

TOWN OF GRAND CHUTE  
SANITARY DISTRICT NO. 3  
(OUTAGAMIE COUNTY, WISCONSIN)

FINAL RESOLUTION SD3-03-2016

HICKORY FARM LANE  
(MUD CREEK TO WEST WISCONSIN AVENUE)

A FINAL RESOLUTION AUTHORIZING SPECIAL ASSESSMENTS FOR STORM SEWER INSTALLATION LOCATED ON HICKORY FARM LANE (MUD CREEK TO WEST WISCONSIN AVENUE), IN SECTION 28, T21N, R17E AS LOCATED IN THE TOWN OF GRAND CHUTE, AND LEVYING SPECIAL ASSESSMENTS AGAINST SPECIALLY ABUTTING PROPERTY OWNERS OR ON AN AREA WIDE BASIS TO SPECIFICALLY BENEFITING PROPERTY OWNERS UNDER CHAPTER 60 AND 66.0703(1)(b), ET AL, POLICE POWERS, WIS. STATS., 2013-14 AS AMENDED.

WHEREAS, the Board of Commissioners of the Town of Grand Chute Sanitary District No. 3, Outagamie County, Wisconsin, did pass a Preliminary Resolution 03 Series of 2014, on the 7th day of August, 2014, declaring its intention to exercise special assessment powers under Wisconsin Statutes, Chapters 60 and 66, for the construction and installation of storm sewer as shown on Exhibit "A" and did publish the required statutory Notice of Public Hearing on Special Assessments in the Post-Crescent, and did further mail a copy of said Notice of Public Hearing to abutting property owners or area wide property owners within the required statutory time, including a scale map of the project; and,

WHEREAS, the specially abutting property owners or area wide specifically benefiting property owners affected by the storm sewer installation are those owners of real estate within the area described in the preceding paragraph; and,

WHEREAS, the Board of Commissioners of the Town of Grand Chute Sanitary District No. 3, Outagamie County, Wisconsin, did hold a Public Hearing at the Town of Grand Chute Town Hall, 1900 W. Grand Chute Blvd., Grand Chute, Outagamie County, Wisconsin, on the 1st day of March, 2016, at 7:00 P.M., pursuant to the published Notice of Public Hearing and a mailing of said Notice to abutting property owners or area wide benefiting property owners, for the purpose of informing and hearing all interested persons concerning the Preliminary Resolution and the Report of the District Engineers on the proposed improvements of storm sewer installation, and did hear all persons desiring audience at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Grand Chute Sanitary District No. 3, Outagamie County, Wisconsin, as follows:

1. That the Report of the District Engineers for said Town of Grand Chute Sanitary District No. 3 pertaining to the construction and installation of the above-described public improvements, being of storm sewer installation, and all plans and specifications thereto, as modified, is hereby approved and adopted, and that the properties being assessed are specially benefited by this project.
2. That the Town of Grand Chute Sanitary District No. 3 is hereby directed and delegated to carry out the work of said improvements in accordance with the Report of the District Engineers.

3. That payment of said improvements be made by assessing the cost to the specially abutting property owners or to specifically benefiting property owners on an area wide basis under Chapters 60 and 66.0703(1)(b), et al, Wis. Stats., 2013-14 as amended.
4. That the Town of Grand Chute Sanitary District No. 3 has advertised for bids for this project, and that said Sanitary District is further directed to carry out the work for said improvements, all as aforementioned.
5. That all costs to specially benefiting area property owners shown on the Report of the District Engineers, as modified, are true and correct, have been determined on a reasonable basis, and are hereby confirmed. That all assessments are determined to specifically benefit the real estate in an area being served by the stormwater conveyance route.
6. That the assessments shall be paid in full at due date, or in installments as provided in Town of Grand Chute Special Assessment Policy with all deferred payments to bear interest at the current borrowing rate for this project of the Town of Grand Chute Sanitary District No. 3 plus two (2) percent for administrative charges, which resulting sum will be charged per annum on the unpaid balance. Installments or assessments not paid when due shall bear interest from the delinquent date at the rate of eighteen (18) percent per annum.
7. The Board of Commissioners of the Town of Grand Chute Sanitary District No. 3 is directed to publish this Resolution as a Class One (1) Notice in the Post-Crescent, Appleton, Wisconsin.
8. The Commission Secretary of the Town of Grand Chute Sanitary District No. 3 shall further mail a copy of this Final Resolution and a statement of the final assessment against specially abutting property owners or to area wide specifically benefiting property, to each property owner whose name appears on the assessment roll and whose post office address is known or can, with reasonable diligence, be ascertained. This assessment may be revised, where necessary, pursuant to Chapter 66, Wis. Stats.

Date introduced, approved and adopted this 15 day of March, 2016.

TOWN OF GRAND CHUTE  
SANITARY DISTRICT NO. 3



---

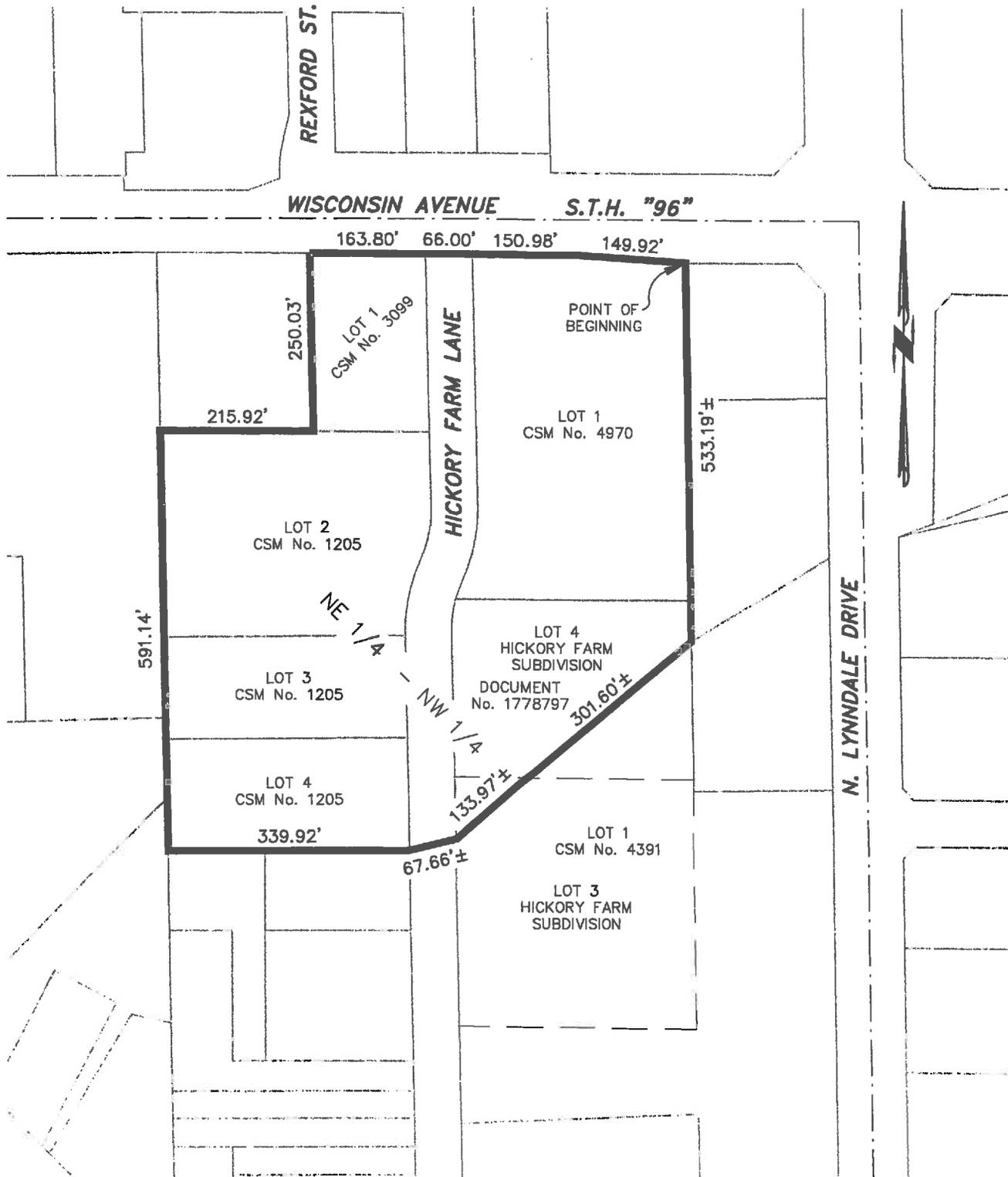
Dave Schowalter  
Commission President



---

Karen L. Weinschrott  
Commission Secretary

# EXHIBIT A



# EXHIBIT A

## DESCRIPTION:

All of Lots 2, 3 & 4 of Certified Survey Map No. 1205 as recorded in Volume 6 of Certified Survey Maps on Page 1205 as Document No. 1031401, All of Lot 1 of Certified Survey Map No. 3099 as recorded in Volume 16 of Certified Survey Maps on Page 3099 as Document No. 1261525, All of Lot 1 of Certified Survey Map No. 4970 as recorded in Volume 28 of Certified Survey Maps on Page 4970 as Document No. 1642297 and Lands described in Document No. 1778797 being a part of Lots 3 & 4 of Hickory Farm Subdivision, located in the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin containing 11.8 acres of land more or less and described as follows:

Beginning at the Northeast corner of Lot 1 of said Certified Survey Map No. 4970; Thence Southerly, 533.19 feet more or less along the East line of said Lot 1 and its Southerly extension to the Southerly line of Lands described in Document No. 1778797; Thence Southwesterly, 301.60 feet more or less along said Southerly line; Thence Southwesterly, 133.97 feet more or less along said Southerly line to the East right-of-way line of Hickory Farm Lane; Thence Southwesterly, 67.66 feet more or less to the Southeast corner of Lot 4 of said Certified Survey Map No. 1205; Thence Westerly, 339.92 feet along the South line of said Lot 4 to the Southwest corner thereof; Thence Northerly, 591.14 feet along the West line of Lots 2 thru 4 of said Certified Survey Map No. 1205 to the Northwest corner of said Lot 2; Thence Easterly, 215.92 feet along the North line to said Lot 2 to the Southwest corner of Lot 1 of said Certified Survey Map No. 3099; Thence Northerly, 250.03 feet along the West line of said Lot 1 to the South right-of-way line of Wisconsin Avenue (S.T.H. "96"); Thence Easterly, 163.80 feet along said South right-of-way line to the West right-of-way line of Hickory Farm Lane; Thence Easterly, 66.00 feet along to the East right-of-way line of Hickory Farm Lane; Thence Easterly, 150.98 feet along said South right-of-way line; Thence Easterly, 149.92 feet along said South right-of-way line to the Point of Beginning.

The above description shall be used for assessment purposes only.

PAGE 1 OF 2

**McMAHON**  
ENGINEERS ARCHITECTS

Project No. G0003 940381.00 Date JULY 2014 Scale \_\_\_\_\_

Drawn By CWK Field Book \_\_\_\_\_ Page \_\_\_\_\_

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

File No.

**Grand Chute Sanitary District # 3**  
**Hickory Farm Lane Storm Sewer (Mud Creek to West Wisconsin Avenue)**  
**G0003-940381**

**Project Costs (Based on low bid):**

Item	Estimated Quantity	Unit	Unit Price	Amount	Assessable Amount	
36-inch storm sewer	695	LF	\$68.00	\$47,260.00	\$20,797.88	
6-inch storm lateral	173	LF	\$39.00	\$6,747.00	\$6,747.00	
4-inch storm lateral	39	LF	\$35.00	\$1,365.00	\$1,365.00	
6-foot diameter storm manhole	19.32	VF	\$790.00	\$15,262.80	\$7,631.40	
4-foot diameter storm manhole	26.41	VF	\$90.00	\$2,376.90	\$1,188.45	
6-inch cleanouts	5	EACH	\$215.00	\$1,075.00	\$1,075.00	
4-inch cleanouts	1	EACH	\$210.00	\$210.00	\$210.00	
Connect to existing culvert	1	EACH	\$500.00	\$500.00	\$250.00	
Connect to existing 4-inch detention basin outlet	1	EACH	\$230.00	\$230.00	\$230.00	
Bulkhead existing culvert	2	EACH	\$160.00	\$320.00	\$320.00	
Relay sanitary lateral	10	LF	\$118.00	\$1,180.00	\$1,180.00	
Replace hydrant bolts	2	EACH	\$500.00	\$1,000.00	\$0.00	
Replace valve bolts	1	EACH	\$500.00	\$500.00	\$0.00	
Replace bollards	3	EACH	\$400.00	\$1,200.00	\$1,200.00	
Sawcut asphalt pavement	1296	LF	\$1.00	\$1,296.00	\$1,296.00	
Removing Asphaltic Pavement	1116	SY	\$1.00	\$1,116.00	\$1,116.00	
HMA Pavement Type E-3 (lower layer)	210	TON	\$87.00	\$18,270.00	\$18,270.00	
HMA Pavement Type E-3 (upper layer)	170	TON	\$66.00	\$11,220.00	\$11,220.00	
Aggregate shoulder	20	TON	\$50.00	\$1,000.00	\$1,000.00	
Restoration	28	SY	\$22.00	\$616.00	\$616.00	
Ditch Check	18	LF	\$11.00	\$198.00	\$198.00	
Inlet Protection	1	EACH	\$129.47	\$129.47	\$129.47	
Traffic Control	1	LS	\$1,000.00	\$1,000.00	\$1,000.00	
Pavement Marking Epoxy 4-inch	210	LF	\$14.50	\$3,045.00	\$3,045.00	
				Construction Cost:	\$117,117.17	\$80,085.20
				Engineering:	\$45,500.00	\$31,113.08
				Contingencies (10%):	\$11,711.72	\$8,008.52
				Subtotal:	\$174,328.89	\$119,206.80
				Administration (5%):	\$8,716.44	\$5,960.34
				Project Cost:	\$183,045.33	\$125,167.14

**Setting Assessment Rate:**

CL or IND zoning maximum rate:	\$40.00	per LF	
Assessable cost:	\$125,167.14		
Assessable frontage:	1,395.43	LF	Preliminary rate: \$97.20 per foot
Assessment rate:	\$89.70	per LF	

**Schedule of Assessments:**

Owner	Address	Tax Key Number	Total Frontage	Assessable Frontage	Assessment Amount
Schroeder Investments LLC	2601 W. Wisconsin Avenue	10-1-1093-00	491.41	408.08	\$16,323.20
Kuntsman, Todd & Bartlein, Debra	1120 N. Hickory Farm Lane	10-2-1721-00	290.00	231.23	\$9,249.20
Valley Corvette Realty Inc.	1215 N. Hickory Farm Lane	10-2-1722-01	290.04	290.04	\$11,601.60
Outagamie Co-Op Services	2755 W. Wisconsin Avenue	10-2-1722-02	250.03	166.70	\$6,668.00
Otto, Gregory R. & Nancy	1125 N. Hickory Farm Lane	10-2-1723-00	144.00	144.00	\$5,760.00
Town of Grand Chute Sanitary District # 3	N. Hickory Farm Lane	10-2-1723-01	155.38	155.38	\$6,215.20
			1620.86	1395.43	\$55,817.20

Workbook: Hickory Farm Lane  
Worksheet: Engineer's report  
Disk: w:/Projects/G0003\940381\Spreadsheets  
Date: January 6, 2016  
Revised: January 27, 2016 (incorporated low bid prices)

Note: All parcels are CL zoning