
Weston Avenue Public Information Meeting

Project Limits: County X to County J

January 31st, 2022



Introductions

- Village of Weston Staff

- Keith Donner, Administrator

- Michael Wodalski, Director of Public Works



- Engineering Consultant - **AECOM**

- Zach Larson, Project Manager

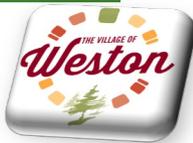
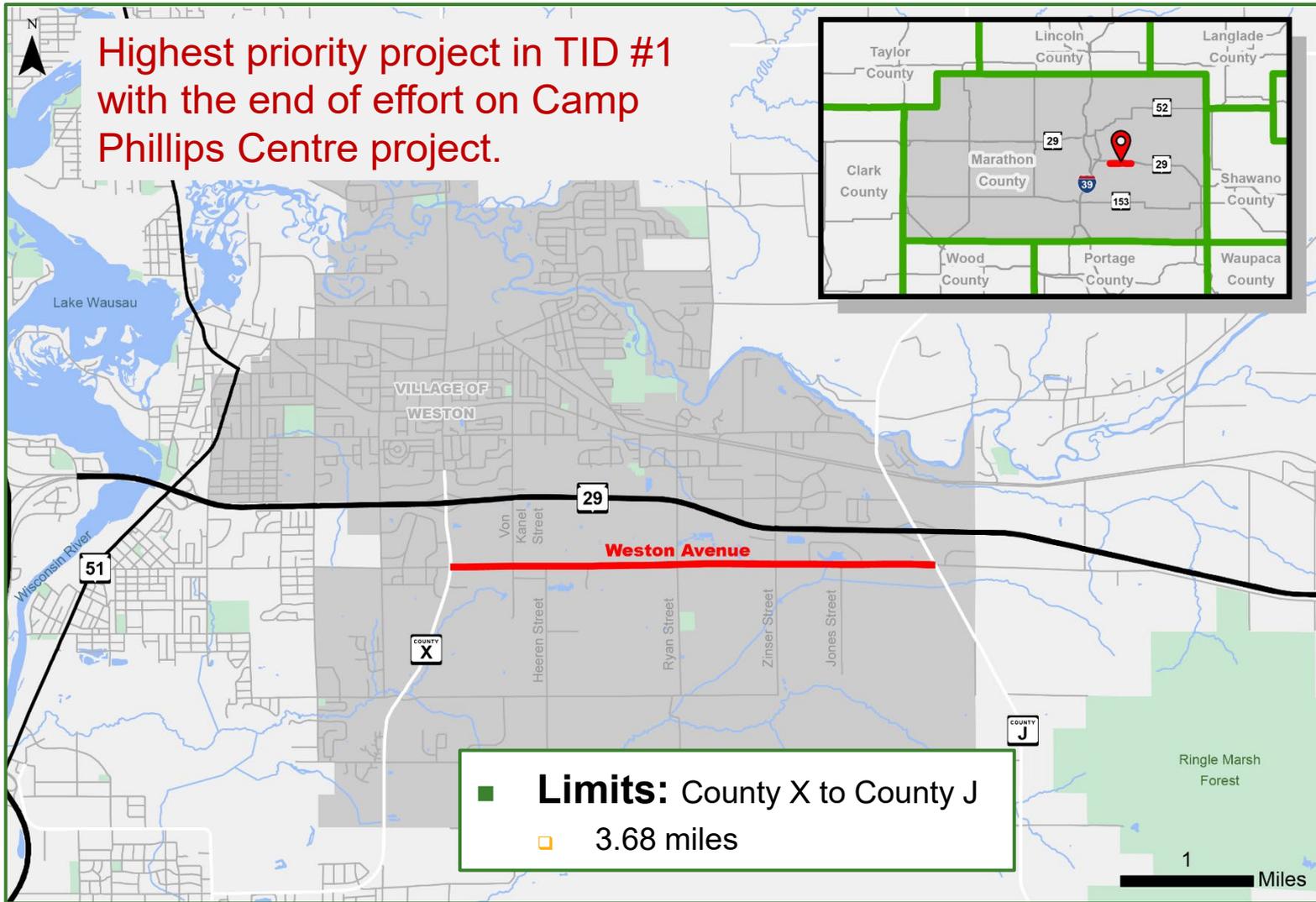
Purpose of Tonight's Meeting

- Project Overview

- Progress to date
- Discuss 30% Design Plans
- Overview of R.O.W. acquisition process
- Overview of Special Assessments for Utility service
- Overview of Project Costs
- Next Steps

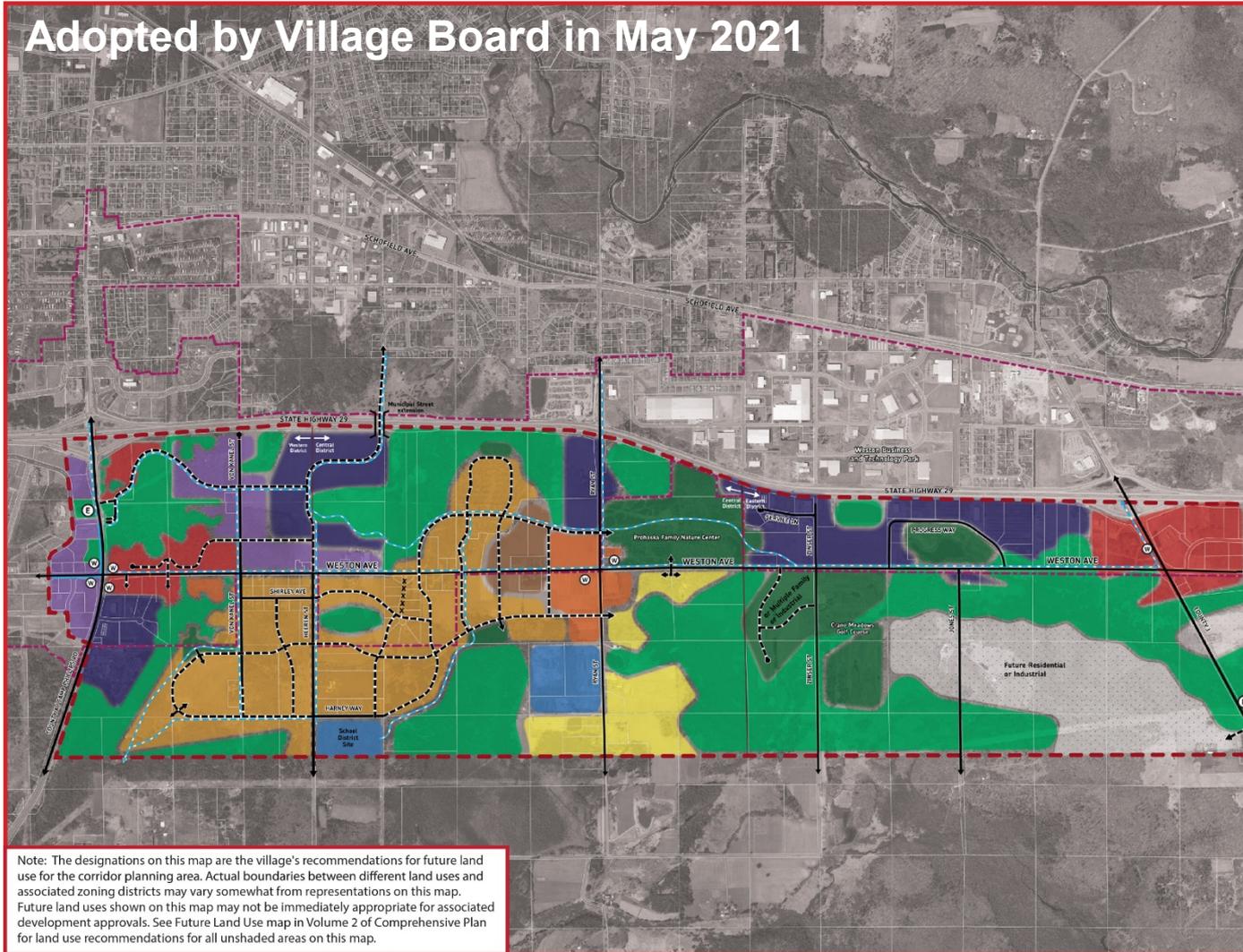
Project Overview

Highest priority project in TID #1 with the end of effort on Camp Phillips Centre project.



Weston Avenue Corridor Plan

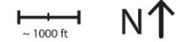
Adopted by Village Board in May 2021



Note: The designations on this map are the village's recommendations for future land use for the corridor planning area. Actual boundaries between different land uses and associated zoning districts may vary somewhat from representations on this map. Future land uses shown on this map may not be immediately appropriate for associated development approvals. See Future Land Use map in Volume 2 of Comprehensive Plan for land use recommendations for all unshaded areas on this map.

Weston Avenue Corridor Plan 2

Development Plan - Entire Corridor



Adopted: May 24, 2021

LEGEND

EXISTING CONDITIONS

- Planning Area
- 2020 Parcel Lines
- TID #1

PROPOSED SURFACE INFRASTRUCTURE

- Conceptual Future Road
- Future Highway 29 Over/Underpass
- Road Proposed For Discontinuance
- Conceptual Future Multiuse Path
- Community Wayfinding Sign
- Community Entryway Sign

FUTURE LAND USE

- Commercial
- Business/Office Park
- Industrial
- Mixed Use/Flex
- Planned Neighborhood
- Single Family Residential
- Multiple Family Residential
- Institutional
- Parks and Recreation
- Conceptual Environmental Corridor
- Long Term Growth Area

NOTE: Unlike most of the village north of Highway 29, much of the planning area has soil, water, and other environmental limitations for development. Such limitations will need to be analyzed on a site-by-site basis in advance of development.



Purpose(s)

- **Prepare the Weston Avenue corridor for future development**
 - **Costs of public improvements (streets, utilities) will be prohibitive for development to occur without TID.**
 - **Public improvement cost barrier for Fernwood and Linden Grove subdivisions**

■ **Planned Improvements**

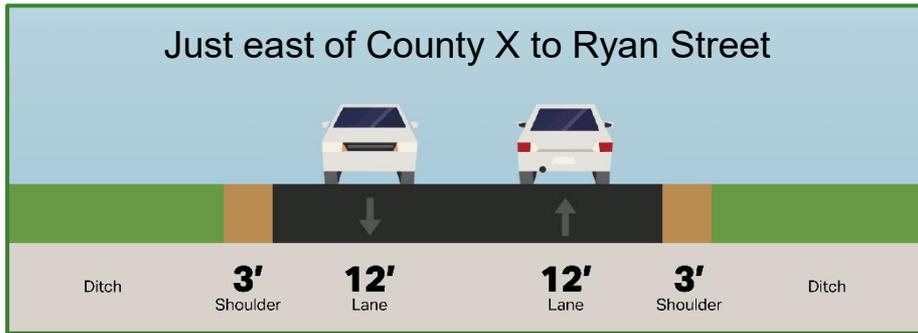
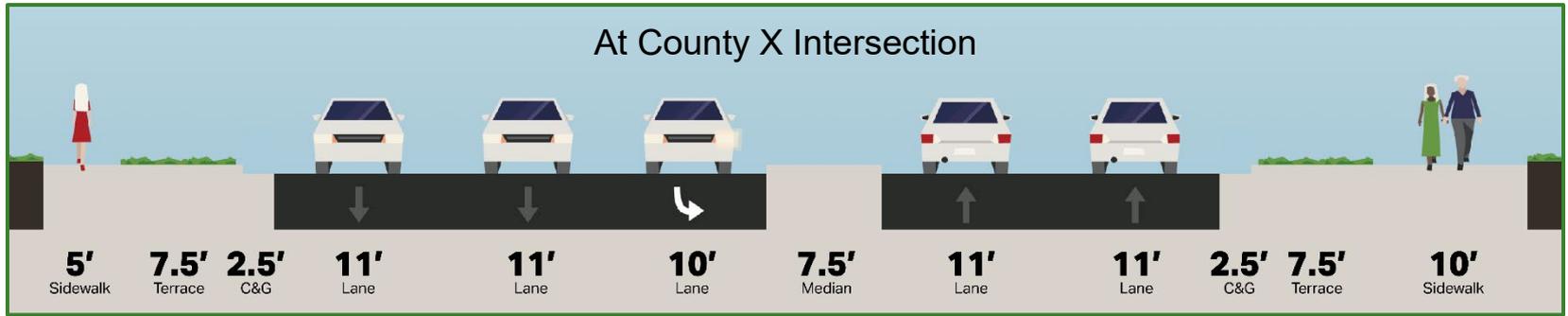
- Extend water main and sanitary sewer within the project area in locations it does not currently exist.
- Loop water mains
- Reconstruct roadway/Add multi-use path
- Provide adequate surface drainage



Progress Overview

- AECOM was hired to design the reconstruction of Weston Ave from CR-X to CR-J.
- Survey and wetland delineation work was completed in summer 2021
- Preliminary design to the 30% mark was completed by fall/winter 2021
- Public Information Meeting is being held today, 1/31/2022

Existing Typical Sections



Proposed Typical Sections

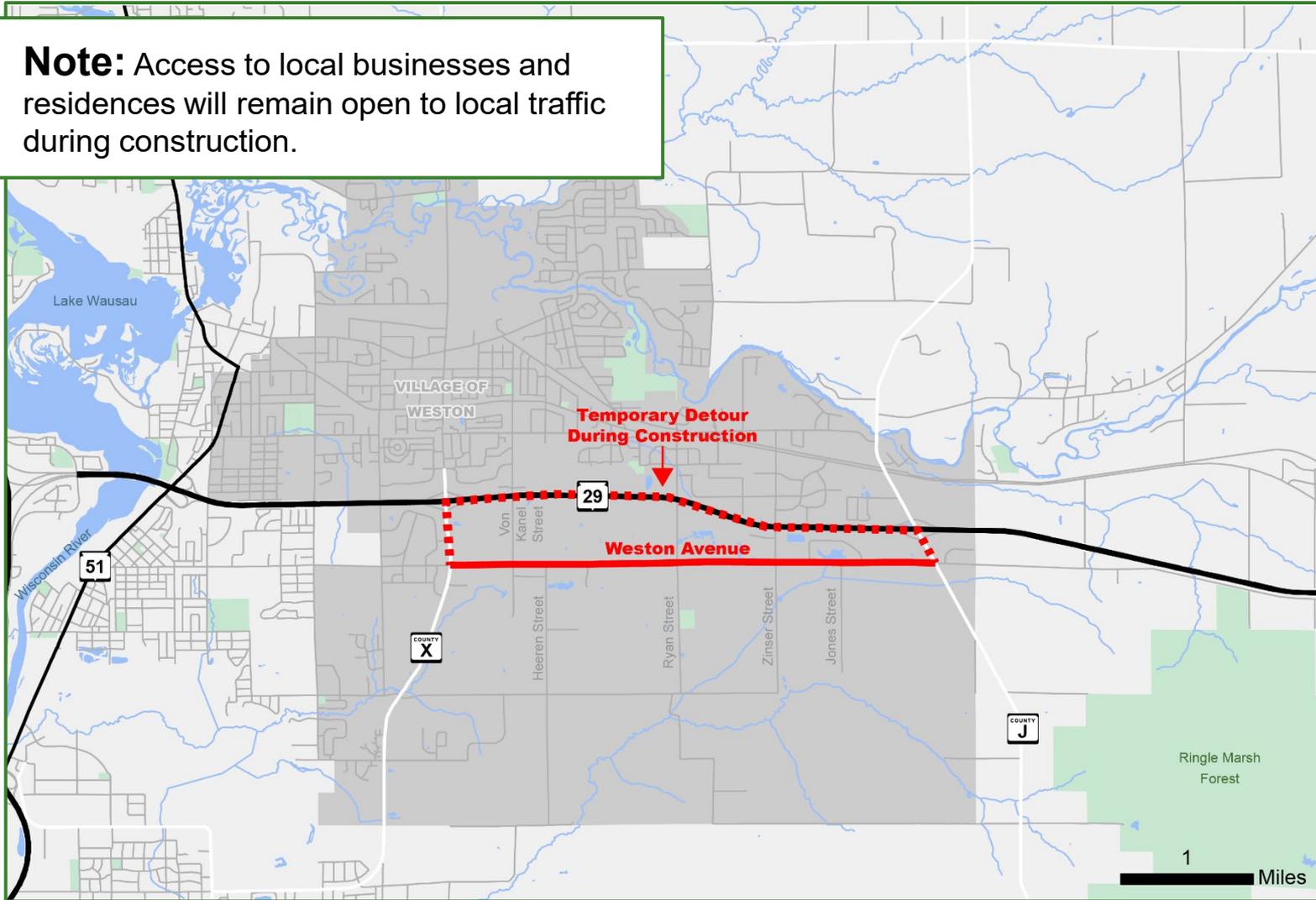


Note: Sidewalk will continue to Von Kanel St.



Temporary Closures and Detours

- **Note:** Access to local businesses and residences will remain open to local traffic during construction.



Water and Sewer Utilities

- Water and Sewer extensions on entire length of project where it is absent
- For parcels currently not fronted by a main:
 - The estimated cost of a linear foot of water and sewer frontage is \$98.54/LF
 - The Village is proposing to create a connection assessment based on an average frontage length of 200 LF
 - This would equate to \$19,708.18 for the water **and** sewer assessment to include a lateral from the main to the property line

Water and Sewer Utilities

- For parcels with existing homes:
 - Connection requirement would be deferred until:
 - Existing private system fails
 - Property sells
 - A set sunset date (recent Village project gave 20 years from the time the utilities were put into service)
 - Upon Connection, a 10-year pay back period with all interest deferred would be available.
- For undeveloped parcels:
 - Connection will be required when new development occurs.

Water and Sewer Utilities

- There is 30,860 LF of frontage without water and sewer mains
- 23 properties are currently on private systems
 - This would account for 4,600 LF of frontage
 - ~15% of the frontage for the new mains
- The Village is then financing the other ~85%

Water and Sewer Utilities

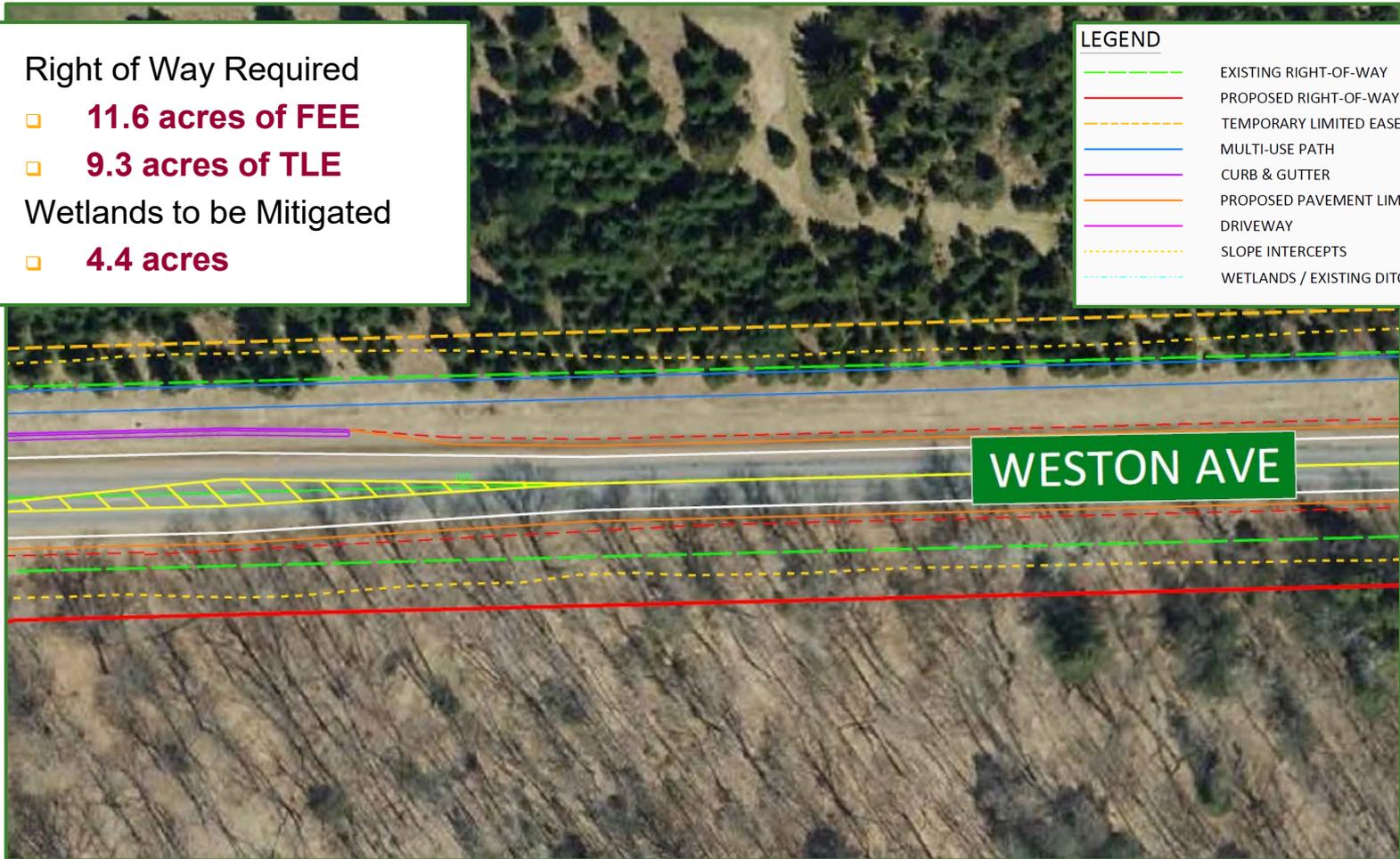
- This will be staff recommendation
- Special Assessments will be examined more closely as the design gets more detailed
- Special Assessments require a public hearing and adoption by the Board of Trustees which would happen likely in late 2022 or early 2023

Anticipated Impacts

- Right of Way Required
 - **11.6 acres of FEE**
 - **9.3 acres of TLE**
- Wetlands to be Mitigated
 - **4.4 acres**

LEGEND

	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	TEMPORARY LIMITED EASEMENT
	MULTI-USE PATH
	CURB & GUTTER
	PROPOSED PAVEMENT LIMIT
	DRIVEWAY
	SLOPE INTERCEPTS
	WETLANDS / EXISTING DITCH

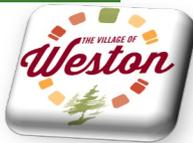


Right of Way (ROW)

- At 30% plans, 11.9 acres is estimated to be needed for additional right of way
 - This is an approximate 13-foot strip of land on either side of the road if taken as a standard width
 - ROW needs will vary by property
 - Will look at adjustments to centerline and ditches to minimize impacts to properties
 - The storm water needs will largely dictate the width of ditches and determine how much ROW is needed

Right of Way - Continued

- Storm water design is ongoing and by the 60% plans known widths will be better understood – likely summer of 2022.
- Right of Way acquisition will follow Wisconsin Eminent Domain Laws §32.05 Wis. Stats.
- This is to protect landowners and the Village to ensure a fair process is followed.



Overview of Eminent Domain Process under §32.05 Wis. Stats.

- ❑ Village completes design of project enough (60%) to identify R.O.W. needs on a R.O.W. plat.
- ❑ R.O.W. plat is adopted by Village Board and filed with county clerk.
- ❑ Village arranges appraisals by an independent appraiser to determine land value.
- ❑ Parties negotiate through a 3rd party agent.
- ❑ Landowners have option to obtain a 2nd appraisal from appraiser of their choice at Village cost.
- ❑ Timelines apply for completing tasks.
- ❑ Brochures available



Overview of Estimated Project Costs

	CR-X to Ryan (West)	Ryan to CR-J (East)
Street & Drainage	\$5,925,000	\$6,845,000
Sanitary Sewer Utility	\$705,050	\$1,015,000
Water Utility	\$1,095,000	\$1,690,000
Engineering, ROW, Wetlands, Contingency	\$2,880,114	\$1,710,000
Total	\$10,605,164	\$11,260,000

- Total Estimated Costs = \$21,865,164
 - Street & Drainage = \$12,770,000
 - Sanitary Sewer Utility = \$1,720,050
 - Water Utility = \$2,785,000
 - Eng., ROW, Wetlands, Contingency = \$4,590,114

Funding Source(s)

■ Tax Increment District #1

- TID #1 has financial capacity to take on the Weston Avenue project and should be able to closed by 2027 barring any unforeseen changes in state property assessment practices.
- We will evaluate a partial closure that would keep TID #1 open through its current scheduled retirement in 2031.

■ Other options:

- Some financing by utilities; e.g. Minimum size by TID (developer) – oversizing by Utilities
- Grants - not a good option for streets since they would be contingent on following DOT design standards and likely require wider streets, clear zones, (and more R.O.W.) and other features.



Project Phasing

- Phase I (East) – Ryan to CTH J
 - Construction goal 2023
 - Fewer landowners for R.O.W. acquisition
 - 24 Parcels with 15 Landowners
- Phase II (West) – CTH X to Ryan
 - Construction goal 2024
 - 39 Parcels with 29 Landowners

Next Steps/Project Timeline

November 2021 - 30% Design (full project)

January 2022 - Public Involvement Meeting

April 2022 - 60% Design (east) / Informational Meeting

August 2022 - 60% Design (west) / Informational Meeting

March 2023 - Final PS&E (east)

2023 – Construction (east)

January 2024 – Final PS&E (west)

2024 – Construction (west)

How to Provide Comments or Ask Questions

Email or call:

Keith Donner, P.E.
Administrator
kdonner@westonwi.gov
(715) 241-2610

Or

Michael Wodalski, P.E.
Director of Public Works
mwodalski@westonwi.gov
(715) 241-2636

Written comments (mail to):

Village of Weston
Department of Public Works
Attn.: Michael Wodalski
5500 Schofield Avenue
Weston, WI 54476

Project Website
westonwi.gov/westonave

