

# Construction Frequently Asked Questions

Common Questions for Town Road Improvement Projects



**Town of Buchanan**

N178 County Road N

Appleton, WI 54915

Ph. (920) 734-8599

FAX (920) 734-9733

[www.townofbuchanan.org](http://www.townofbuchanan.org)

# Construction Frequently Asked Questions

---

## *Common Questions for Town Road Improvement Projects*

### **I received a notice that my street will be improved, what does that mean?**

The Town maintains over 46 miles of roadway. As streets age, they need to be repaired. The Town Board reviews multiple methods from surface reconditioning to full reconstruction. Resurfacing and Reconstruction are major maintenance methods used to restore the road to a like new condition. The resurfacing method pulverizes the existing pavement and constructs a new asphalt surface over the material. The reconstruction method excavates and removes the existing base course and replaces it, then constructs a new asphalt surface over the material. In some areas, the culverts are replaced and ditches are re-graded.

### **How much does a resurfacing project cost the property owner?**

At this time, Town taxes pay for the entire cost to improve the roads within the Town; the Town does not specially assess for road repairs. Funding was approved in a 2014 referendum, which allowed the Town to raise taxes to fund a comprehensive road maintenance program.

### **What kind of access can I expect during construction?**

Keep in mind this area is a construction zone. For low traffic volume residential roads, you can access your driveway most of the time during construction. You may be delayed or have to take alternate routes due to construction and equipment. If work occurs in front of your driveway, notice will be given 48-hours in advance to arrange alternate parking.

### **Will my driveway be repaired**

Sometimes the driveway near the road needs a portion to be replaced due to drainage issues or culvert replacements. When this is needed, you will be notified to move your vehicles to allow the construction to take place. Typically, you will have access to the driveway by the end of the day.

### **Where should I park?**

If your driveway is being repaired, it will typically be the end of the day before you will be allowed to drive on it. There will be times the driveway will be gravel until the asphalt is constructed. During that day, you will be allowed to park on the street in front of your house. However, it is preferred if you could park on a side street not impacted by construction to avoid trying to find the owner if vehicles have to be moved.

### **How long does it take?**

Depending on the project complexity and weather, it usually takes about 6-8 weeks to complete the work. There may be times during this period when you will be inconvenienced by construction equipment, dust, and delays.

### **Who decides when a street is resurfaced?**

The Town maintains over 46 miles of roads. As they age, they require some major maintenance. Streets are rated and selected based on the age, street quality, location, and street type. The number of streets selected for each year attempts to keep the costs the same from year to year. The average ages of the residential roads selected are between 20-30 years old.

## **What happens if I witness something dangerous in the construction zone?**

Please inform the project inspector or the Town offices as soon as possible. Appropriate staff will attempt to remedy the situation. If it is an emergency, contact 911.

## **Will my utilities (water, sewer, phone, cable, etc.) be affected?**

In most cases none of the other utilities will be impacted during the construction.

## **Will there be parking restrictions?**

Parking will be allowed in your driveway as long as construction is not taking place in front of your residence. You may be requested to park outside of the construction area while paving or grading occurs. If you must park on the street, please remain available to move the vehicle if construction progresses to the area.

## **What are the typical hours of construction?**

Construction hours are from 7:00 am to 6:30 pm. Some exceptions to this may happen due to weather conditions or approaching deadlines. Those will be the exception.

## **Can the contractor replace my driveway?**

The Town does not get involved with coordinating construction on private property. If requested, you will be provided the contractors phone number to arrange those requests privately.

## **What will happen to mail delivery?**

Typically mail and paper delivery is not impacted for this type of construction. If it is, the mail boxes will be relocated to a common area outside of the project area and you can pick up mail there.

## **What will happen with existing mailbox pavement tapers?**

Existing mailbox tapers will be replaced to match existing field conditions.

## **What if I need special access to my property?**

Simply call the inspector or Town administrative office and arrangements will be made to talk to you about your needs. If something comes up without notice, the contractors have been informed to help as much as possible, but to avoid harm to person or property.

## **How will this affect emergency services?**

There will be no impact to emergency services. They are informed daily and instantly if changes in traffic occur. Construction equipment will move out of the way if emergency services are present.

## **Garbage pickup?**

Again, we work with our refuse contractors to provide uninterrupted service. If needed, the contractors will move the garbage pickup to a central location for pickup.

## **Dust**

Expect a fair amount of dust during construction. Contractors are required to water the area, but there may be times that it gets dry and dusty.

## Communication

Once construction has started, bi-weekly updates are posted on the Town website. [www.Townofbuchanan.org](http://www.Townofbuchanan.org). Emergencies call 911. The Town uses a variety of media methods to communicate with you.

### Do I need to do anything before construction starts?

Yes, remove any irrigation, landscaping, walls, rocks, electric pet fences, and other items within the **Right-of-Way** you want to preserve during construction. If items are not removed, the contractor will remove and discard them. Also contact the Town if those items reside on your property to minimize impacts. Lastly, try to attend the public informational meeting to become more informed of what to expect during construction.

### What will happen with the asphalt headwalls over my culverts?

If culverts are replaced as part of the project, asphalt headwalls will be removed. If residents would like asphalt headwalls over the culverts, it will be at their cost. There was a bid item in the contract for Asphalt Headwalls over Driveway Culverts. Interested residents should contact the Town Hall or Project Engineer for details.

### Why was my driveway culvert replaced to a larger size?

New culverts being installed in the project may be bigger than the existing driveway culverts that were replaced. The culverts are larger to handle stormwater flows more effectively. All new culverts will also have metal end sections installed on the end of the culverts.

### I installed drain tile in the bottom of the road ditch, will it be replaced?

The drain tile will not be re-installed and/or installed in areas where ditch work is being completed.

### What should I expect after construction is completed?

The contractor will have top soiled, seeded, and mulched any area disturbed by the construction. It is your responsibility to water the seed and cut the grass and any weeds to make sure it grows. Cutting the weeds before they get too big will ensure the grass seed will germinate and grow.