

Troy Drive Sidewalk Assessment District-2008

History

In 1992, the Northport-Warner Park Neighborhood Plan was approved by the CC. The plan recommended installing sidewalk along the north side of Troy Dr from Northport Dr to School R. A 1994 survey was conducted by the Alderperson to judge whether or not there was support for the sidewalk, City Engineering does not have a copy of the survey.

The need for the sidewalk still exists. Troy Drive is a Collector Street that carries 5582 vehicles per day (based on the 2006 count), which is a 12% increase from 2004. The surrounding neighborhood includes several pedestrian destinations—Mendota Elementary School, Warner Park (including Warner Park Community Rec Center, Mallards Baseball, Rhythm & Booms, athletic fields), Sherman Plaza (including Pierce's grocery store), and Culvers.

The existing sidewalk does not provide an continuous walkway because there are many properties that do not have sidewalk. In some cases, there are warn paths where pedestrians have walked between the sections of sidewalk. There are also bus stops that do not have sidewalk leading to them.

Neighborhood Input

Two neighborhood meetings have been held. The first was on April 26, 2007 and the City presented a proposal to install sidewalk along the north side of Troy Drive from Forster Drive to west of Goodland Drive, near the viaduct. This met with mixed feelings. The neighborhood expressed a desire to have the sidewalk extended to the existing sidewalk at Troy Gardens, near Lerdahl Rd. At this time, the sidewalk was only considered on the north side of the road because Troy Drive separates two aldermanic districts and the request for sidewalk had only come from one alderperson. Both of the current alderpersons, Ald. Schumacher and Ald. Rhodes-Conway, have expressed support for the project.

At the second neighborhood meeting, on November 10, 2007, three alternatives were presented:

1. Install sidewalk, only on the north side, from Forster Drive to Troy Gardents.
2. Install sidewalk, on both sides of the street, from Forster Drive to Lerdahl Rd.
3. Install sidewalk on the south side from Hovde Rd to Goodland Dr. and on the north side from Goodland Dr. to the sidewalk at Troy Gardens, approx. 250' west of W. Karstens Dr. This would provide a continuous walk way, from Warner Park to Troy Gardens, by having pedestrians cross Troy Dr at Goodland Dr.

The attendees supported the third alternative and that is the one that is being presented to the BPW.

In addition, concrete bus pads will be installed at the existing bus stops along the project.

Impact on Trees, Etc.

No trees will need to be removed, but shrubs, located in the ROW, at 1002, 1018 & 1022 Troy Dr. will need to be removed.

Schedule

Construction could start on mid-May, with completion before Rhythm & Booms. Construction should take about 6 weeks.

Assessment

Property owners, who have sidewalk installed along their property, will be assessed the same rate that the City's Ordered Sidewalk program is assessing--\$33.00/frontage foot, and will pay 100% of the cost of new concrete drive aprons or 50% of the cost to remove and replace existing concrete drive aprons.

Assessments are payable in one lump sum or over a period of 8 years, with 5% interest charged on the unpaid balance. There has been a request from one property owner to have this extended to 15 years.

The remainder of the project cost will be paid by the City.

Cost

Total Cost \$94,800 (\$93,300 for the sidewalk and \$1500 for grading easements)
City Share \$27,240
Assessable Share \$67,560

Correspondence

2/8/07 Dawn Coleman, 1026 Troy, opposed to sidewalk, especially if the crossing guard wasn't going to be returned to Troy Dr.

4/26/07 Marilyn Larson, 1309 Troy called in support but was disappointed that sidewalk wasn't be installed on both sides of the street.

Jan. 2008 Ms. Ross, 3702 Goodland. Christy Bachmann met with her, on site, to discuss the impact to her property and her fence. She seemed comfortable with the project.