

TOWN OF GRAND CHUTE
BOARD OF SUPERVISORS
OUTAGAMIE COUNTY, STATE OF WISCONSIN

RESOLUTION 7 SERIES OF 2016

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

A FINAL RESOLUTION AUTHORIZING SPECIAL ASSESSMENTS FOR STREET RECONSTRUCTION LOCATED ON COLLEGE AVENUE (BLUEMOUND DRIVE TO LILAS DRIVE), IN SECTION 28, T21N-R17E AS LOCATED IN THE TOWN OF GRAND CHUTE, AND LEVYING SPECIAL ASSESSMENTS AGAINST SPECIALLY BENEFITING 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., 2013-2014 AS AMENDED.

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did pass a Preliminary Resolution 09, Series of 2015, on the 3rd day of March, 2015, and declaring their intention to exercise special assessment powers under Wisconsin Statutes, Chapter 60 and 66.0703(1)(b), et al., for street improvements as described and 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 all specially abutting property owners or on an area wide basis to specifically benefiting property owners within the required statutory time; and,

WHEREAS, the abutting property owners or area wide benefiting property owners affected by the street improvements are those owners of real estate within the area described in the preceding paragraph; and,

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did hold a Public Hearing at the Town of Grand Chute Town Hall located at 1900 W. Grand Chute Boulevard, 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 Town of Grand Chute Engineer on the proposed improvements for street reconstruction, and did hear all persons desiring audience at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, as follows:

1. That the Report of the Town of Grand Chute Engineer pertaining to the project and all plans and specifications thereto, as modified, are hereby approved and adopted, and that the properties being assessed are specially benefited by this project.
2. That the Town of Grand Chute is aware that the work for said street reconstruction will be carried out in accordance with the Report of the Town of Grand Chute Engineer.

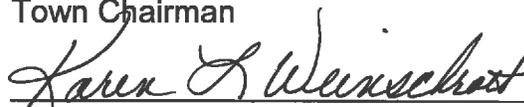
3. That payment of said improvements be made by assessing the Town of Grand Chute's costs to the specially benefiting abutting property owners or to specifically benefiting property owners on an area wide basis under Chapter 60 and 66.0703(1)(b), et al, Wis. Stats., 2013-2014 as amended pursuant to the Town's Police Powers.
4. That the Town of Grand Chute will carry out the work for said improvements, all as aforementioned based on the Engineers Report.
5. That all costs to property owners shown on the Report of the Town of Grand Chute Engineer are true and correct and have been determined on a reasonable basis and are hereby confirmed.
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 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 Clerk of the Town of Grand Chute is directed to publish this Resolution as a Class One Notice in the Post-Crescent, Appleton, Wisconsin.
8. The Clerk of the Town of Grand Chute shall mail a copy of this Final Resolution and a statement of the final assessment against abutting property or to area wide 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 Chapters 60 and 66, Wis. Stats.

Date introduced, approved and adopted this 17 day of May, 2016.

TOWN OF GRAND CHUTE



Dave Schowalter
Town Chairman



Karen L. Weinschrott
Town Clerk

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.

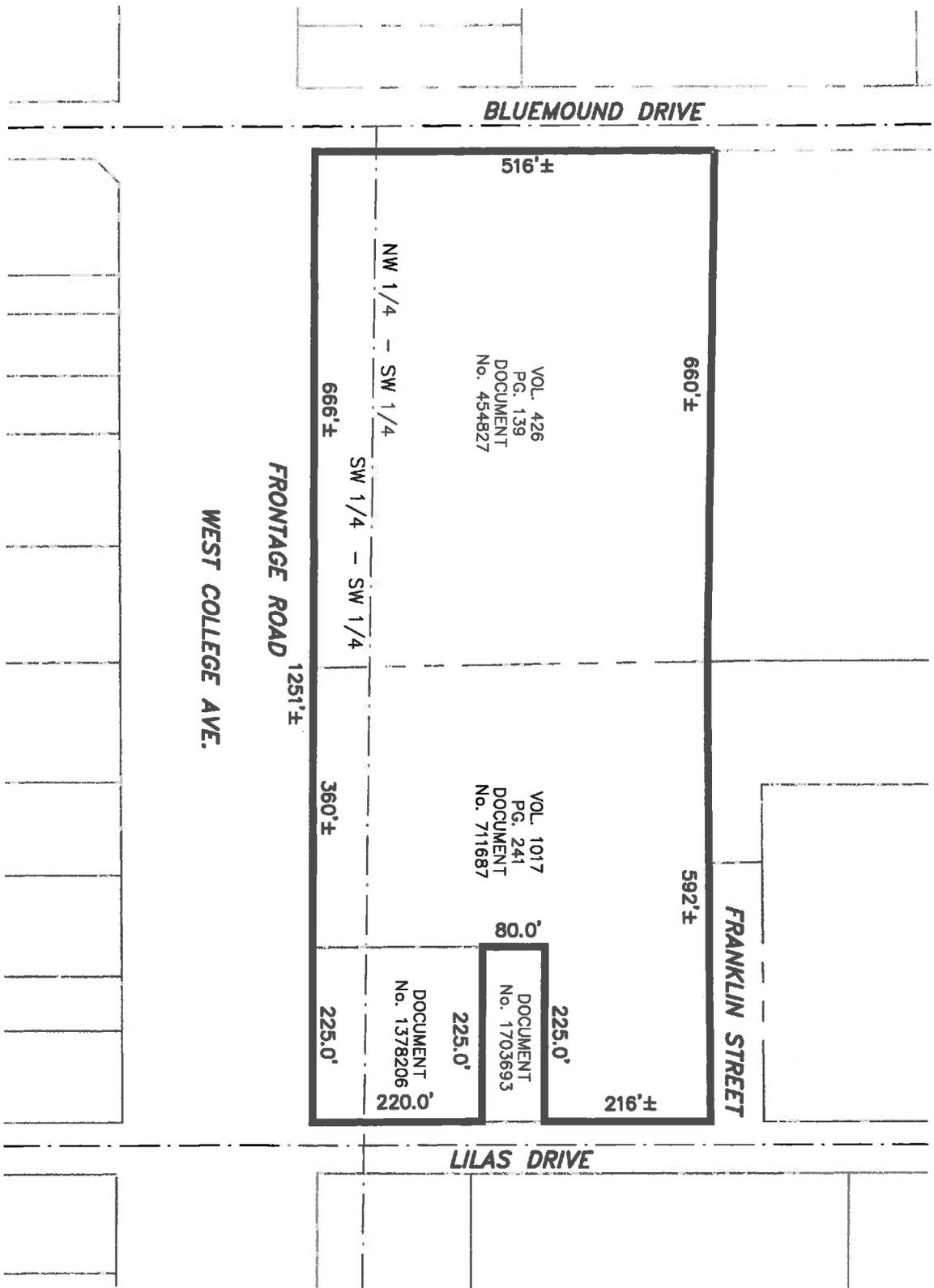
PAGE 1 OF 2

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



PAGE 2 OF 2

FINAL RESOLUTION

Town of Grand Chute
College Avenue North Frontage Road
Bluemound Drive to Lillas 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

\$745.20

\$2,541.00

\$1,572.50

\$3,135.75

\$587.50

\$3,298.40

\$2,021.60

Street:

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

Asphalt driveway, 3"	1049	SY	\$12.50	\$13,112.50	\$13,112.50
Restoration	2268	SY	\$2.83	\$6,418.44	\$6,418.44
Erosion control mat Class I Type B	287	SY	\$1.30	\$373.10	\$373.10
Inlet protection	7	EACH	\$50.00	\$350.00	\$350.00
Ditch check	20	LF	\$7.00	\$140.00	\$140.00
Traffic Control	1	LS	\$2,500.00	\$2,500.00	\$2,500.00
Remove sign	6	EACH	\$36.00	\$216.00	\$216.00
Post, Tubular Steel 2-3/8 Inch Diameter x 12 Ft	13	EACH	\$168.00	\$2,184.00	\$2,184.00
Signs, Reflective	92	SF	\$28.00	\$2,576.00	\$2,576.00
Pavement Marking Paint 4-Inch	532	LF	\$1.90	\$1,010.80	\$1,010.80
Pavement Marking Epoxy 4-Inch	3330	LF	\$0.23	\$765.90	\$727.28
Pavement Marking Arrows Performed Thermoplastic Type 2	4	EACH	\$580.00	\$2,320.00	\$2,320.00
Pavement Marking Preformed Thermoplastic Stop Line 12"	59	LF	\$30.00	\$1,770.00	\$1,770.00
Pavement Marking, Epoxy, Symbols, Bike Lane	12	EACH	\$140.00	\$1,680.00	\$1,680.00
Pavement Marking, Epoxy, Arrows, Bike Lane	12	EACH	\$100.00	\$1,200.00	\$1,200.00
Construction Cost:			\$214,954.25	\$201,768.86	
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	\$28,135.62
Stumpf, Leslie	3030 W. College Avenue	10-1-1123-00	969.00	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 Bluemound to Lilia

Worksheet: Engineer's report

Disk: w:\Projects\G0006\94066400\Spreadsheets

Date: February 23, 2016