



"In the Spirit of Town Government"

N178 County Rd N
Appleton, WI 54915

Maggie Mahoney
Town Administrator

Phone (920) 734-8599
Fax (920) 734-9733

maggiem@townofbuchanan.wi.gov
www.TownofBuchanan.org

March 1, 2022

RE: Emons Road Project (Pinecrest Blvd to CTH N) – Public Informational Meeting – Construction and Assessments

Dear Property Owner:

Town Staff and Town Engineer, Cedar Corporation, will be hosting **an informational meeting at the Town of Buchanan Hall, N178 County Road N, Appleton, WI on Thursday, March 10, 2022 from 5:00 pm to 6:00 pm.** A brief presentation will be made at 5:00 pm, followed by an open question/answer session with project representatives.

A packet with the Assessment Information will be sent out prior to the meeting for your review. Copies of the preliminary assessments will be available at the meeting and on the Town website.

This meeting is an opportunity for the property owners to ask the Town Staff questions regarding the project and assessments prior to the upcoming Assessment Public Hearing which is scheduled for March 15, 2022 at 7:00 p.m. The Town Board is not expected to be in attendance and no decisions will be made at the meeting. The purpose of the meeting is to allow you to ask questions and provide input for Staff to pass on to the Town Board prior to the Public Hearing.

We look forward to the meeting and trying to provide answers to any questions you may have prior to the Public Hearing. Please keep in mind, this meeting should not replace your attendance at the Public Hearing to voice your comments. The Town Board wants to hear from the property owners.

If you have any questions, please contact me or the Town Engineer, Thad Majkowski with Cedar Corporation, prior to the meeting to discuss them. My information is at the top of the page. Thad can be reached at 920-785-7302 or thad.majkowski@cedarcorp.com.

Sincerely,

Maggie Mahoney, Town Administrator

cc: Thad Majkowski, P.E. Cedar Corporation

SPRANGERS, GREGORY R
SPRANGERS, DEBRA M
W3045 EMONS RD
APPLETON, WI 54915

UITENBROEK, DOUGLAS L
UITENBROEK, DAWN M
W3021 EMONS RD
APPLETON, WI 54915

BUCHINGER, KENNETH B
BUCHINGER, JILL J
W3007 EMONS RD
APPLETON, WI 54915

ROBINSON, JOSEPH
ROBINSON, REBECCA
W2760 EMONS RD
APPLETON, WI 54915

FALCK, JEREMIAH M
FALCK, KARI A
W2716 EMONS RD
APPLETON, WI 54915

KOZELEK, MACKENZIE P
KOZELEK, KRISTIN M
W2724 EMONS RD
APPLETON, WI 54915

SANDERFOOT JT REV TRST,
ROBERT M
SANDERFOOT, STEPHEN A, et al.
W2742 EMONS RD
APPLETON, WI 54915

DICTUS, MATTHEW T
W2786 EMONS RD
APPLETON, WI 54915

BAUER, WILLIAM L
W2780 EMONS RD
APPLETON, WI 54915

MARCOE, ANTHONY C
W2814 EMONS RD
APPLETON, WI 54915

ROTTIER, CHRISTIAN J
ROTTIER, JENNIFER L
W2876 EMONS RD
APPLETON, WI 54915

FOCHS FAMILY TRUST
W2802 EMONS RD
APPLETON, WI 54915

SCHNESE, RICHARD J
SCHNESE, JUDITH A
W2850 EMONS RD
APPLETON, WI 54915

VANDENBOOGARD, NICOLE J
VANDENBOOGARD, ADAM J
W2864 EMONS RD
APPLETON, WI 54915

ROGER/MAR. SCHREIBER LIV TRST
W2826 EMONS RD
APPLETON, WI 54915

HANSON, JOSEPH
HANSON, ALICIA
W2836 EMONS RD
APPLETON, WI 54915

CHRISTENSON, DANIEL R
CHRISTENSON, NANCY A
W2725 EMONS RD
APPLETON, WI 54915

VANLANDGHEN, ADAM
W2735 EMONS RD
APPLETON, WI 54915

ALDI, MARIO V
ALDI, MOLLY J
339 WELHOUSE DR
KIMBERLY, WI 54136

COENEN (LE), CAROL J
SCHLINTZ, CHRISTINA, et al.
W2855 EMONS RD
APPLETON, WI 54915

COENEN (LE), CAROL J
SCHLINTZ, CHRISTINA, et al.
W2855 EMONS RD
APPLETON, WI 54915

TOWN OF BUCHANAN
N178 COUNTY RD N
APPLETON, WI 54915

JADIN, BARRY J
JADIN, JEANNE L
W2825 EMONS RD
APPLETON, WI 54915

HESS, RANDALL J
HESS, SARAH R
N293 RANDYS LA
APPLETON, WI 54915

UITENBROEK, STEVEN C
N286 MAIN ST
APPLETON, WI 54915

WEYENBERG, PAUL J
W2793 EMONS RD
APPLETON, WI 54915

ABEL, DONALD M
ABEL, MARY L
W2781 EMONS RD
APPLETON, WI 54915

VANSAMBEEK, DENNIS L
VANSAMBEEK, NANCY M
N294 ROGERS LA
APPLETON, WI 54915

LUNIAK, JEFFREY J
W2839 EMONS RD
APPLETON, WI 54915

WHITEHORN, LOWELL T
WHITEHORN, LINDA A
N307 RIDGEWOOD CT
APPLETON, WI 54915

RADTKE, DAVID L
N295 MAIN ST
APPLETON, WI 54915

SAWALL, BRADLEY T
W2915 EMONS RD
APPLETON, WI 54915

ZAK, KYLE R
ZAK, ELIZABETH A
W2923 EMONS RD
APPLETON, WI 54915

BERANEK, STEVEN D
W2931 EMONS RD
APPLETON, WI 54915

FAIRCHILD, BRIAN
FAIRCHILD, JENNIFER
W2939 EMONS RD
APPLETON, WI 54915

SYLFEST, MICHAEL D
SYLFEST, SANDRA L
W2947 EMONS RD
APPLETON, WI 54915

FRANK, PETER G
W2955 EMONS RD
APPLETON, WI 54915

BEHNKE, DENNIS L
BEHNKE, MARJORIE A
W2963 EMONS RD
APPLETON, WI 54915

PAUL, LAUREN
W2971 EMONS RD
APPLETON, WI 54915

SORENSEN, ERIC M
SORENSEN, MICHELLE L
W2979 EMONS RD
APPLETON, WI 54915

MACKEY, CHRISTOPHER L
MACKEY, SHANNON M
W2985 EMONS RD
APPLETON, WI 54915

SELLE, ANDREW J
SELLE, CHARITY K
N295 WOODSTOCK LA
APPLETON, WI 54915

GERSMEHL, BRANDON S
WETTSTEIN, KERRI L
N294 PINECREST BL
APPLETON, WI 54915

SCHMITZER, RANDALL J
SCHMITZER, JANE M
N293 LAVENDER LA
APPLETON, WI 54915

WILLIAMS, ADAM
WILLIAMS, ABIGAIL
N294 LAVENDER LA
APPLETON, WI 54915

JONES, SHERI L
W3067 EMONS RD
APPLETON, WI 54915

VAN LIESHOUT, DAVID J
VAN LIESHOUT, ANNE M
PO BOX 186
LITTLE CHUTE, WI 54140



Town of Buchanan 2022 Emons Road Construction Project

Public Information Meeting
March 10, 2022



Welcome & Introductions

- ▶ Town Staff
 - Maggie Mahoney, Town Administrator
 - Cynthia Sieracki, Town Clerk
- ▶ Town Engineer – Cedar Corporation
 - Thad Majkowski, P.E., Director
 - Michael LaPean, P.E., Project Engineer

Public Information Meeting (PIM) Process

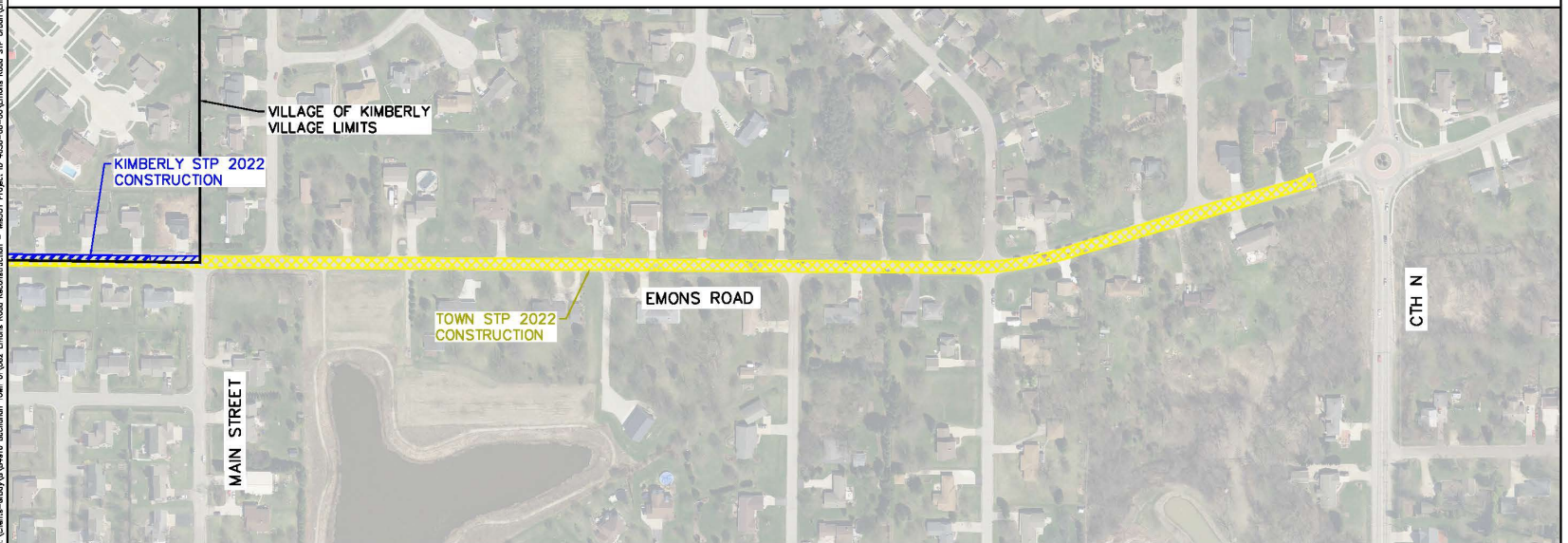
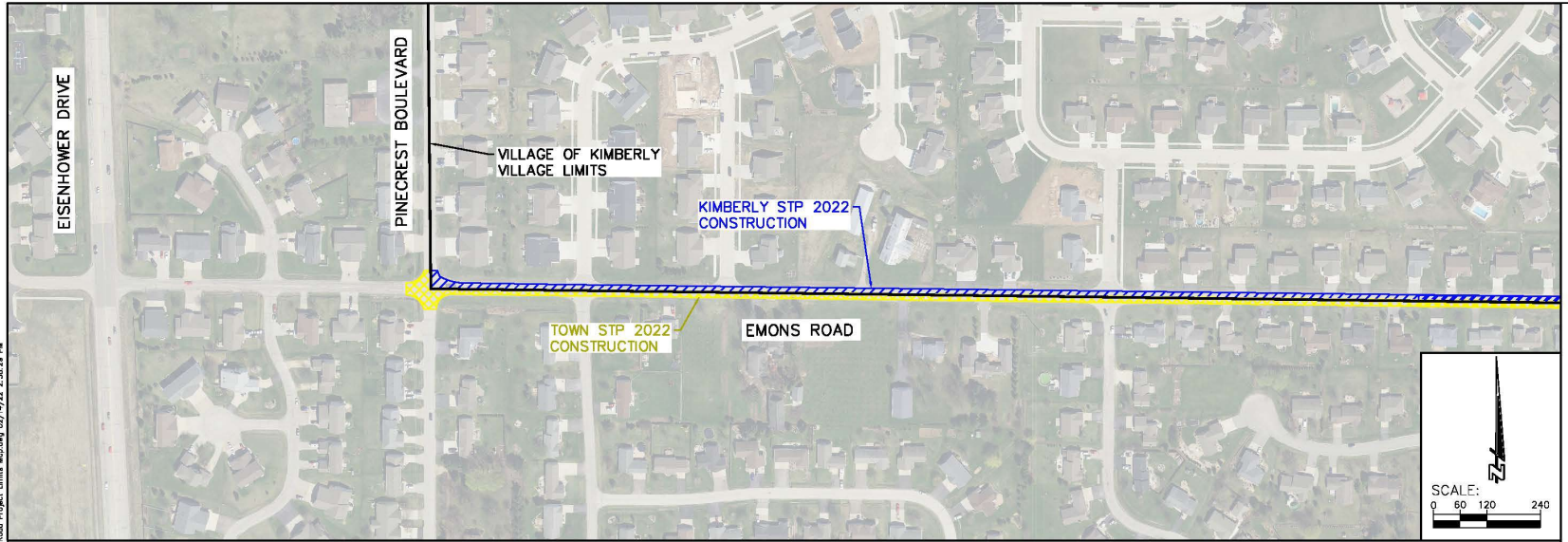
- Brief Presentation of Project & Scope (15–20 minutes)
- Question & Answers (15–20 minutes)
- Informal Site Specific Q&A Period (20 minutes)
- Sign In Sheet

Project Purpose

▶ Purpose

- Successfully secured a WisDOT STP Urban Grant \$2,084,806
- Joint Project with Village of Kimberly

Project Area



JOB NO.
BOOK NO.
DRAWN BY JAC
CHECKED BY TMM
DATE 2/11/2019
REVISIONS
REFERENCE FILE
DRAWING FILE

www.cedarcorp.com
800-472-7372

Cedar Corporation

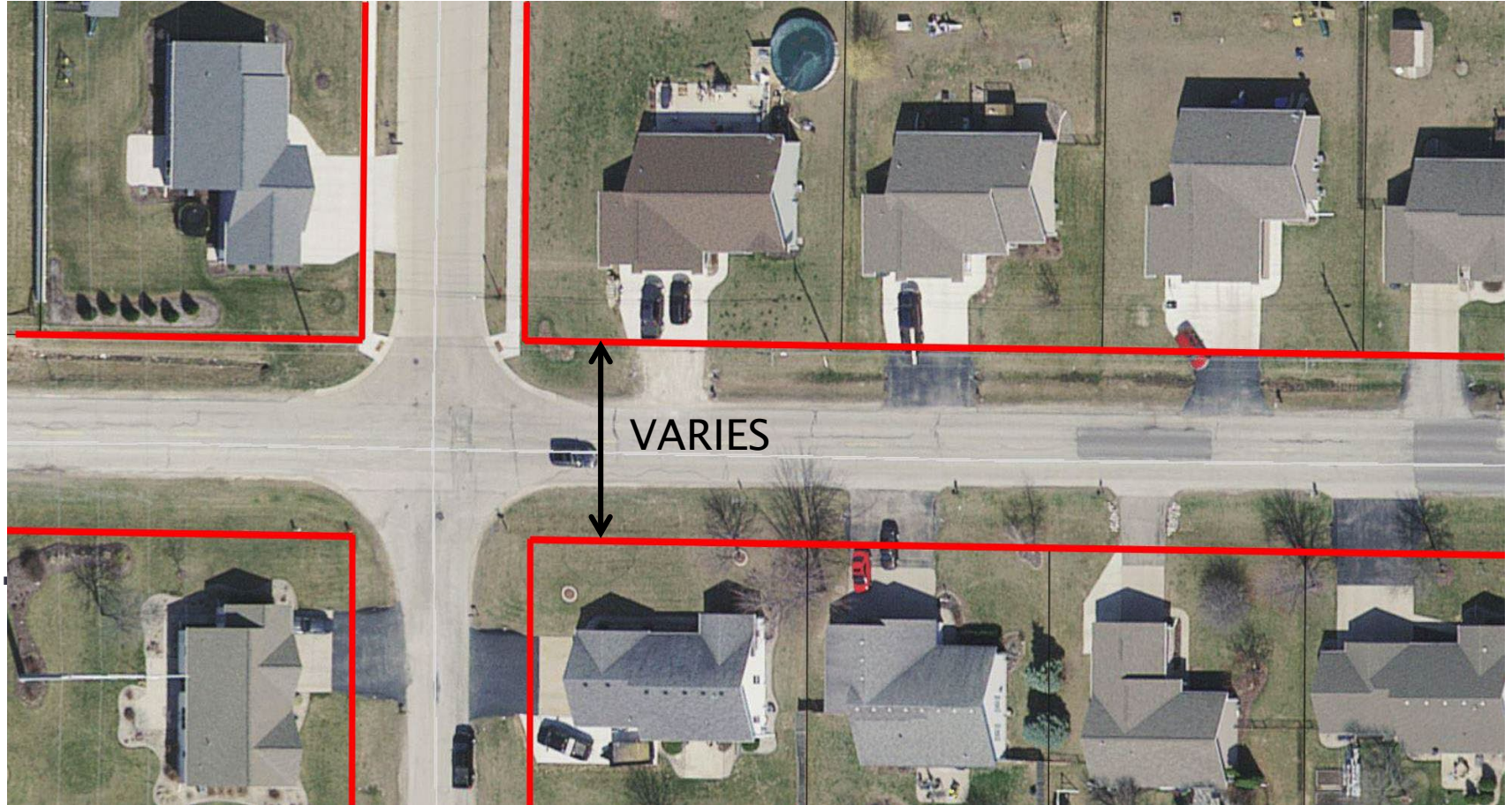
engineers • architects • planners • environmental scientists

1000 West 10th Street
Suite 1000
Bismarck, ND 58103
Phone: 701-223-2222
Fax: 701-223-2222

TOWN OF BUCHANAN
EMONS ROAD
PROJECT LOCATION MAP

I:\Clients-Groby\181616 Buchanan Town of\181616 Emons Road Reconstruction - WSDOT Project ID 4836-06-00\181616 Emons Road STP Urban\Emons Road Project Limits Mapping_02/11/22 2:35:29 PM

What is Public Right-of-Way – Variable



Improvements

- Pulverize the Existing Pavement Section
- Construct Storm Sewer/Sump Pump Connections
- Excavate Roadway/Fill Ditches
- Construct Base Course
- Construct Concrete Curb & Gutter
- Construct Concrete Driveway/Sidewalk (both sides)
- Parking Areas – Selected Locations
- Asphalt Pavement
- Landscape Restoration

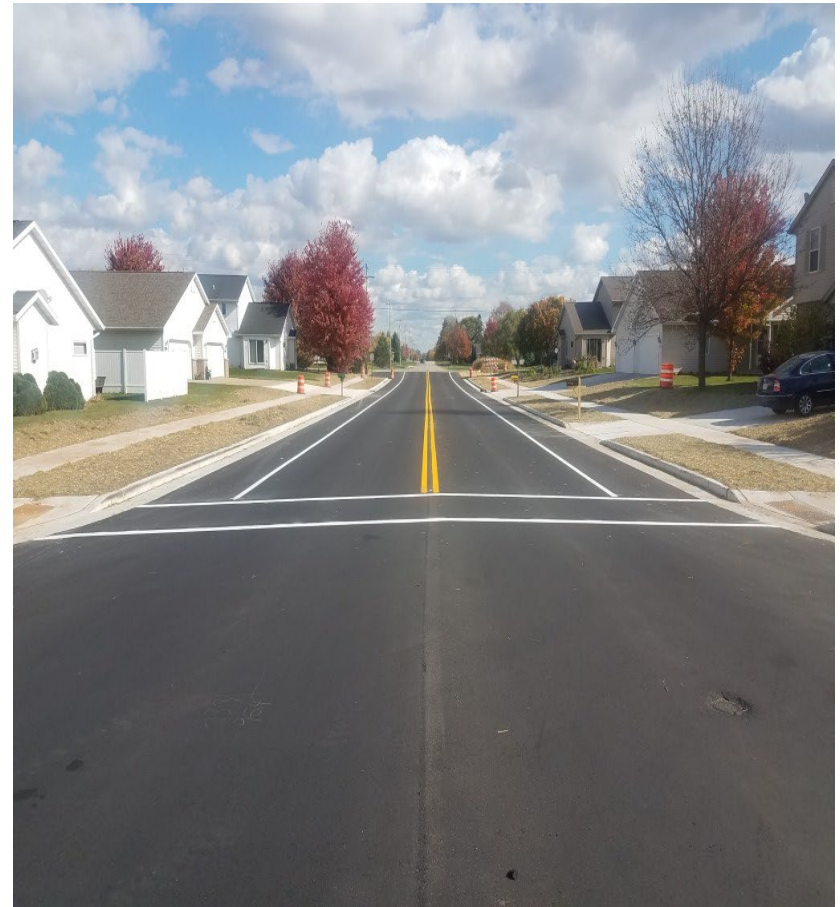
Considerations

- On-Street Parking – Selected Areas – Space
- Driveway Apron – Slopes vs Widths
- Storm Sewer Routing to Storm Water Facility – Three Systems
- Filling/Grading – Need for Temporary Easements
- Traffic Control/Access to Properties – Local Traffic Only
- Mail Delivery

Considerations, Con't

- Garbage/School Bus Services – Notification
- Fire/Police Services – Notifications
- Underground Electric/Irrigation/Pet Fences – Notify Cedar/Town/WisDOT after Construction Starts
- Town Ordinance
 - Sump Pump Connections Required – No Roof Drains

Pre and Post Construction



Construction Methods



Construction Methods, Cont.



Construction Methods, Cont.



Construction Methods, Cont.



Construction Methods, Cont.



Project Costs

- ▶ Total Project Costs

Construction (Est.)	\$3,185,043
State Fees (Review & Construction)	\$ 382,205
Engineering Fees (Design)	\$ 330,000
Land Right of Way/Easements	\$ 127,800

- ▶ WisDOT STP Urban Grant – \$2,084,806 Max. or 80%

- ▶ Remaining Local Costs – based on front footage

Town Share 74%

Village Share 26%

Assessments Methods

- Residential Areas
 - Cost per Lot \$4,084.46/Each
- Corner Lots
 - Side Improved – 75% of Cost
- Concrete Driveways Residential
 - Actual Cost per Square Foot
 - Preliminary Assessments – Estimated Areas
 - Final Assessments – Actual Areas from Field Measurements

Project Costs

- ▶ Town (Project Costs)

- Excavation and Removals
- Road Base/Asphalt Pavement
- Pavement Marking
- Sidewalk
- Driveways – beyond right of way for slope correction
- Landscape Restoration
- Storm Water Management Facilities
- Storm Sewer > 24” Dia Pipe

Project Costs

- ▶ Town (Project Costs)
 - Funding
 - Storm Water Utility
 - Property Tax Levy
 - General Transportation Aid
 - Road Maintenance Levy
 - Debt Proceeds
 - Transportation Utility Fee

Project Costs

- ▶ Property Owner (Project Costs)
 - Curb & Gutter
 - Driveways – within right of way
 - Driveways – additional beyond the design on property
 - Pay Contractor direct
 - Storm Sewer ≤ 24 " Dia Pipe
 - Funding
 - Special Assessments

Payment Terms

- Payments not rec'd by December 31 – interest starts Jan 1
- Terms
 - < \$500 – One Payment
 - \$500 – \$999 – Two Annual Payments
 - \$1,000 – \$4,999 – Five Annual Payments
 - > \$5,000 – Ten Annual Payments
- Interest Rates
 - 2% > than rate of borrowing
 - 1.5% > than average rate of interest previous year if no debt obligations were issued

Next Steps

- Public Hearing
 - Receive Comments
 - Town Board does not Answer Questions
 - Close Public Hearing
- Town Board asks questions of staff and makes a decision
- Final Assessments – Calculated Actual Costs and Final Invoices to be sent out October
- Payments made or Financed

Project Timeline

- **Design Phase:** February 2019 – November 2021
- **Bidding Phase:** December 2021 – February 2022
- **Contracts Award:** February/March 2022 – TBD
- **Public Informational Meeting No. 1:** February 17, 2022
- **Assessment Process/Meetings:** February – October 2022
 - Special Assessment Public Hearing March 15th Town Board Meeting
- **Construction Commence:** Est. April/May 2022
- **Construction Completion:** September 30, 2022
 - 90 Working Days

Project Communication

- Public Hearing for Assessments (Town)
- Preconstruction Letter to Residents – Town
- Frequently Asked Questions (FAQ)
- Website: www.TownofBuchanan.org
- Emailed Project Flyer (bi-weekly)
- Notification of Closures – Contractor to provide 24 hrs/48 hrs

Project Communication



[Home](#) [Jobs](#) [Contact Us](#)

I am looking for...

OUR COMMUNITY

YOUR GOVERNMENT

TOWN SERVICES

DOING BUSINESS

HOW DO I?

- + Drainage & Stormwater Management
- + Finance & Taxes
- + Garbage & Recycling
- Inspection & Permits
- + Parks & Recreation
- + Planning & Development
- + Public Safety
- Road & Highway Maintenance

Construction Projects

2022 Town Road Improvement Projects

2021 Town Road Improvement Projects

Town Bridge Projects

[Town Services](#) > [Road & Highway Maintenance](#) >

2022 Town Road Improvement Projects

Font Size: [+](#) [-](#) [+](#) [Share & Bookmark](#) [Feedback](#) [Print](#)

2022 Town Road Improvement Projects

The Town of Buchanan is responsible for the maintenance and repairs of the Town's 46 miles of roads & highways. The services range from pothole repairs in spring to rural ditch mowing in summer, to [snow removal in the winter months](#). Maintenance crews also remove debris from the roads and ditches.

Have you noticed a missing street sign, drainage issue, or any other roadside problem that needs to be brought to our attention? If so, please contact the Town of Buchanan at (920) 734-8599 or report it via our [online reporting tool](#).

2022 Town Road Improvement Projects

The following pavement improvement projects are planned for completion in 2022.

Emons Road (Pinecrest Blvd and County Road N):

[2.17.22 Emons Road Project Public Information Meeting Letter](#)

Questions – Preconstruction

Contacts

- ▶ **Maggie Mahoney, Town Administrator**
920-734-8599 maggiem@townofbuchanan.wi.gov
- ▶ **Thad Majkowski, P.E. (Assessments) – Cedar Corporation**
920-785-7302 thad.majkowski@cedarcorp.com
- ▶ **Mike LaPean, P.E. – (Design) Cedar Corporation**
920-785-7314 mike.lapean@cedarcorp.com

Questions – During Construction

Contacts

- ▶ WisDOT Contact – TBD
- ▶ Town contacts are on the previous slide
- ▶ Regular Project Meetings with staff – Updates will be posted
- ▶ Project Construction Trailer to be located at the Town Office
- ▶ Information will be on the Town Website once known



Q & A Period

Thank You for Attending

