
Weston Avenue Public Information Meeting

Project Limits: County X to County J

January 4th, 2023



Introductions

- Village of Weston Staff

- Keith Donner, Administrator



- Michael Wodalski, Director of Public Works



- Engineering Consultant - **AECOM**

- Zach Larson, Project Manager

- Real Estate Consultant – **MSA**

- Katherine Venske

- Ferron Fisher

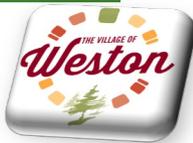
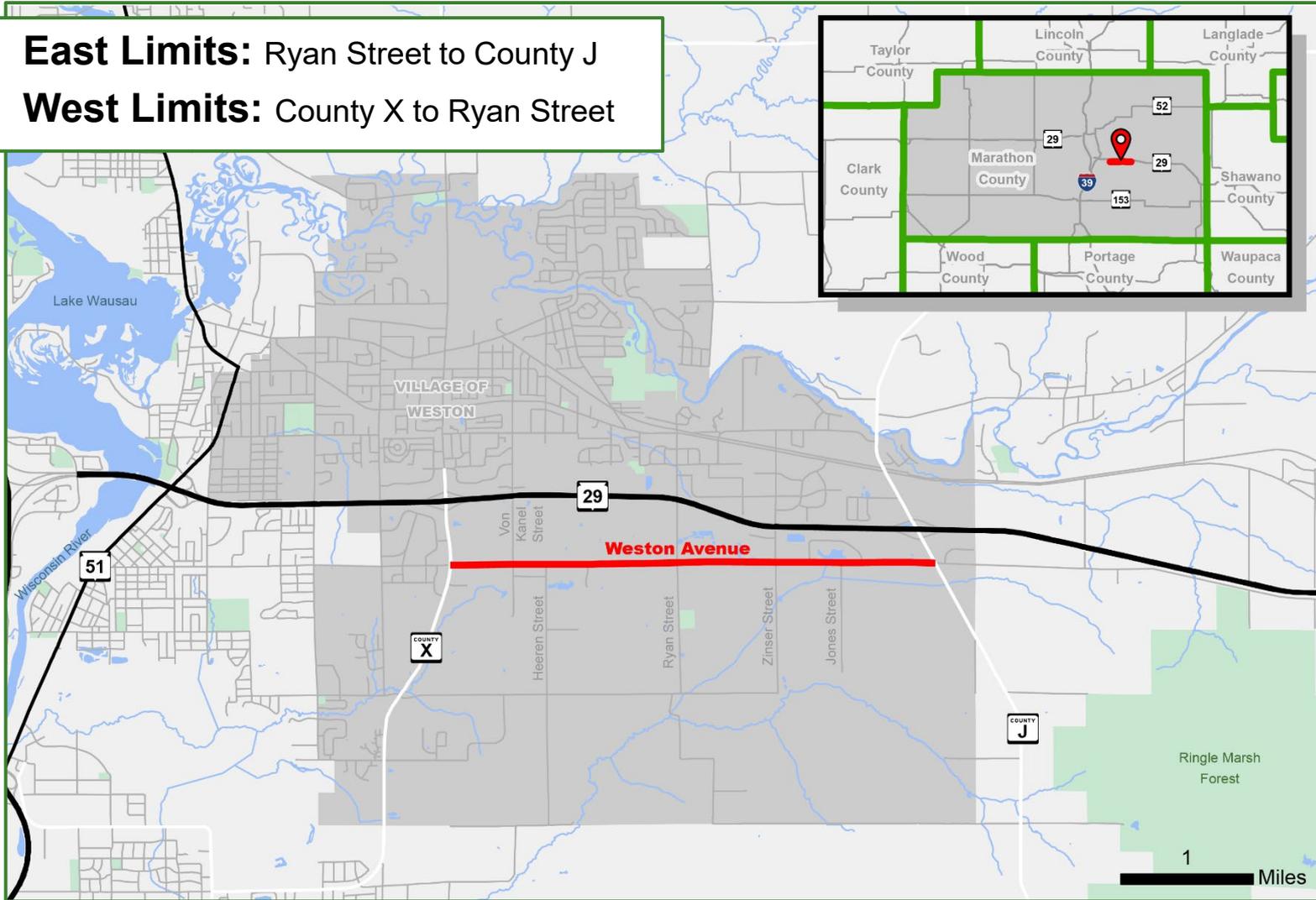
Purpose of Tonight's Meeting

■ Project Overview

- Progress to date
- Discuss 60% Design Plans
- Overview of R.O.W. acquisition process
- Overview of Special Assessments for Utility service
- Overview of Project Costs
- Next Steps

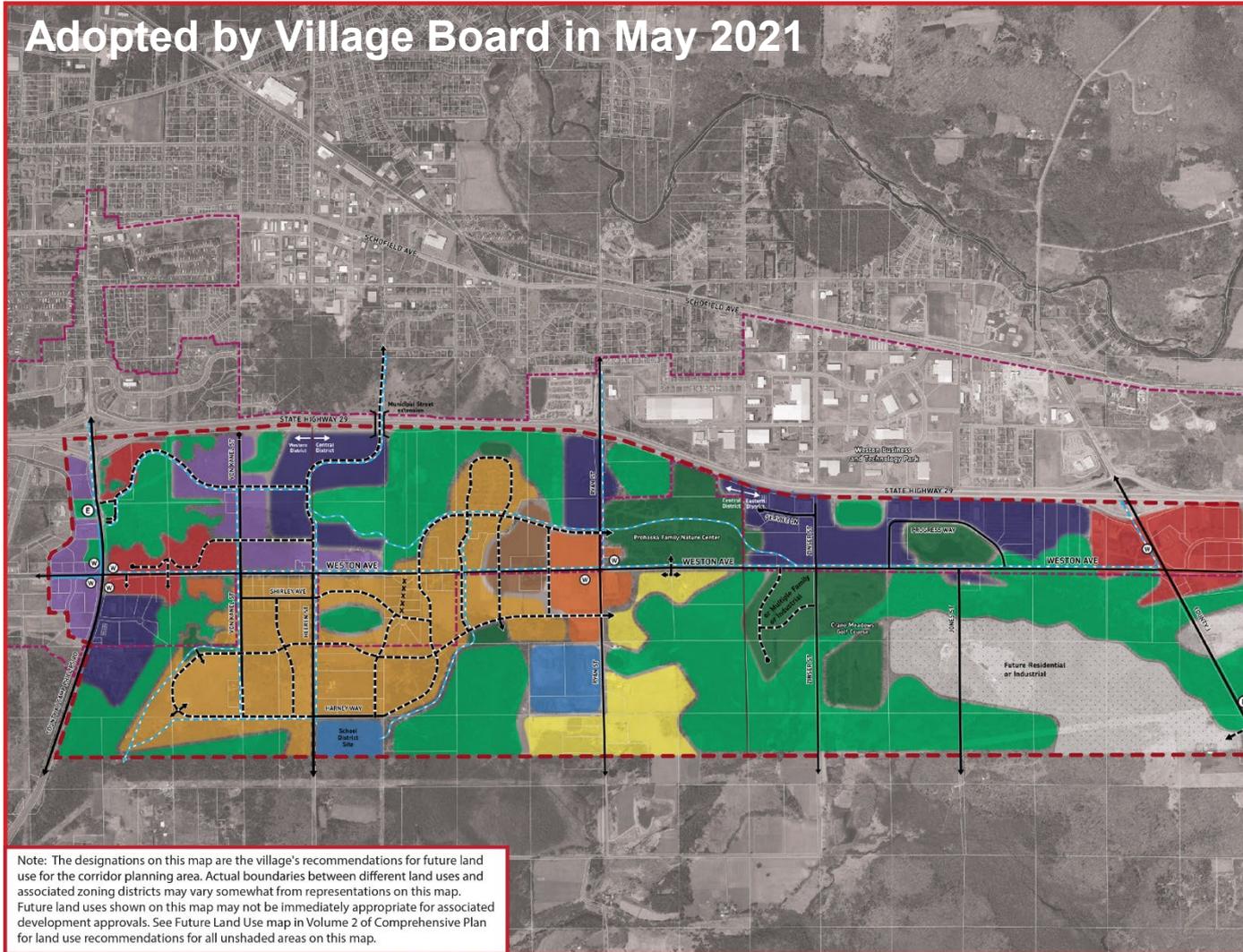
Project Overview

- **East Limits:** Ryan Street to County J
- **West Limits:** County X to Ryan Street



Weston Avenue Corridor Plan

Adopted by Village Board in May 2021

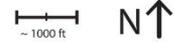


Note: The designations on this map are the village's recommendations for future land use for the corridor planning area. Actual boundaries between different land uses and associated zoning districts may vary somewhat from representations on this map. Future land uses shown on this map may not be immediately 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.**
 - **Example: cost of utility extensions to reach Fernwood and Linden Grove subdivisions**

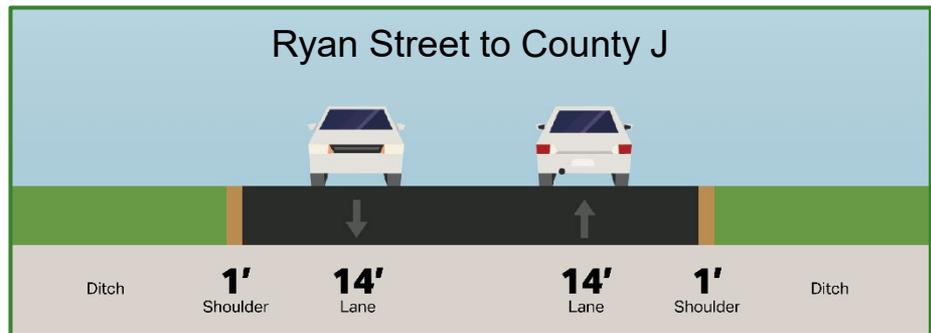
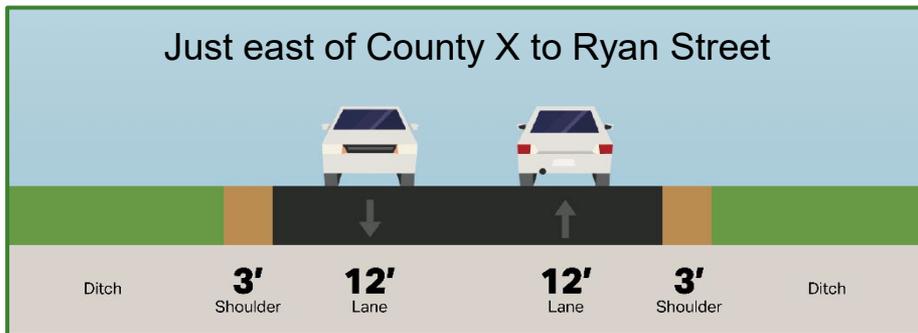
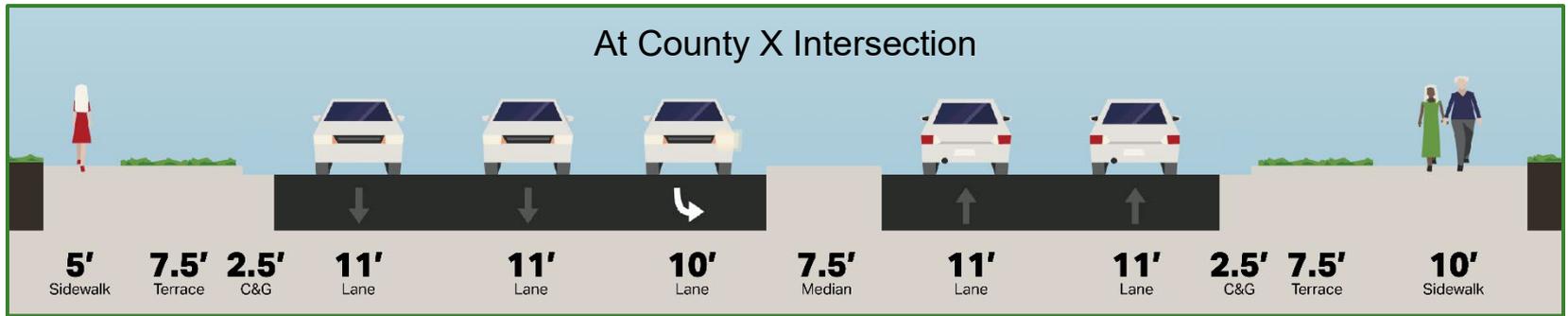
- **Planned Improvements**
 - Extend water main and sanitary sewer within the project area in locations it does not currently exist.
 - Loop water mains (improve water quality and fire flow)
 - Reconstruct roadway/Add multi-use path
 - Provide adequate surface drainage



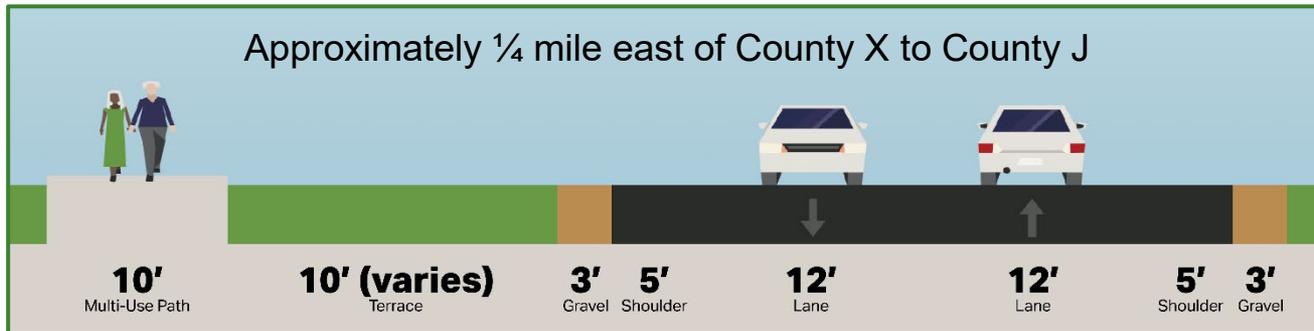
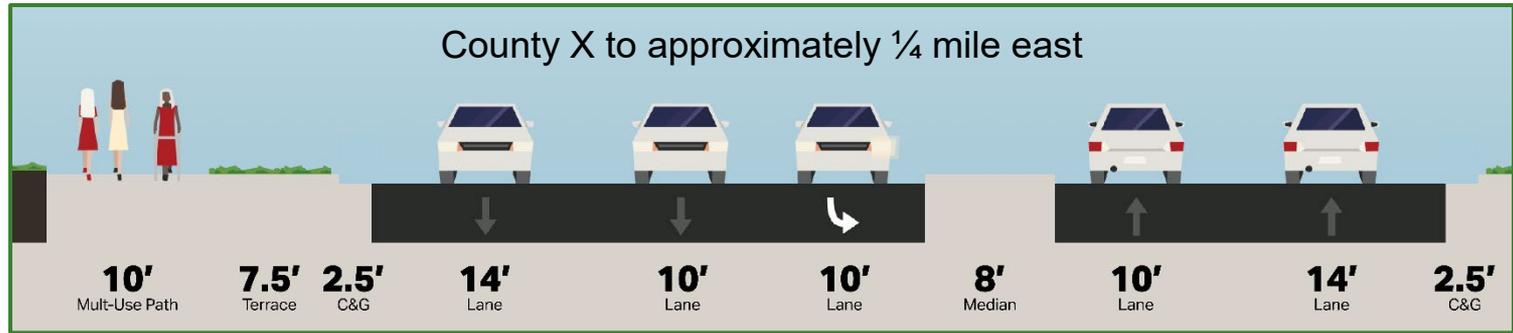
Progress Overview

- AECOM was hired to design the reconstruction of Weston Ave from CR-X to CR-J in Spring 2021.
- 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 #1 was held 1/31/2022
- Storm water design and permitting along with wetland permitting was done in 2022
- 60% plans were completed in late summer/fall of 2022
- Real Estate needs and Transportation Project Plat were determined and completed in fall of 2022 for East Phase
- We are now at Public Information Meeting #2

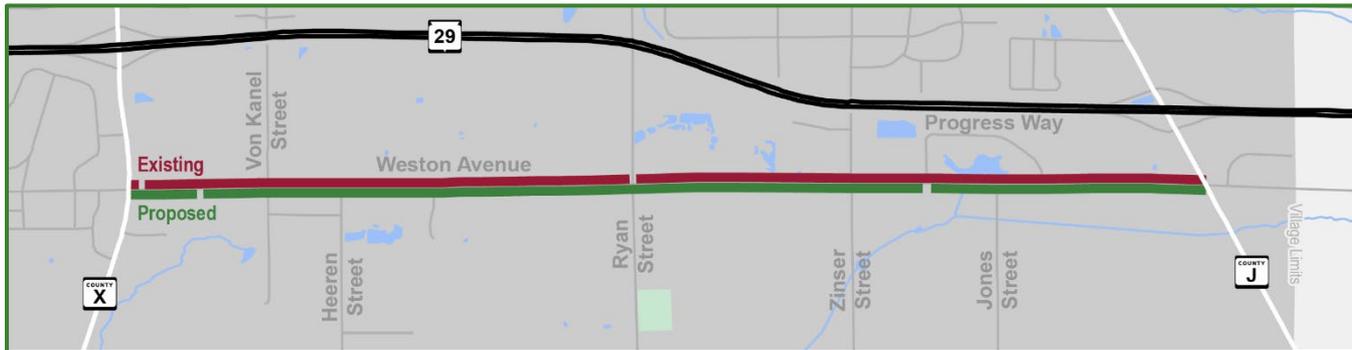
Existing Typical Sections



Proposed Typical Sections



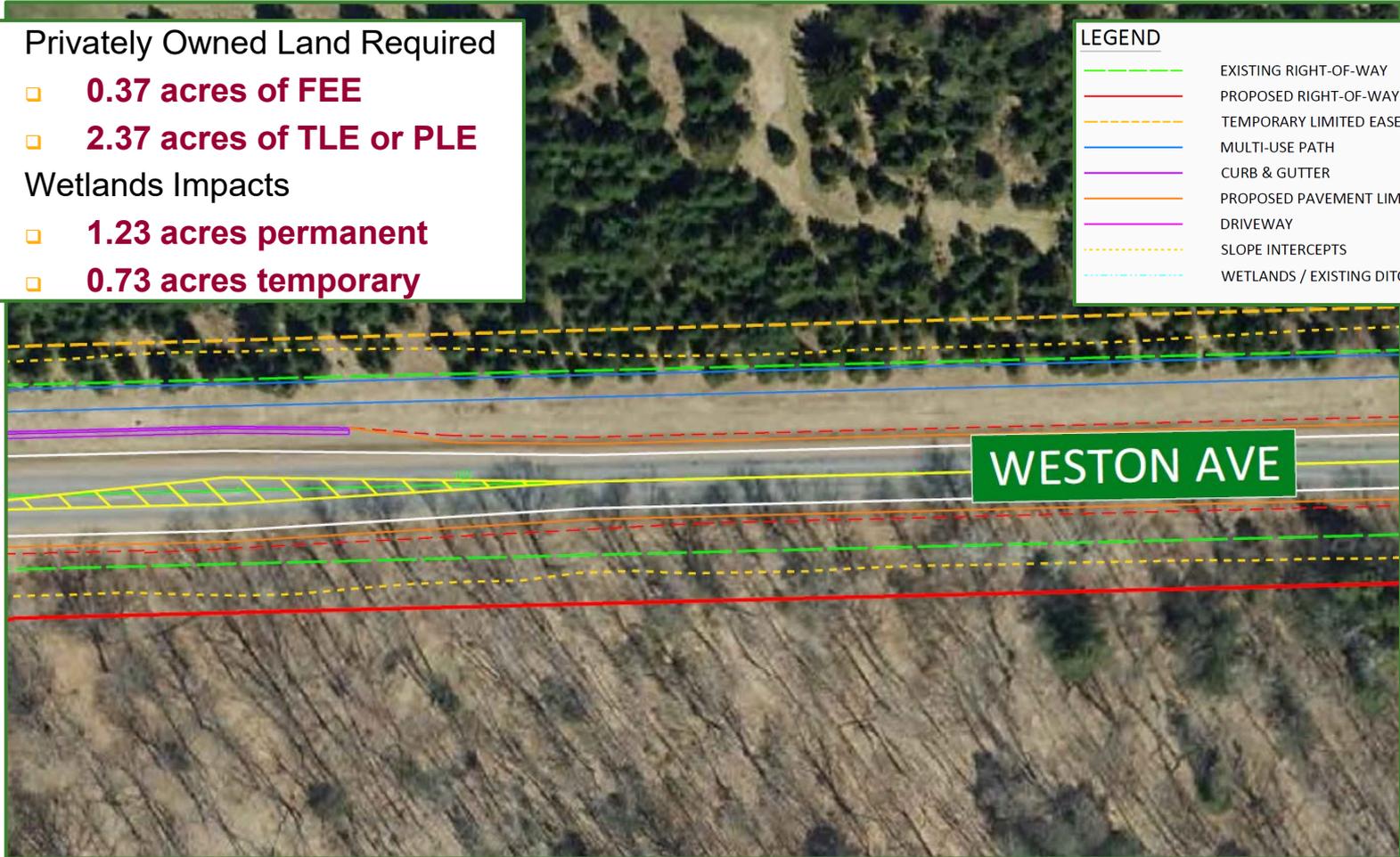
- Notes:
- Multi-use path updated to end at west leg of Progress Way



Anticipated Impacts for East Project

- Privately Owned Land Required
 - **0.37 acres of FEE**
 - **2.37 acres of TLE or PLE**
- Wetlands Impacts
 - **1.23 acres permanent**
 - **0.73 acres temporary**

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



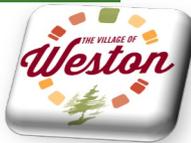
Real Estate Acquisition

- Required process to be followed:
- Wisconsin Statute 32.05
- Discussed in Brochure: “The Rights of Landowners Under Wisconsin Eminent Domain Law”



Real Estate Acquisition

- Process ensures offer of Just Compensation
- Negotiation will be attempted without an appraisal
- Initial offer based on market data
- Meant to save time and money
- Owner can request an appraisal be completed



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 ~\$100/LF
 - The Village is proposing to create a connection assessment based on an average frontage length of 200 LF
 - This would equate to ~\$20,000 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

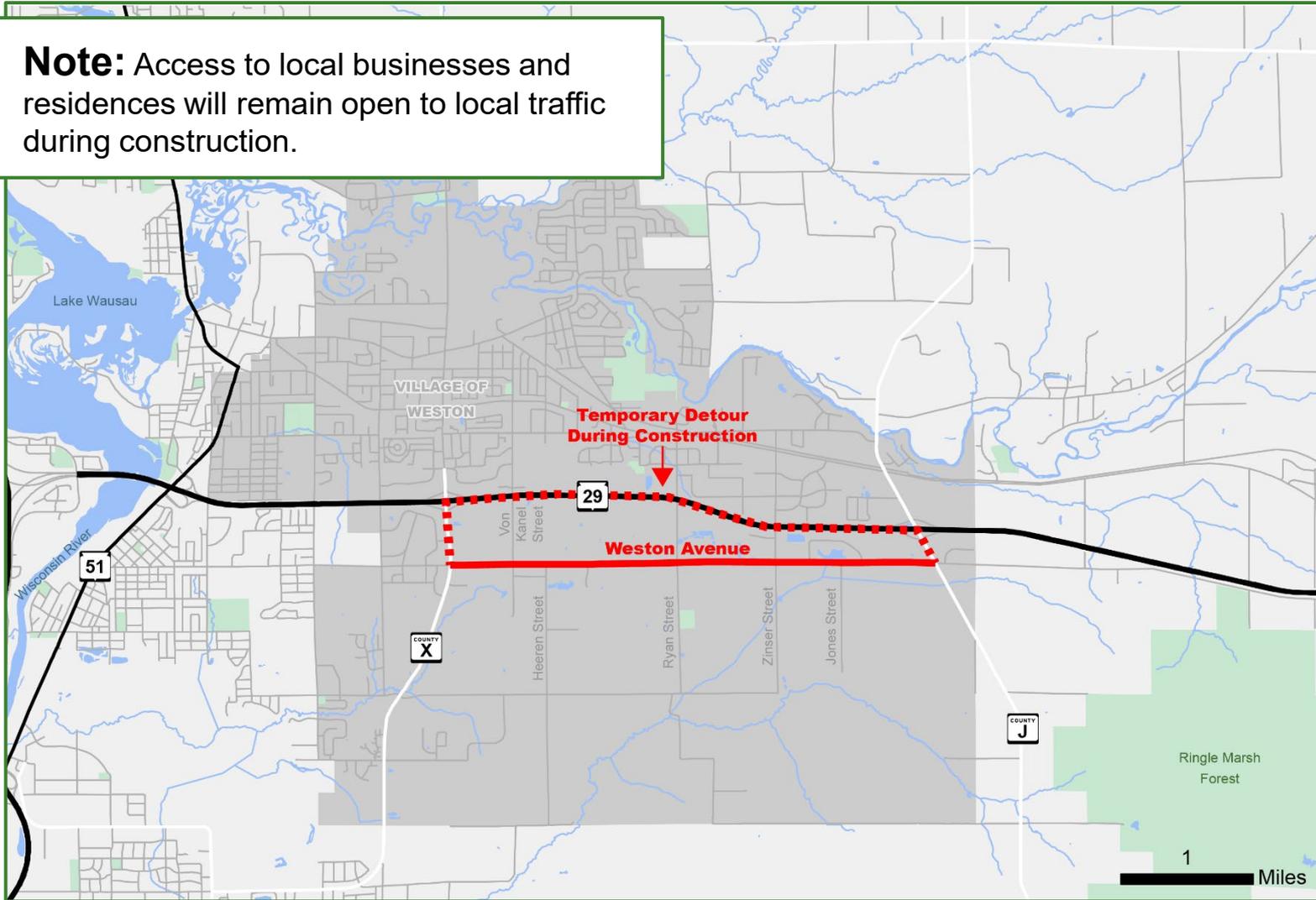
- There is 30,860 LF of frontage without water and sewer mains
- 23 properties are currently on private systems
 - This would account for 4,600 LF of frontage
 - ~15% of the frontage for the new mains
- The Village is then financing the other ~85%

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 will be in either March or April of 2023

Temporary Closures and Detours

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



Project Phasing

- Phase I (East) – Ryan to CTH J
 - Construction goal 2023
 - ~2 – Miles
 - Fewer landowners for R.O.W. acquisition
 - 24 Parcels with 15 Landowners
- Phase II (West) – CTH X to Ryan
 - Construction goal 2024
 - ~1.75 – Miles
 - 39 Parcels with 29 Landowners

Project Timeline

January 2023 – Public Meeting

Spring 2023 – Real Estate (East)

March 2023 – Final PS&E (East)

2023 – Construction (East)

Fall/Winter 2023 – Real Estate (West)

January 2024 – Final PS&E (West)

2024 – Construction (West)

Project Costs

East Construction Costs (2023) – \$9.5M-\$10.0M

East Wetland Bank Costs (2.08 acres) – \$300,000

East Real Estate Costs – TBD

West Construction Costs (2024) – \$6.5M-\$7.0M

West Wetland Bank Costs – <\$25,000

West Real Estate Costs – TBD

Engineering Consultant Costs (Both Projects) – \$2M

Total Costs (Both Projects) – approximately \$19.5M - \$20M

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
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Weston, WI 54476

Project Website
westonwi.gov/westonave

