

Hooker Avenue, Sheridan Drive, Steensland Drive Resurfacing Assessment District - 2021

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Project Limits
Alder: 12 Abbas
Steensland Dr: N Sherman Ave to Hooker Ave
Hooker Ave: Steensland Dr to Logan St
Sheridan Dr: Hooker Ave to Logan St
(see map on reverse)

Street	Existing	Proposed
Resurfacing - Steensland Drive		
Last Surfaced	1981	NA
Pavement Rating	4	Resurfacing
Curb Rating	6	Curb Replacement As Needed
Width	30-ft	30-ft
Shoulder	Curb	Curb
Surface Type	Asphalt	Asphalt
Resurfacing - Hooker Avenue		
Last Surfaced	1981	NA
Pavement Rating	4	Resurfacing
Curb Rating	7	Curb Replacement As Needed
Width	30-ft	30-ft
Shoulder	Curb	Curb
Surface Type	Asphalt	Asphalt
Resurfacing - Sheridan Drive		
Last Surfaced	1965	NA
Pavement Rating	4	Resurfacing
Curb Rating	7	Curb Replacement As Needed
Width	30-ft	30-ft
Shoulder	Curb	Curb
Surface Type	Asphalt	Asphalt

Sidewalk & Terraces

Sidewalks	Steensland: both north and south sides of street, dead-ends mid-block.	Extend sidewalk on the south-side of Steensland to Hooker Ave.
Terraces	Varies 4.5-ft on south-side of Steensland, 12.5-ft on north-side of Steensland. Grass.	Varies 4-4.5-ft on south-side of Steensland where sidewalk is extended. Grass.
Driveway Aprons	Gravel, Asphalt, or Concrete	Replaced as needed with curb work. Gravel will be replaced with Concrete; Asphalt replaced with Asphalt; Concrete replaced with Concrete.

Storm Sewer

Existing	Proposed
Work Required: Replace existing storm sewer inlets. Storm main is in good shape and will mostly remain (reduce tree impacts). Storm sewer will be extended to the south along Hooker and Steensland to improve street drainage and provide option for private storm sewer connections.	
Size	Varies - 12", 15", and 21"
Material	New Pipes
Year	Clay
	Concrete
	1950s
	2021

Sanitary Sewer

Existing	Proposed
Work Required: Replace existing Sanitary Sewer Main and Laterals (up to property line).	
Size	Varies - 8" and 10"
Material	New 8" and 10" Pipes
Year	Clay
	PVC
	1950s
	2021

Water Main

Existing	Proposed
Work Required: No Water Main work with project	
Size	6" Pipes
Material	None
Year	SPUN
	1950s
	None

Parking

Existing Parking Conditions: NA	NA	NA
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Street Lighting

Existing	Proposed	
Area Street Lighting	MG&E Lighting	None
Path Lighting	None	None

Land Purchases

None

Trees

There are 2 planned tree removals with this project; 1 due to condition at 1437 Hooker Ave (Silver Maple) and 1 due to conflict with proposed sidewalk at 1501 Steensland Dr (Honey locust).

Assessment Policy

Asphalt Pavement	Owner 0% / City 100%
Replace Curb & Gutter*	Owner 50% / City 50%
Replace Sidewalk	Owner 50% / City 50%
Replace Driveway Apron	Owner 50% / City 50%
New Sidewalk (Safe-Route Grant, City covers half the cost)*	Owner 100% / City 0%
ADA Compliant Sidewalk Ramps	Owner 0% / City 100%
Intersection Curb & Pavement	Owner 0% / City 100%
Sanitary Sewer Main	Owner 0% / City 100%
Sanitary Laterals to Property Line	Owner 25% / City 75%
Storm Sewer Main	Owner 0% / City 100%
Private Storm Connections (Optional)	Owner 100% / City 0%
Terrace Rain Gardens	Owner \$100 / City Remainder

Assessments payable in one lump sum or over a period of 8 years, with 2% interest charged on unpaid balance.
*Curb & Gutter and New Sidewalk assessed per linear ft. of frontage

Schedule

Advertise for bids	Summer 2021
Anticipated Construction Start	Fall 2021
Approximate Duration	Approx. 4 months

Costs

Total Cost:	\$1,306,100.00
Assessments:	\$135,524.85
City Engineering Cost:	\$1,170,575.15

Correspondence

Virtual Public Informational Meeting was held on April 7th, 2021 via Zoom; Several phone call/email correspondence with residents to discuss specific concerns. Upcoming planned in-person meeting with property owner of 3 apartment buildings within project limits to discuss flooding, safety, accessibility concerns.

