

HOMES AT FREEDOM MEADOWS – FREEDOM ACRES

FREQUENTLY ASKED STREET QUESTIONS

This FAQ is intended to provide residents of the Homes at Freedom Meadows and Freedom Acres with information regarding the streets in the subdivisions. The Homes at Freedom Meadows and Freedom Acres are two individual subdivisions that were developed in multiple phases starting in 2020.

1. When are the final streets scheduled for construction?

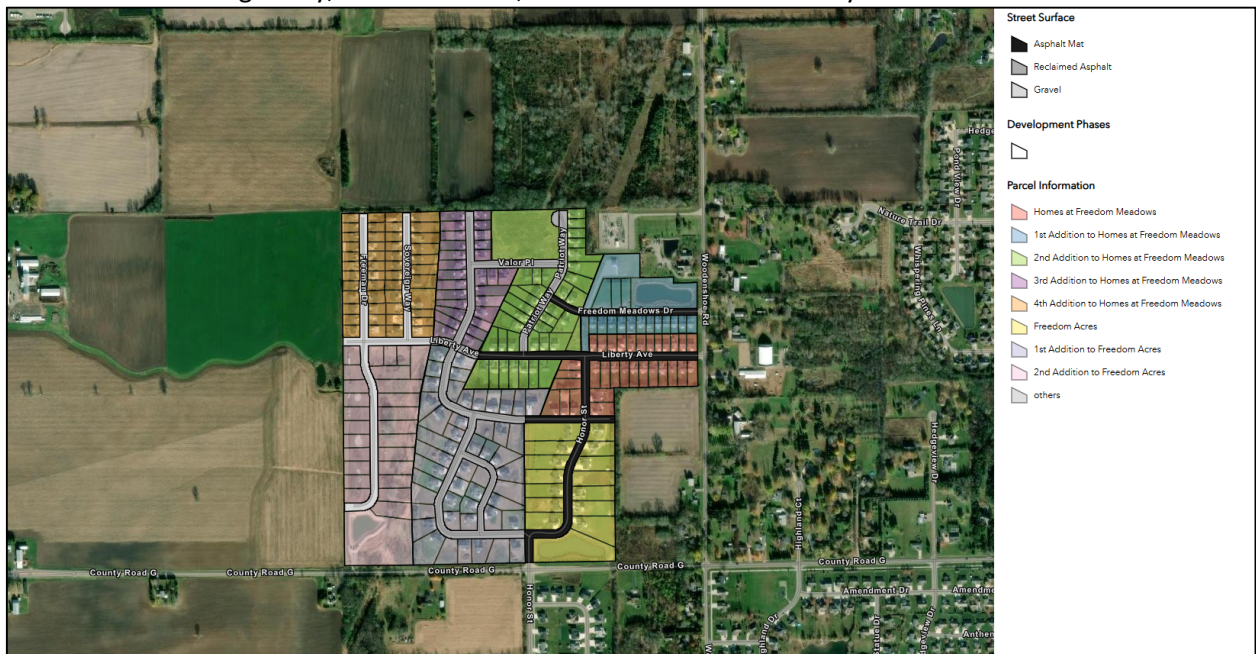
The final streets have been approved to be installed in **2028** as part of the City's 2027-2031 Capital Improvement Program. The Council will need to approve this next year in the 2028 budget. This cost is 100% assessable to the abutting property owners.

2. What are the street surfaces in place right now?

2-inch temporary asphalt surfaces are on Freedom Meadows Drive, Honor Street, a portion of Liberty Avenue, and a portion of Founders Street.

Reclaimed asphalt is on Patriot Way, Valor Place, Legacy Lane, Loyal Drive, a portion of Liberty Avenue, and most of Founders Street.

Gravel is on Sovereign Way, Freeman Drive, and the west end of Liberty Avenue.



3. What is reclaimed asphalt?

Reclaimed asphalt is ground up asphalt pavement. It is similar to gravel except that it still has asphalt material attached to the stone, which allows the stones to bind together to form a slightly more solid and less dusty surface compared to gravel. Reclaimed asphalt is not a hard-surface material such as asphalt or concrete.

- 4. Are the gravel streets going to be topped with reclaimed asphalt?** The city will require the developer, per the development agreement for the 4th Addition to Homes at Freedom Acres, to install reclaimed asphalt on top of the existing gravel on Sovereign Way, Freeman Drive, and the west end of Liberty Avenue.

5. Who is responsible for maintaining the roads?

Per the development agreement, the developer is responsible for maintaining the gravel and reclaimed asphalt roads by regrading and repairing potholes and settled areas, cleaning catch basins, and maintaining dust control, as necessary. If the developer does not maintain the roads, the city may provide a 48-hour notice to complete the work. An escrow was set aside by the developer that the city can use if the developer does not make the repairs or the repairs do not meet city standards.

6. How often will the roads be maintained?

The roads will need scheduled improvements in spring after the ground thaws, and in fall to prepare for the winter freeze. Maintenance will take place as needed, depending on how often potholes develop. With rain, potholes will form more rapidly and can negatively impact the road. The developer will be directed to fill potholes, add material where needed, and compact the roadway with a roller. The City will not require maintenance when a few potholes develop throughout the subdivision but will when there are several areas that need significant maintenance.

7. Why do the roads get so muddy?

Much of the issue with the muddy streets is that some lots and terraces have not been restored (grass planted), or the erosion control measures have not been maintained properly. Per the city's Municipal Code construction site erosion control ordinance, the silt logs or silt fences need to stay in place until the grass lawn has been established to prevent muddy runoff coming off the lot into the street. There have also been reports of topsoil and sod being staged on the street while lot landscaping was being done, which also contributes to mud in the streets. Without very good cleanup, this will also eventually result in muddy streets.

8. How can we prevent muddy roads?

The most effective thing a homeowner can do to prevent muddy roads is to install grass in the terrace and lawn. Per city codes, a permanent lawn must be installed within 12 days after construction is completed. If grass cannot be planted, erosion control measures such as a silt log or silt fence are required to be installed and maintained to prevent dirt from going into the road. City periodically inspects construction sites to see if the proper erosion control is in place. In order to prevent muddy streets, the City is increasing the number of inspections and will communicate with permit holders and/or property owners when violations are found to ensure property owners are aware of the issues, the timeline to correct the violation, and the consequences if the violation is not corrected in a timely manner. If residents notice someone placing materials on the road without proper matting, please contact Public Works at (920) 886-6240 to report it.

9. How can the reclaimed asphalt roads be cleaned from mud?

The roads can be cleaned by scraping the mud off with some of the reclaimed asphalt material, which is effective if some of the reclaimed asphalt remains at the surface. If all the reclaimed asphalt is removed, more should be added to continue to see the benefits of this material over gravel streets.

10. Why are the temporary roads not draining properly?

The temporary roads in the subdivision do not drain nearly as well as the future permanent roads because the current roads do not have concrete curb and gutter. Asphalt, reclaimed asphalt, or gravel roads are meant to be temporary and commonly drain poorly, especially in subdivisions where ditches are not installed (such as this subdivision). The best correction for this will happen when the final roads are installed with concrete curb and gutter. Regrading and adding stone in

areas may help temporarily, but unfortunately this will remain an issue until the final streets are installed.

11. Besides the city streets, what else will be installed in 2028?

In addition to city streets, concrete aprons will be installed at the end of every driveway. Curb and gutter will be installed in order to properly drain the streets. The contractor installing the streets will restore any disturbances to existing terraces or yards.

12. What is the City policy on street assessments?

Assessment process requirements are dictated by Wisconsin Statute. The City's street assessment practices are governed by City ordinance, Section 13-5.

13. How much will the new street cost each property owner?

The table below shows the estimated special assessment for each subdivision. Using the unit method, the estimated assessment for a lot in the Homes at Freedom Meadows phases would be about \$13,000. The estimated assessment for a lot in Freedom Acres phases would be about \$21,000. The Freedom Acres assessment estimates are larger because the typical lot sizes are larger and include more street footage per lot. These estimates may change once construction is completed as these estimates are based off of 2025 street reconstruction costs.

Estimated Special Assessment Charges for New Street Construction (using 2025-unit prices).

	Freedom Acres	Freedom Meadows	TOTAL		Freedom Acres	Freedom Meadows	TOTAL
Honor St	1,757		1,757		\$ 439,250	\$ -	\$ 439,250
Legacy	1,526		1,526		\$ 381,500	\$ -	\$ 381,500
Loyal	711		711		\$ 177,750	\$ -	\$ 177,750
Founders	1,744	987	2,731		\$ 436,000	\$ 246,750	\$ 682,750
Liberty	366	2,280	2,646		\$ 91,500	\$ 570,000	\$ 661,500
Freedom Meadows		1,115	1,115		\$ -	\$ 278,750	\$ 278,750
Patriot		1,124	1,124		\$ -	\$ 281,000	\$ 281,000
Valor		635	635		\$ -	\$ 158,750	\$ 158,750
Sovereign		923	923		\$ -	\$ 230,750	\$ 230,750
Freeman	1,375	913	2,288		\$ 343,750	\$ 228,250	\$ 572,000
TOTAL	7,479	7,977	15,456		\$1,869,750	\$1,994,250	\$3,864,000
Construction Cost per Foot		\$ 250					
				Total Lots:	88	153	
					\$ 21,247	\$ 13,034	

*Estimates are based on 2025 City street reconstruction costs.

14. How was the special assessment estimate prepared for these streets?

By ordinance, the City does not have a cost-share in streets being constructed for the **first time**. The estimated special assessment rate is calculated by dividing the total estimated construction cost for a subdivision by the number of parcels within that subdivision.

Ordinance allows the special assessment on a project like this to be calculated on a unit basis if all of the benefitting lots are of a comparable size and use instead of the front footage method previously used. The unit method is based on charging each unit or lot the same assessment. This makes the assessment more equitable since properties in a development benefit equally from an improvement like this.

15. How is this handled with the Motor Vehicle Registration Fee?

Proceeds from the Motor Vehicle Registration Fee are applied only to street reconstruction, street resurfacing and infill sidewalk construction. Sec. 17-204 of the municipal code specifically states that the registration fees do not apply to new subdivision street or sidewalk construction.

16. How many years do I have to pay the special assessment?

Per ordinance, the property owner has eight (8) years to pay the special assessment

17. When determining an assessment rate, is the assumption that City is passing along their borrowing costs based on their interest rate?

If the homeowner chooses to pay for the special assessment in installments, City ordinance establishes the interest rate as the city's borrowing rate plus 2%. The city's 2026 borrowing rate is 3.83%. The interest rate in place at the time of the special assessment billing will remain throughout the payment of the assessment.

18. Who is responsible for installing and maintaining driveway aprons and grass in the terrace area?

The adjacent property owners are responsible for installing grass in the yard and terrace and maintaining a driveway apron. The City is responsible for maintaining terraces adjacent to City property, such as park and stormwater pond property.

19. What if my property is not draining properly after it rains?

There is a grading plan that was designed and approved for the subdivisions to make sure that all lots can and should drain properly. The grading plan should prevent water ponding as it flows to the City's stormwater facilities that are designed to collect water. A landscaper should be aware of this plan and follow it during the final landscaping of your lot. The City is available to stake the grades on the plan to ensure the grading plan is followed by landscapers or homeowners completing landscaping work. If landscaping is installed without matching the grading plan, it may cause issues for you and your neighbors. You, as the homeowner, are responsible for following the correct grading on your property and terrace. If you are not sure what the issue is, please contact the City to discuss issues with your property.