

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

RESOLUTION 9 SERIES OF 2016

WESTHILL BOULEVARD STREET RECLAMATION

A FINAL RESOLUTION AUTHORIZING SPECIAL ASSESSMENTS FOR STREET RECLAMATION LOCATED ON WESTHILL BOULEVARD, IN SECTION 29, 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 3, Series of 2016, on the 18th day of February, 2016, 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 7th day of April 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 reclamation, 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 reclamation 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 21 day of April, 2016.

TOWN OF GRAND CHUTE



Dave Schowalter
Town Chairman



Karen L. Weinschrott
Town Clerk

EXHIBIT A

ASSESSMENT AREA DESCRIPTION:

A part of Lot 1 & all of Lots 2 thru 17 of Westhill East, a part of Lot 1 & all of Lot 2 of Certified Survey Map No. 652 as recorded in Volume 4 of Certified Survey Maps on Page 652 as Document No. 983363, a part of Lot 2 & all of Lots 1, 3 & 4 of Certified Survey Map No. 802 as recorded in Volume 4 of Certified Survey Maps on Page 802 as Document No. 993992, all of Outlot 1 of Certified Survey Map No. 1192 as recorded in Volume 6 of Certified Survey Maps on Page 1192 as Document No. 1029235, a part of Lot 1 of Certified Survey Map No. 1681 as recorded in Volume 9 of Certified Survey Maps on Page 1681 as Document No. 1088856, all of Lots 1 thru 4 of Certified Survey Map No. 2867 as recorded in Volume 15 of Certified Survey Maps on Page 2867 as Document No. 1229155, all of Lots 1 & 2 of Certified Survey Map No. 3809 as recorded in Volume 20 of Certified Survey Maps on Page 3809 as Document No. 1373372, all of Lots 1 & 2 of Certified Survey Map No. 4698 as recorded in Volume 26 of Certified Survey Maps on Page 4698 as Document No. 1586451, all of Lots 1 & 2 of Certified Survey Map No. 5117 as recorded in Volume 29 of Certified Survey Maps on Page 5117 as Document No. 1668499, all of Lot 1 of Certified Survey Map No. 5118 as recorded in Volume 29 of Certified Survey Maps on Page 5118 as Document No. 1668500, and a part of the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4, all located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin containing 116.4 acres of land more or less and described as follows:

Beginning at the Southwest corner of Lot 1 of said Certified Survey Map No. 5118; thence Northerly, 167.86 feet along the West line of said Lot 1; thence Northerly, 393.89 feet along said West line to the Northwest corner thereof and the Southwest corner of Lot 4 of said Certified Survey Map No. 802; thence Northerly, 99.75 feet along the West line of said Lot 4; thence Northerly, 302.40 feet along said West line; thence Northerly 28.32 feet along said West line to the Northwest corner thereof; thence Northerly, 466.77 feet along the East right-of-way line of Interstate "41" to the Southwest corner of Lot 1 of said Certified Survey Map No. 2867; thence Northerly, 321.58 feet along the West line of said Lot 1; thence Easterly, 28.00 feet along said West line; thence Northerly, 314 feet more or less along said West line to the centerline of Mud Creek; thence Northeasterly, 1472 feet more or less along said centerline to the South right-of-way line of Wisconsin Avenue; thence Easterly, 132 feet more or less along said South right-of-way line to the West right-of-way line of Westhill Boulevard; thence Easterly, 80.00 feet to the East right-of-way line of said Westhill Boulevard; thence Easterly, 578.00 feet along said South right-of-way line to the Southwesterly right-of-way line of the Canadian National Railroad; thence Southeasterly, 622.89 feet along Southwesterly right-of-way line to the Northern most corner of Lot 3 of said Certified Survey Map No. 3809; thence Southerly, 80.31 feet along the East line of Lands described in Document No. 1377983 to the Southeast corner thereof; thence Westerly, 154.25 feet along the North line of Lot 3 of said Certified Survey Map No. 3809 to the Northwest corner thereof; thence Southerly, 423.21 feet along the West line of said Lot 3 to the Southwest corner thereof; thence Westerly, 165.65 feet along the North line of Lot 4 of said Certified Survey Map No. 3809 to the Northwest corner thereof; thence Southerly, 241.39 feet along the West line of said Lot 4 to the Southwest corner thereof; thence Westerly, 411.17 feet along the South line of Lot 2 of said Certified Survey Map No. 3809 to the Southwest corner thereof;

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McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 9-15-00728.00 Date JAN. 2016 Scale _____

Drawn By CKW 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.

W:\PROJECTS\G0006\ASSESSMENT EXHIBIT\WESTHILL BLVD 2016 ASSESSMENT EXHIBIT-DESCRIPTION.dwg, model, Plot Date: 1/14/2016 2:08 PM, xref: none

thence Southerly, 1350.86 feet along the East line of Lands described in Document No. 2061352, Document No. 893775 and Lots 1 thru 9 of said Westhill East to the North line of said Northeast 1/4 of the Southeast 1/4; thence Easterly, 203.01 feet along said North line to the Northeast corner of Lot 2 of said Certified Survey Map No. 652; thence Southerly, 605.98 feet along the East line of said Lot 2 to the Southeast corner thereof; Thence Westerly, 487.89 feet along the South line of said Lot 2 to the East right-of-way line of Westhill Boulevard; thence Northwesterly, 88.33 feet to the West right-of-way line of said Westhill Boulevard and the centerline of vacated West Franklin Street; thence Westerly, 398.00 feet along said centerline to the West line of said vacated West Franklin Street; thence Southerly, 30.00 feet along said West line to the South line of Lot 1 of said Certified Survey Map No. 5117; thence Westerly, 561.26 feet along said South line to the Southwest corner thereof; thence Northerly, 2.92 feet along the East line of Lot 2 of said Certified Survey Map No. 5118 to the Northeast corner thereof; thence Westerly, 215.44 feet along the North line of said Lot 2 to the Point of Beginning.

The above description shall be used for assessment purposes only.

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McMAHON
ENGINEERS ARCHITECTS

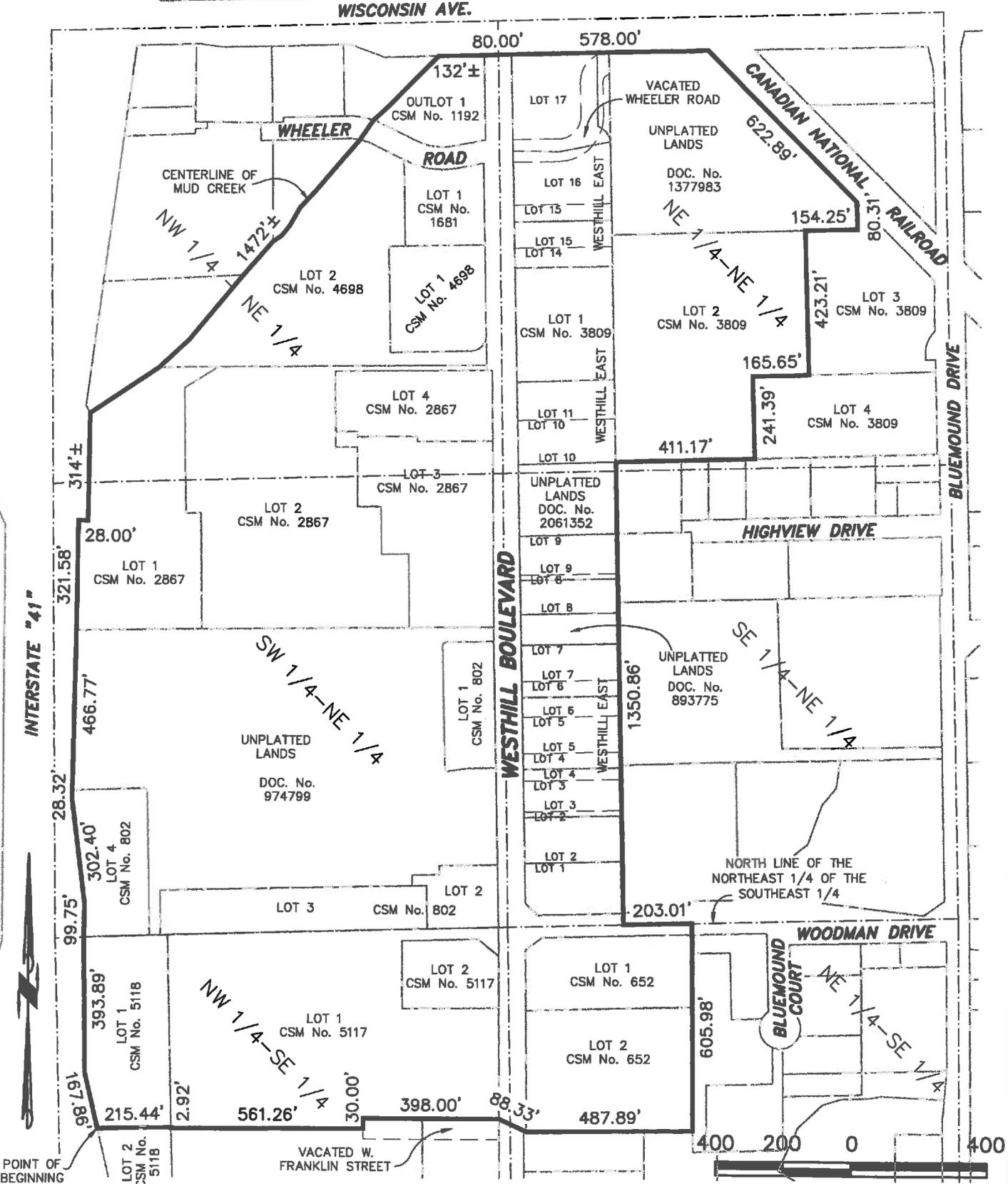
Project No. G0006 9-15-00728.00 Date JAN. 2016 Scale _____

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.

\\projects\G0006\950728\ASSESSMENT EXHIBIT\WESTHILL BLD 2016 ASSESSMENT EXHIBIT-MAP 1.dwg, model, Plot Date: 1/14/2016 2:09 PM, xrefs:none



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SCALE - FEET



Project No. G0006 9-14-0711.00 Date JAN., 2016 Scale 1"=400'
 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.

Town of Grand Chute
Westhill Boulevard (W. Franklin Street to W. Wisconsin Avenue)
Reclaiming
Contract 2018-08
G0006-8-15-00728

Project Cost (based on low bid):

Item No.	Description	Unit	Estimated Quantity	Unit Price	Amount	Assessable Amount
1	Sawcut Asphalt Pavement & Driveways	LF	1160	\$2.30	\$2,668.00	\$2,668.00
2	Sawcut Concrete Curb & Gutter	LF	320	\$4.00	\$1,280.00	\$1,280.00
3	Remove & Replace 30-Inch Curb & Gutter	LF	1280	\$26.50	\$33,920.00	\$33,920.00
4	Drilled Tie Bars	Each	256	\$5.00	\$1,280.00	\$1,005.71
5	Detectable Warning Fields	SF	32	\$28.00	\$896.00	\$896.00
6	Mill Existing Pavement	SY	24077	\$0.85	\$20,465.45	\$13,843.63
7	Haul Excess Milled Material From Project	Tons	7950	\$1.20	\$9,540.00	\$6,380.00
8	Fine Grading	Tons	24077	\$0.35	\$8,426.95	\$5,617.97
9	Hot Mix Asphalt Pavement Type E-3 (Lower Layer)	Tons	5080	\$48.85	\$247,181.00	\$164,787.33
10	Hot Mix Asphalt Pavement Type E-3 (Upper Layer)	LF	2893	\$48.85	\$141,323.05	\$94,215.37
11	Concrete Sidewalk 4-Inch	SF	1112	\$5.00	\$5,560.00	\$5,560.00
12	Adjusting Pull Boxes	Each	9	\$125.00	\$1,125.00	\$1,125.00
13	Pavement Marking, 4-Inch, Epoxy	LF	6738	\$0.70	\$4,716.60	\$4,716.60
14	Pavement Marking, 8-Inch, Epoxy (Channelizing)	LF	623	\$1.45	\$1,338.35	\$1,338.35
15	Pavement Marking, Arrows, Type 2, Preformed Thermoplastic	Each	22	\$405.00	\$8,910.00	\$8,910.00
16	Pavement Marking, 18-Inch, Stop Line, Preformed Thermoplastic	LF	131	\$21.25	\$2,783.75	\$2,783.75
17	Pavement Marking Island Nose Epoxy	Each	15	\$135.00	\$2,025.00	\$2,025.00
18	Pavement Marking, 8-Inch, Epoxy, Crosswalk	LF	669	\$8.00	\$5,352.00	\$5,352.00
19	Traffic Control	LS	1	\$9,995.00	\$9,995.00	\$9,995.00
20	Furnish & Install Microwave Detection System	LS	1	\$25,975.00	\$25,975.00	\$25,975.00
21	Remove Concrete Sidewalk	SF	32	\$5.00	\$160.00	\$160.00
			Subtotal:		\$537,283.15	\$394,696.71
			Engineering:		\$53,728.32	\$39,469.67
			Contingencies (15%):		\$80,592.47	\$59,204.51
			Subtotal:		\$671,603.94	\$493,370.89
			Administration (5%):		\$33,580.20	\$24,668.54
			Total project cost:		\$705,184.13	\$518,039.44

Setting Assessment Rates:

Frontage Assessment:

Assessable project cost (40%):	\$207,215.78
Assessable frontage:	5689.99 feet
Assessment rate:	\$36.418 per LF

Preliminary rate: \$47,680 per LF

Traffic Generation Assessment:

Assessable project cost (80%):	\$310,823.66
Assessable frontage:	74329.35 trips
Assessment rate:	\$4.182 per trip

Preliminary rate: \$5,584 per trip

Schedule of Assessments:

Property Owner	Address	Parcel Number	Total Frontage	Assessable Frontage	Frontage Assessment	Building or Parcel Size (SF or acres)	Rooms or Stalls	Traffic Generation Factor	Accessibility Factor	Assessable Traffic Generation	Traffic Generation Assessment	Total Assessment
SAMS REAL EST BUS TRUST #8313	1000 N. Westhill Boulevard	101118200	0.00	0.00	\$0.00	130779	N/A	53.75	0.5	3514.89	\$14,697.41	\$14,697.41
SAMS REAL ESTATE BUSINESS TRST	1000 N. Westhill Boulevard	101118301	0.00	0.00	\$0.00	N/A	N/A	0	0.5	0	\$0.00	\$0.00
FAGER, ALLEN L & SANDRA M	846 N. Westhill Boulevard	101118501	210.00	210.00	\$7,647.70	11430	N/A	51.80	1	589.79	\$2,488.33	\$10,114.03
WESTHILL PLAZA LLC	697 N. Westhill Boulevard	101118600	0.00	0.00	\$0.00	62290	N/A	66.40	1	4138.06	\$17,295.80	\$17,295.80
GC WESTHILL APPLETON LLC	1169 N. Westhill Boulevard	101118603	304.13	304.13	\$11,075.68	10444	N/A	158.37	1	1654.02	\$6,916.83	\$17,992.31
LEARSI AND CO INC	N. Westhill Boulevard	101118604	249.10	166.07	\$6,047.87	N/A	N/A	0	0.5	0	\$0.00	\$6,047.87
KAFURA, JOHNEVELYN FAMILY TRT	1175 N. Westhill Boulevard	101118605	240.00	160.00	\$5,826.82	14023	N/A	51.60	0.5	361.70	\$1,512.00	\$7,338.72
HOME DEPOT USA INC	653 N. Westhill Boulevard	101118607	15.00	15.00	\$546.26	112030	N/A	66.72	1	6354.34	\$26,572.90	\$27,119.26
WESTHILL PLAZA LLC	601 N. Westhill Boulevard	101118608	544.00	544.00	\$19,811.17	53340	N/A	44.32	1	2364.03	\$9,895.88	\$29,696.85
CRICPETS APPLETON TRUST	923 N. Westhill Boulevard	101118609	207.00	207.00	\$7,536.44	28896	N/A	41.88	1	1210.16	\$5,060.54	\$12,596.98
MARTINWOOD LLC	N. Westhill Boulevard	101118611	82.08	82.08	\$2,989.18	6.15	N/A	149.79	1	921.20	\$3,852.19	\$6,841.35
WOODMAN'S FOOD MARKET INC	557 N. Westhill Boulevard	101119300	327.38	327.38	\$11,922.39	247400	12	111.85 & 542.6	1	34182.80	\$142,942.88	\$154,865.27
NELESEN, JOSEPH R & MARY	599 N. Westhill Boulevard	101119301	367.58	367.58	\$13,366.38	4000	N/A	722.03	1	2888.12	\$12,077.28	\$25,443.66
APPOLO ROSE LLC	525 N. Westhill Boulevard	101119302	181.14	181.14	\$6,596.68	16654	N/A	27.49	1	457.82	\$1,914.47	\$8,511.15
APPOLO ROSE LLC	515 N. Westhill Boulevard	101119303	0.00	0.00	\$0.00	N/A	N/A	0	1	0.00	\$0.00	\$0.00
Dealer Properties INCBIP Enterprises LLC et. Al.	535 N. Westhill Boulevard	101119304	0.00	0.00	\$0.00	27520.00	N/A	44	1	1219.69	\$5,100.39	\$5,100.39
HACKBARTH, WILLIAM F & CAROL	800 N. Westhill Boulevard	101120201	90.00	90.00	\$3,277.58	4150	N/A	11.85	1	48.35	\$202.19	\$3,479.77
STAKES INC	500 N. Westhill Boulevard	101122104	225.04	160.03	\$5,463.73	23548	N/A	71.07	0.5	836.78	\$3,499.17	\$8,962.90
AMERICAN NATL BANK FOX CITIES	444 N. Westhill Boulevard	101122109	354.46	354.46	\$12,908.58	38136	N/A	11.03	1	420.84	\$1,758.99	\$14,667.58
B&G REALTY LLC	513 N. Westhill Boulevard	101122700	408.01	408.01	\$14,785.91	58980	14	292.50	1	4095.00	\$17,124.10	\$31,910.01
GRISHABER MAIN ST PARTNSRSH LP	501 N. Westhill Boulevard	101122701	152.48	152.48	\$5,552.96	8380	N/A	722.03	1	6050.81	\$25,301.89	\$30,854.84
Spirit Spe Portfolio 2005 2 LLC	517 N. Westhill Boulevard	101122800	0.00	0.00	\$0.00	13808	N/A	27.49	1	379.58	\$1,587.29	\$1,587.29
GOA PROPERTIES LLC	600 N. Westhill Boulevard	102326500	165.51	110.34	\$4,018.32	9794	N/A	51.60	0.5	252.69	\$1,056.88	\$5,074.99
FOX VALLEY PROPERTY PARTNRS	650 N. Westhill Boulevard	102326600	133.72	133.72	\$4,869.76	6525	N/A	11.85	1	76.02	\$317.89	\$5,187.65
WESTHILL CENTRE LLC	670-890 N. Westhill Boulevard	102326700	140.00	140.00	\$5,098.48	7920	N/A	44.32	1	351.04	\$1,467.95	\$6,566.41
JOHN BIRCH SOCIETY INC	700 N. Westhill Boulevard	102326800	152.28	152.28	\$5,545.87	7542	N/A	7.96	1	84.31	\$268.93	\$5,814.80
JOHN BIRCH SOCIETY INC	770 N. Westhill Boulevard	102327100	152.68	152.68	\$5,560.24	8059	N/A	7.96	1	84.31	\$268.93	\$5,829.18
PAFFENROTH, JEFFREY J	828 N. Westhill Boulevard	102327200	100.00	100.00	\$3,641.78	2750	N/A	36.13	1	99.36	\$415.49	\$4,057.25
YEATMAN, DOUGLAS S & AMY C	842 N. Westhill Boulevard	102327300	129.00	129.00	\$4,697.87	5839	N/A	36.13	1	210.96	\$862.17	\$5,560.04
MALPAR LLC	920 N. Westhill Boulevard	102327400	244.40	244.40	\$8,900.48	19800	N/A	11.03	0.5	108.09	\$452.00	\$9,352.48
SAMS EAST INC	N. Westhill Boulevard	102327600	333.54	135.00	\$4,918.38	6648	N/A	82.52	1	548.59	\$2,294.04	\$7,212.42
LATITUDE 43 N 45 LTD PARTNSRSH	1140 N. Westhill Boulevard	102327800	135.00	135.00	\$4,918.38	6648	N/A	82.52	1	548.59	\$2,294.04	\$7,212.42
RIBS N BIBS LLC	1170 N. Westhill Boulevard	102327900	175.00	175.00	\$6,373.08	4244	N/A	158.37	1	672.72	\$2,810.81	\$9,183.89
SAMS REAL ESTATE BUSINESS TRST	N. Westhill Boulevard	102328000	0.00	0.00	\$0.00	0	N/A	0.00	0.5	0.00	\$0.00	\$0.00
MMADKAT LLC	1250 N. Westhill Boulevard	102328100	235.00	188.67	\$6,869.72	7374.00	N/A	11.03	1.00	81.34	\$340.14	\$7,209.86
			6051.53	5689.99	\$207,215.78					74329.35	\$310,823.66	\$518,039.44

Workbook: Westhill Boulevard
 Worksheet: Westhill Boulevard assessments
 Disk: W:\Projects\G0000950728\Spreadsheet
 Date: March 1, 2016
 Date: March 8, 2016 (Incorporated low bid prices)
 Date: March 10, 2016 (added Gander Mtn.)