalk grade elevation and maintain said elevation for future sidewalks.