

Public Informational Meeting
Weston Avenue Reconstruction (CTH X to CTH J)
January 31, 2022

Project 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.

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

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 an estimated \$19,708.18 for the water and sewer assessment to include a lateral from the main to the property line, excluding hook-up charge

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 (Continued)

The preceding 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

Right-Of Way

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

R.O.W. 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.

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 (separate attachment)

- This is to protect landowners and the Village to ensure a fair process is followed.

Estimated Project Cost is \$21,900,000

Funding Source(s) To be determined by Village Board

Tax Increment District #1

- TID #1 has financial capacity to take on the Weston Avenue project and should be able to close 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)**

Comments or Questions

Project Website: westonwi.gov/westonave

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