



**BOARD OF SUPERVISORS
PUBLIC HEARING**

**Tuesday, March 19, 2019
6:30 p.m. – Board Room
1900 W. Grand Chute Boulevard**

**W. EVERGREEN DRIVE
(Richmond Street to Haymeadow Avenue)**

AGENDA

- A. CALL PUBLIC HEARING TO ORDER/ROLL CALL
- B. Proposed imposition of special assessments for the Town of Grand Chute's cost allocable for street urbanization and storm sewer installation for W. Evergreen Drive (Richmond Street to Haymeadow Avenue), as located in the Town of Grand Chute, Outagamie County, Wisconsin.
- C. CLOSE PUBLIC HEARING
Motion to close public hearing.
- D. ADJOURNMENT

Public Notice: Agendas are posted in the following locations: Town Hall bulletin boards & Town website www.grandchute.net 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920-832-5644) with at least 24-hour notice.

Notice of Possible Quorum: A quorum of the Sanitary Districts, Plan Commission, Board of Review, Licensing Committee, Parks Commission, Community Development Authority, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Sanitary Districts, Plan Commission, Board of Review, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

**Town of Grand Chute
Evergreen Drive Urbanization
STH 47 to Haymeadow Avenue
McM No.: G0006-9-18-00869
Schedule of Assessments (50% Assessment on AGD)**

Project Cost

Storm Sewer:

Description	Unit	Estimated Quantity	Unit Price	Amount	AGD Zoning Assessable Amount	Other Zoning Assessable Amount
4"-6" San Lateral	LF	32	\$125.00	\$4,000.00	\$0.00	\$0.00
72" RCP Class IV Storm Sewer	LF	233	\$375.00	\$87,375.00	\$7,922.00	\$16,310.00
72" RCP Cl V Storm Sewer (Jacked)	LF	200	\$750.00	\$150,000.00	\$6,800.00	\$14,000.00
60" Storm Sewer	LF	605	\$300.00	\$181,500.00	\$20,570.00	\$42,350.00
24" RCP Class IV Storm Sewer	LF	78	\$140.00	\$10,920.00	\$2,652.00	\$5,460.00
15" Storm Sewer	LF	436	\$85.00	\$37,060.00	\$14,824.00	\$30,520.00
12" Class IV Storm Sewer	LF	212	\$150.00	\$31,800.00	\$7,208.00	\$14,840.00
6" Storm Lateral	LF	619	\$75.00	\$46,425.00	\$21,046.00	\$43,330.00
12" Inlet Lead	LF	382.5	\$65.00	\$24,862.50	\$13,005.00	\$24,862.50
Storm Manhole	VF	48.31	\$140.00	\$6,763.40	\$2,705.36	\$6,763.40
Tee-Line Storm Manhole	VF	7.31	\$875.00	\$6,396.25	\$409.36	\$3,198.13
8' Dia. Manhole	VF	17.09	\$780.00	\$13,330.20	\$957.04	\$7,476.88
10' Dia. Manhole	VF	9.15	\$1,160.00	\$10,614.00	\$512.40	\$4,003.13
8' Dia. MH w/Orifice (AD-208)	Each	1	\$12,000.00	\$12,000.00	\$56.00	\$437.50
10' Dia. MH w'Orifice (AD-110)	Each	1	\$15,000.00	\$15,000.00	\$56.00	\$437.50
Storm Manhole Casting	Each	8	\$550.00	\$4,400.00	\$1,760.00	\$2,200.00
"E" Inlet W/Frame	Each	22	\$1,500.00	\$33,000.00	\$13,200.00	\$16,500.00
Pavement Markings Yellow (4")	LF	1700	\$0.90	\$1,530.00	\$612.00	\$765.00
Pavement Markings White (4")	LF	3400	\$0.85	\$2,890.00	\$1,156.00	\$1,445.00
Silt Fence	LF	365	\$2.10	\$766.50	\$306.60	\$383.25
Sediment Log	LF	488	\$8.00	\$3,904.00	\$1,561.60	\$1,952.00
Type "D" Inlet Protection	Each	26	\$90.00	\$2,340.00	\$936.00	\$1,170.00
Temporary Traffic Control	LS	1	\$7,000.00	\$7,000.00	\$2,800.00	\$3,500.00
Extra: Message Board	LS	1	\$2,300.00	\$2,300.00	\$920.00	\$1,150.00
Extra	LS	1	\$5,391.00	\$5,391.00	\$2,156.40	\$2,695.50
Temporary Asphalt	LS	1	\$51,500.00	\$51,500.00	\$20,600.00	\$25,750.00
Type D Inlet Protection	Each	26	\$90.00	\$2,340.00	\$936.00	\$1,170.00
Adjust Storm Manhole Casting	Each	10	\$250.00	\$2,500.00	\$1,000.00	\$1,250.00
Adjust Sanitary Manhole Casting	Each	7	\$250.00	\$1,750.00	\$0.00	\$0.00
Adjust Inlet Casting	Each	22	\$250.00	\$5,500.00	\$2,200.00	\$2,750.00
Remove Inlet/Manhole	Each	2	\$387.00	\$774.00	\$309.60	\$387.00

Abandon Inlet/Lead	Each	2	\$387.00	\$774.00	\$309.60	\$387.00
Type C Inlet W/Casting	Each	2	\$2,342.00	\$4,684.00	\$1,873.60	\$2,342.00
Yard Drain	Each	1	\$2,202.00	\$2,202.00	\$880.80	\$1,101.00
Storm Inlet Lead	LF	78	\$98.70	\$7,698.60	\$3,079.44	\$3,849.30
Sanitary Manhole Seal (0"-12")	Each	2	\$425.00	\$850.00	\$0.00	\$0.00
Sanitary Manhole Seal (12"-18")	Each	3	\$510.00	\$1,530.00	\$0.00	\$0.00
Sanitary Manhole Seal (18"+)	Each	2	\$575.00	\$1,150.00	\$0.00	\$0.00
		Subtotal:		\$784,820.45	\$155,320.80	\$284,736.08
		Contingencies (15%):		\$117,723.07	\$23,298.12	\$42,710.41
		Engineering:		\$7,848.20	\$7,766.04	\$14,236.80
		Subtotal:		\$910,391.72	\$186,384.96	\$341,683.29
		Administration (5%):		\$45,519.59	\$9,319.25	\$17,084.16
		Total:		\$955,911.31	\$195,704.21	\$358,767.45

Street:

Description	Unit	Estimated Quantity	Unit Price	Amount	AGD Zoning Assessable Amount	Other Zoning Assessable Amount
HMA Pavement 3MT 58-28S (Lower Layer)	Ton	2069	\$57.50	\$118,967.50	\$34,990.44	\$118,967.50
HMA Pavement 4MT 58-28S (Upper Layer)	Ton	1182	\$64.10	\$75,766.20	\$31,197.85	\$75,766.20
3" Asphalt Pavement	SY	255	\$41.92	\$10,689.60	\$4,401.60	\$10,689.60
12" Stone Base	SY	10240	\$7.47	\$76,492.80	\$30,783.69	\$76,492.80
Excavation	CY	12082	\$14.87	\$179,659.34	\$72,301.93	\$179,659.34
Geogrid	SY	10240	\$2.00	\$20,480.00	\$8,241.95	\$20,480.00
6" Pedestrian Curb & Gutter	LF	50	\$25.00	\$1,250.00	\$0.00	\$0.00
30" Curb & Gutter	LF	230	\$28.95	\$6,658.50	\$3,329.25	\$6,658.50
5" Concrete Driveway	SF	2720	\$4.85	\$13,192.00	\$6,596.00	\$13,192.00
5" Concrete Sidewalk	SF	25500	\$4.89	\$124,695.00	\$0.00	\$0.00
4" Concrete Sidewalk	SF	11600	\$4.93	\$57,188.00	\$0.00	\$0.00
7" Concrete Handicap Ramp	SF	930	\$6.05	\$5,626.50	\$0.00	\$0.00
Truncated Dome	SF	184	\$30.00	\$5,520.00	\$0.00	\$0.00
5" Private Concrete Driveway	SF	590	\$4.85	\$2,861.50	\$1,430.75	\$2,861.50
3" Private Asphalt Driveway	SF	4100	\$7.75	\$31,775.00	\$15,887.50	\$31,775.00
Concrete Pavement Removal	SY	135	\$3.00	\$405.00	\$202.50	\$405.00
Asphalt Pavement Removal	SY	6795	\$1.50	\$10,192.50	\$5,096.25	\$10,192.50
Concrete Curb & Gutter Removal	LF	390	\$3.00	\$1,170.00	\$585.00	\$1,170.00
Driveway Apron Removal	SF	5070	\$0.50	\$2,535.00	\$1,267.50	\$2,535.00
Handicap Ramp Removal	SF	100	\$1.50	\$150.00	\$0.00	\$0.00
Sidewalk Removal	SF	1202	\$0.70	\$841.40	\$0.00	\$0.00
Private Concrete Driveway Removal	SF	180	\$0.50	\$90.00	\$45.00	\$90.00
Private Asphalt Driveway Removal	SF	4100	\$0.50	\$2,050.00	\$1,025.00	\$2,050.00
Full Depth Sawcut	LF	875	\$2.50	\$2,187.50	\$1,093.75	\$2,187.50
Horizontal Curb Head Sawcut	LF	50	\$20.00	\$1,000.00	\$0.00	\$0.00
Drill Tie Bars	Each	95	\$8.00	\$760.00	\$380.00	\$760.00
Terrace Restoration	SY	6450	\$6.30	\$40,635.00	\$20,317.50	\$40,635.00

Seed, Fertilizer, & Mulch	SY	6450	\$0.75	\$4,837.50	\$2,418.75	\$4,837.50
Remove Culvert	Each	16	\$200.00	\$3,200.00	\$1,600.00	\$3,200.00
Remove Existing Pavement Marking	LF	1856	\$2.15	\$3,990.40	\$1,995.20	\$3,990.40
Remove Existing Pavement Marking Arrows	Each	9	\$82.50	\$742.50	\$0.00	\$0.00
Pavement Marking Epoxy 4"	LF	2700	\$0.77	\$2,079.00	\$1,039.50	\$2,079.00
Pavement Marking Epoxy 6" (Bike Lanes)	LF	9250	\$0.94	\$8,695.00	\$4,347.50	\$8,695.00
Pavement Marking Epoxy 6" (Crosswalks)	LF	490	\$7.10	\$3,479.00	\$1,739.50	\$3,479.00
Pavement Marking Epoxy 8"	LF	750	\$1.05	\$787.50	\$393.75	\$787.50
Pavement Marking Epoxy 12"	LF	430	\$11.25	\$4,837.50	\$2,418.75	\$4,837.50
Pavement Marking Epoxy 18"	LF	395	\$16.80	\$6,636.00	\$3,318.00	\$6,636.00
Pavement Marking Epoxy (Arrows/Symbols/Words)	Each	32	\$225.00	\$7,200.00	\$3,600.00	\$7,200.00
Conduit Nonmetal, Sch 80, 2"	LF	2903	\$6.05	\$17,563.15	\$0.00	\$0.00
Conduit Nonmetal, Sch 80, 3"	LF	25	\$7.70	\$192.50	\$0.00	\$0.00
Concrete Base, Type 5	Each	16	\$825.00	\$13,200.00	\$0.00	\$0.00
Concrete Base, City, Type 1 (12.75" Bolt Circle)	Each	4	\$715.00	\$2,860.00	\$0.00	\$0.00
Concrete Bases, Cabinet Basement, Type 10	Each	1	\$1,650.00	\$1,650.00	\$0.00	\$0.00
Notify Property Owners	LS	0.1	\$5,500.00	\$550.00	\$275.00	\$550.00
Traffic Control	LS	0.1	\$45,000.00	\$4,500.00	\$2,250.00	\$4,500.00
Street Lights	LS	1	\$25,000.00	\$25,000.00	\$12,500.00	\$25,000.00
			Subtotal:	\$904,838.39	\$277,069.41	\$672,359.34
			Contingencies (15%):	\$135,725.76	\$41,560.41	\$100,853.90
			Engineering:	\$9,048.38	\$2,770.69	\$6,723.59
			Subtotal:	\$1,049,612.53	\$321,400.51	\$779,936.83
			Administration (5%):	\$52,480.63	\$16,070.03	\$38,996.84
			Total:	\$1,102,093.16	\$337,470.54	\$818,933.68

Setting Assessment Rates:

Storm Sewer:

AGD Zoning

Assessable Amount:	\$195,704.21
Town Assessable Amount:	\$88,066.89
Town Allocated Assessable Amount:	\$75,493.25
Assessable Frontage:	2290.80 feet
Assessment Rate:	\$32.95 per foot
Maximum Assessment Rate:	\$20.00 per foot

Other Zoning

Assessable Amount:	\$358,767.45
Town Assessable Amount:	\$161,445.35
Town Allocated Assessable Amount:	\$23,050.16
Assessable Frontage:	381.54 feet
Assessment Rate:	\$60.41 per foot
Maximum Assessment Rate:	\$40.00 per foot

Street:

AGD Zoning

Assessable Amount:	\$337,470.54
Town Assessable Amount:	\$151,861.74
Town Allocated Assessable Amount:	\$130,179.87
Assessable Frontage:	2290.80 feet
Assessment Rate:	\$56.83 per foot

Other Zoning

Assessable Amount:	\$818,933.68
Town Assessable Amount:	\$368,520.15
Town Allocated Assessable Amount:	\$52,615.00
Assessable Frontage:	381.54 feet
Assessment Rate:	\$137.90 per foot

Schedule of Assessments:

Property Owner	Property Address	Parcel Number	Zoning	Total Evergreen Drive Street Frontage	AGD Zoning Storm Sewer Assessable Frontage	Other Zoning Storm Sewer Assessable Frontage	Storm Sewer Assessment	AGD Zoning Street Assessable Frontage	Other Zoning Street Assessable Frontage	Street Assessment	Total Assessment
TOWN OF GRAND CHUTE	W EVERGREEN DR	101041000	AGD	604.48	521.15	0.00	\$10,423.00	521.15	0.00	\$29,615.52	\$40,038.52
JOHNSON, JAMES J	109 W EVERGREEN DR	101051901	AGD	100.00	100.00	0.00	\$2,000.00	100.00	0.00	\$5,682.73	\$7,682.73
MARQUARDT, LELAND K	111 W EVERGREEN DR	101051902	AGD	100.00	100.00	0.00	\$2,000.00	100.00	0.00	\$5,682.73	\$7,682.73
DUWAYNE JOHNSON IRREV TRUST	107 W EVERGREEN DR	101051903	AGD	102.98	102.98	0.00	\$2,059.60	102.98	0.00	\$5,852.07	\$7,911.67
MONTONATI, TRUMAN A	123 W EVERGREEN DR	101051904	AGD	125.00	125.00	0.00	\$2,500.00	125.00	0.00	\$7,103.41	\$9,603.41
RICHLING, JOSHUA J	275 W EVERGREEN DR	101051905	AGD	150.00	150.00	0.00	\$3,000.00	150.00	0.00	\$8,524.09	\$11,524.09
JOHNSON, JAMES J	W EVERGREEN DR	101051906	AGD	197.53	0.00	0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
HEIN, KRISTINE A	335 W EVERGREEN DR	101052000	AGD	200.00	200.00	0.00	\$4,000.00	200.00	0.00	\$11,365.45	\$15,365.45
HELMS, ANTHONY V	325 W EVERGREEN DR	101052100	AGD	200.00	200.00	0.00	\$4,000.00	200.00	0.00	\$11,365.45	\$15,365.45
VANASTEN, RYAN J	465 W EVERGREEN DR	101052401	AGD	225.00	225.00	0.00	\$4,500.00	225.00	0.00	\$12,786.13	\$17,286.13
ALBRIGHT, WILLIAM J	445 W EVERGREEN DR	101052402	AGD	250.00	250.00	0.00	\$5,000.00	250.00	0.00	\$14,206.81	\$19,206.81
GRISHABER MAIN STREET PARTNERSHIP LLP	3992 N RICHMOND ST	101052406	CL	464.87	0.00	381.54	\$15,261.60	0.00	381.54	\$52,615.00	\$67,876.60
DUWAYNE JOHNSON IRREV TRUST	W EVERGREEN DR	101052500	AGD	100.00	100.00	0.00	\$2,000.00	100.00	0.00	\$5,682.73	\$7,682.73
JANSSEN, DAVID	535 W EVERGREEN DR	101052600	AGD	150.00	150.00	0.00	\$3,000.00	150.00	0.00	\$8,524.09	\$11,524.09
DUWAYNE JOHNSON IRREV TRUST	W EVERGREEN DR	101052700	AGD	100.00	66.67	0.00	\$1,333.40	66.67	0.00	\$3,788.67	\$5,122.07
				3069.86	2290.80	381.54	\$61,077.60	2290.80	381.54	\$182,794.88	\$243,872.48

Note: AGD zoned parcels are assessed as RES

Note: Based on Elsner low bid and using 4-1/2" for AGD and 5-1/2" For Other Zoning

**Evergreen Drive Urbanization
Public Hearing Info Sheet
March 19, 2019**

- Project Description - Evergreen Drive, from Richmond Street to Haymeadow Avenue, will be urbanized with new concrete pavement, curb and gutter, and concrete sidewalk. Installation of storm sewer took place in 2018. Ground disturbance activities will include removal of the existing pavement, excavation of the existing stone base and subgrade to proposed plan grades, stripping of topsoil to the proposed grading limits, placement of new stone base for the roadway, construction of new concrete pavement, construction of new concrete sidewalk, grading operations beyond the proposed sidewalk to blend in and match existing grades, installation of street lights, and placement of topsoil and vegetative restoration. This is a joint project between the City of Appleton and the Town of Grand Chute with the City being the lead agency.

- Current Contract Schedule
 - Public Information Meeting (City) – October 18, 2017
 - Municipal Service Committee Design Hearing #1 (City) – October 23, 2017
 - Municipal Services Committee Design Hearing #2 (City) – November 20, 2017
 - Common Council Design Approval (City) – December 6, 2017
 - Preliminary Resolutions (storm & urbanization) – October 16, 2018
 - Dorner Inc. completed storm sewer installation – Fall 2018
 - Joint City/Town letters sent to property owners offering on-site meetings – November 5, 2018
 - Bid – February 4, 2019 (low bid received by Vinton Construction)
 - Public Hearing March 19, 2019
 - Bid Award March 20, 2019
 - Phase I of reconstruction (Pathways to east) – April 18, 2019 – May 24, 2019
 - Phase II of reconstruction (Pathways to west) – May 28, 2019 – July 19, 2019
 - Contract states that work must be complete by August 30, 2019.

- Outstanding Permits
 - None

- Traffic Control & Access – There will be a posted detour consisting of Richmond Street/STH 47, Edgewood Drive/CTH JJ, and Meade Street. Due to the nature of the reconstruction (2-3' cuts at the centerline and the narrowness of the existing roadway) maintaining local access is difficult. As a result, for the half that is under construction, local access will be restricted and will need to park in the church parking lots or on the side streets if that is closer. The church has given approval of this plan.

- Mail/Garbage & Recycling/School Buses:
 - Mail - The post office will send notifications to the residents as to changes in mail delivery. They may provide temporary boxes outside of the construction limits.
 - Garbage & Recycling – Residents within the construction limits will need to place their containers at the nearest side street or along Evergreen Drive outside of the barricades on the day of pickup.
 - School busses – The construction schedule and detour route will be sent to Lamers Bus Company by the City. Lamers then determines route or pickup changes as it relates to construction closures.

- Other Work – private utility relocations

- Assessments
 - Generally 50% of the standard residential street will be assessed to adjacent residential properties. Commercial properties will be assessed 100% of the cost.
 - Over-build costs for the wider roadway, oversized storm sewer, and sidewalk have been backed out of the assessment for the residential properties.
 - Standard credits have been assigned for corner lots.
 - Includes a 15% contingency – only assess what is used
 - Overall, assessments are 12% of the Town's project cost while the Town's portion is 88%.
 - Storm sewer: capped at \$20/LF for RSF & RTF; capped at \$40/LF for Non RSF & RTF.
 - Storm assessment:
 - Total Cost is \$955,911.31
 - Proposed Assessed Cost is \$61,077.60
 - Town Cost is \$894,833.71
 - Street assessment:
 - Total Cost \$1,102,093.16
 - Proposed Assessed Cost \$182,794.88
 - Town Cost \$919,298.28

- Contractor & Subcontractors
 - Prime contractor: Vinton Construction
 - Subcontractors:
 - Sidewalks/Driveways – Martell Construction
 - Electrical – Bodart Electric Service, Inc.
 - Pavement marking: Brickline, Inc.
 - Restoration – Highway Landscapers

- Method of payment for assessments in excess of \$4,000 can be in up to 10 equal installments and will bear interest on the unpaid balance at the rate of 2% per annum above the most current borrowed rate at the time of the project. For Evergreen Drive the 2018 borrowed rate of 2.58% will be applied – therefore, interest will be at 4.58%.