

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

FINAL RESOLUTION SD3-04-2016

COLLEGE AVENUE NORTH FRONTAGE ROAD
(Bluemound Drive to Lilas Drive)

A FINAL RESOLUTION AUTHORIZING SPECIAL ASSESSMENTS FOR STORM SEWER INSTALLATION LOCATED ON COLLEGE AVENUE NORTH FRONTAGE ROAD (BLUEMOUND DRIVE TO LILAS DRIVE), 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 06 Series of 2015, on the 3rd day of March, 2015, 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 15th 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 17 day of May, 2016.

TOWN OF GRAND CHUTE
SANITARY DISTRICT NO. 3



Dave Schowalter
Commission President



Karen L. Weinschrott
Commission Secretary

EXHIBIT A

DESCRIPTION:

A part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin containing 14.3 acres of land more or less and described as follows:

Beginning at the intersection of the North line of Lands described in Volume 426 on Page 139 as Document No. 454827 and the East right-of-way line of Bluemound Drive; thence Easterly, 660 feet more or less along the North line of said Lands to the Northeast corner thereof; thence Easterly, 592 feet more or less along the South right-of-way line of Franklin Street and its Westerly extension to the West right-of-way line of Lilas Drive; thence Southerly, 216 feet more or less along said West right-of-way line to the North line of Lands described in Document No. 1703693; thence Westerly, 225.0 feet more or less along the North line of said Lands to the Northwest corner thereof; thence Southerly, 80.0 feet more or less along the West line of said Lands to the Southwest corner thereof; thence Easterly, 225.0 feet more or less along the South line of said Lands to the West right-of-way line of Lilas Drive; thence Southerly, 220.0 feet more or less along said West right-of-way line to the North right-of-way line of the North Frontage Road to West College Avenue; thence Westerly, 1251 feet along said North right-of-way line to the East right-of-way line of Bluemound Drive; thence Northerly, 516 feet more or less along said East right-of-way line to the Point of Beginning.

The above description shall be used for assessment purposes only.

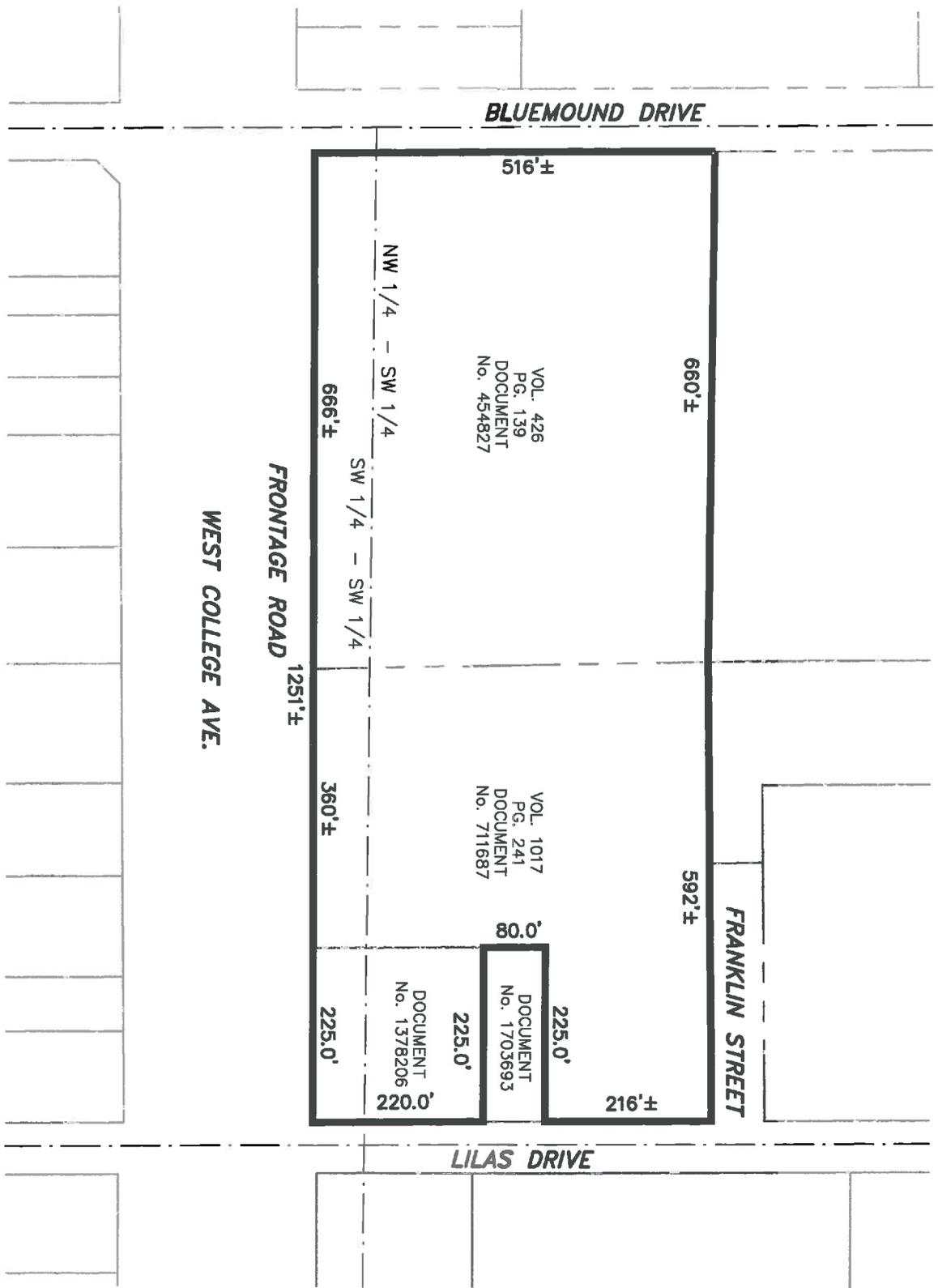
PAGE 1 OF 2

McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 940664.00 Date FEB. 2015 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.

EXHIBIT A



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FINAL RESOLUTION

Town of Grand Chute
 College Avenue North Frontage Road
 Bluemound Drive to Lilias Drive
 G0006-940664

Project Costs (Based on low bid)
Reclaim, Install Storm Sewer and Curb & Gutter on outside of College Avenue:
Storm Sewer:

Item	Estimated Quantity	Unit	Price	Amount	Assessable Amount
18" x 28" RCP Class IV Storm Sewer	59	LF	\$62.10	\$3,663.90	\$1,825.95
18" RCP Class IV Storm Sewer	98	LF	\$52.20	\$5,115.60	\$5,115.60
12" RCP Class V Storm Sewer	5	LF	\$50.00	\$250.00	\$250.00
4-foot diameter storm manhole	2.42	VF	\$725.00	\$1,754.50	\$1,754.50
Catch basin	3	EACH	\$1,605.00	\$4,815.00	\$4,815.00
Yard drain	2	EACH	\$1,290.00	\$2,580.00	\$2,580.00
18" x 28" Reinforced Concrete Endwall	1	EACH	\$825.00	\$825.00	\$825.00
18-inch concrete endwall	2	EACH	\$550.00	\$1,100.00	\$1,100.00
Riprap	6	CY	\$50.00	\$300.00	\$300.00
Adjust Sanitary Manhole	3	EACH	\$400.00	\$1,200.00	\$0.00
Replace hydrant bolts	3	EACH	\$950.00	\$2,850.00	\$0.00
Replace valve bolts	2	EACH	\$950.00	\$1,900.00	\$0.00
Replace tee bolts	5	EACH	\$950.00	\$4,750.00	\$0.00
Construction Cost:				\$31,104.00	\$18,566.05
Engineering:				\$4,821.12	\$2,877.74
Contingencies (15%):				\$4,665.60	\$2,784.91
Subtotal:				\$40,590.72	\$24,228.70
Administration (5%):				\$2,029.54	\$1,211.43
Project Cost:				\$42,620.26	\$25,440.13

Item	Estimated Quantity	Unit	Price	Amount	Assessable Amount
Sawcut asphalt pavement & driveways	498	LF	\$1.50	\$747.00	\$747.00
Sawcut concrete curb & gutter	12.5	LF	\$4.00	\$50.00	\$50.00
Removing Asphaltic Driveway	17	SY	\$5.00	\$85.00	\$85.00
Reclaim asphalt pavement	4662	SY	\$0.10	\$466.20	\$466.20
Remove curb & gutter	60	LF	\$5.00	\$300.00	\$300.00
Culvert removal	4	EACH	\$100.00	\$400.00	\$400.00
Excavation Common	4245	CY	\$8.25	\$35,021.25	\$32,480.25
Salvaged Base Course	1679	TON	\$5.89	\$9,889.31	\$9,889.31
Base Aggregate Dense 1-1/4 inch	1750	TON	\$9.25	\$16,187.50	\$14,615.00
Base Aggregate Dense 3-inch	1750	TON	\$9.25	\$16,187.50	\$13,051.75
Geotextile fabric, Type SAS	4779	SY	\$1.25	\$5,973.75	\$5,386.25
30" curb and gutter	1072	LF	\$13.00	\$13,936.00	\$13,936.00
Drilled tie bars	14	EACH	\$12.00	\$168.00	\$168.00
HMA Pavement Type E-3 (lower layer)	910	TON	\$53.20	\$48,412.00	\$45,113.60
HMA Pavement Type E-3 (upper layer)	520	TON	\$53.20	\$27,664.00	\$25,642.40
Aggregate shoulder	150	TON	\$19.00	\$2,850.00	\$2,850.00
Project Cost:				\$254,440.13	\$254,440.13

Asphalt driveway, 3" Restoration	1049	SY	\$12.50	\$13,112.50	\$13,112.50
Erosion control mat Class I Type B	2268	SY	\$2.83	\$6,418.44	\$6,418.44
Inlet protection	287	SY	\$1.30	\$373.10	\$373.10
Ditch check	7	EACH	\$50.00	\$350.00	\$350.00
Traffic Control	20	LF	\$7.00	\$140.00	\$140.00
Remove sign	1	LS	\$2,500.00	\$2,500.00	\$2,500.00
Post, Tubular Steel 2-3/8 Inch Diameter x 12 Ft	6	EACH	\$36.00	\$216.00	\$216.00
Signs, Reflective	13	EACH	\$168.00	\$2,184.00	\$2,184.00
Pavement Marking Paint 4-Inch	92	SF	\$28.00	\$2,576.00	\$2,576.00
Pavement Marking Epoxy 4-Inch	532	LF	\$1.90	\$1,010.80	\$1,010.80
Pavement Marking Arrows Preformed Thermoplastic Type 2	3330	LF	\$0.23	\$765.90	\$727.26
Pavement Marking Preformed Thermoplastic Stop Line 12"	4	EACH	\$580.00	\$2,320.00	\$2,320.00
Pavement Marking, Epoxy, Symbols, Bike Lane	59	LF	\$30.00	\$1,770.00	\$1,770.00
Pavement Marking, Epoxy, Arrows, Bike Lane	12	EACH	\$140.00	\$1,680.00	\$1,680.00
	12	EACH	\$100.00	\$1,200.00	\$1,200.00
Construction Cost:			\$214,954.25	\$201,758.86	\$13,940.59
Engineering:			\$33,317.91	\$31,272.62	
Contingencies (15%):			\$32,243.14	\$30,263.83	
Subtotal:			\$280,515.30	\$263,295.31	
Administration (5%):			\$14,025.76	\$13,164.77	
Project Cost:			\$294,541.06	\$276,460.08	

\$38.64

\$13,940.59 to be billed to Stumpf

Setting Assessment Rates:

Storm Sewer:	
CL or CR zoning maximum rate:	\$40.00 per foot
Assessable cost:	\$25,440.13
Assessable frontage:	838.19 feet
Assessment rate:	\$30.35 per foot
Street:	
Assessable cost:	\$276,460.08
Assessable frontage:	838.19 LF
Assessment rate:	\$329.83 per LF

Public hearing rate: \$30.35 per foot

Public hearing rate: \$329.83 per foot

Schedule of Assessments:

Owner	Address	Tax Key Number	Total Frontage	Storm Sewer Assessable Frontage	Street Assessable Frontage	Storm Sewer Assessment	Street Assessment	Total Assessment	2012 Public Hearing
Sherden Properties LLC	2930 W. College Avenue	10-1-1122-00	225.00	150.00	150.00	\$4,552.69	\$49,474.48	\$54,027.17	\$28,735.62
Stumpf, Leslie	3030 W. College Avenue	10-1-1123-00	369.00	369.00	369.00	\$11,199.62	\$121,707.21	\$132,906.83	\$69,213.63
American Legion Post #38 SC	3220 W. College Avenue	10-1-1127-00	615.02	319.19	319.19	\$9,687.82	\$105,278.39	\$114,966.21	\$99,729.52
			1209.02	838.19	838.19	\$25,440.13	\$276,460.08	\$301,900.21	\$197,078.77

Workbook: College Avenue north frontage road Bluemoundt to Lilas
 Worksheet: Engineer's report
 Disk: w:\Projects\G00006\940664\00\Spreadsheets
 Date: February 23, 2016