

**CALEDONIA**

VILLAGE OF CALEDONIA
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January 5, 2011

VIA FACSIMILE 262-636-9545

John Rooney
Assistant Commissioner for Public Works/Engineering
City of Racine
730 Washington Avenue
Racine, WI 53403

Re: 3 Mile Road Reconstruction Project

Dear Mr. Rooney:

A draft Memorandum of Understanding (MOU) is being reviewed by the City and the Village which defines the Three Mile Road Project "scope of work" currently proposed as the reconstruction from Douglas Avenue to North Main Street, with four lanes of 9 inch concrete pavement. The project cost is proposed to be shared approximately 69% City and 31% Village -- based on road frontage in each community with final costs based on actual bid prices and "units" of work in each community.

On December 14, 2010, the Caledonia Village Board directed staff to explore an asphalt resurfacing option for the portion of 3 Mile Road from LaSalle Street to Douglas Avenue. The significant cost to the taxpayers and the abutting property owners, the downturn in the economy and whether there is a need for a four lane road are concerns, among others, that were discussed by the Village Board on that date and led to the Village Board's decision to reevaluate the proposed "scope of work" for this project.

The Village Board desires to explore reconstructing only the portion from LaSalle Street to North Main Street. The reconstruction shall remain as proposed, except the decision for a 9 inch concrete pavement in lieu of 8 inch still needs to be resolved. The Board's direction is based on the following information:

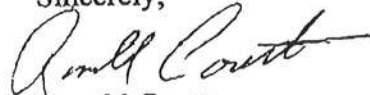
- The preliminary estimate provided by the City indicates the Village's portion of the cost for the project is \$1,035,565, split around \$269,645 for the section from LaSalle to N. Main Street and \$765,925 from LaSalle to Douglas. Assessments would occur in accordance with the current Street Reconstruction Policy at a significant cost to the Village and abutting property owners.

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- Three Mile Road from LaSalle to Douglas could be resurfaced with asphalt and a stone shoulder for a significantly reduced cost for both the Village and the City. The Village estimates that the north half of the road within the Village from LaSalle to Douglas could be resurfaced with asphalt and stone shoulder for \$45,000. The last time we resurfaced the road was in 1988 and we believe we could obtain a similar life out of a good resurfacing job, thus saving the Village and its taxpayers money in the long run. The south half of the road within the City could similarly be resurfaced at this time rather than completely reconstructed. The Village would pay for the north half and the City would pay for the south half.
- The 2008 traffic counts on Three Mile Road are around 8,900 cars per day and have slightly decreased over the past several years. The truck traffic from Vulcan has been greatly reduced since the railroad line was added in 1998. There are no potential developments predicted to increase traffic or justification for a four lane road at this time.
- The section of Three Mile Road from LaSalle to Douglas is roughly estimated at 50% City and 50% Village. This portion of the road serves mostly Vulcan Materials on both sides of the road and more development is remote in the near future.
- Both the south and north sides of Three Mile Road from LaSalle to Douglas is mostly owned by Vulcan Materials. Vulcan Materials said that it supports the resurfacing when needed. Vulcan Materials further stated that they felt that the timing of the reconstruction was bad due to the economy and that resurfacing would continue to accommodate the business needs. They also questioned the need for four lanes.

We request the City to accommodate the Village's request to change the proposed plans and MOU to provide for resurfacing Three Mile Road from LaSalle Street to Douglas Avenue instead of reconstructing. If you have any questions, please contact me or Mike Hayek, Village Engineer. Thank you for your cooperation and consideration.

Sincerely,



Ronald Coutts
Village President

cc: Michael Hayek, Village Engineer
Thomas Lebak, Village Administrator
Elaine Sutton Ekes, Village Attorney
Village Board Members