



**BOARD OF SUPERVISORS  
PUBLIC HEARING**

**Tuesday, June 16, 2020  
6:45 p.m. – Board Room  
1900 W. Grand Chute Boulevard**

**N. MCCARTHY ROAD  
(W. Edgewood Drive to 3900-foot south)**

**\*\*VIRTUAL MEETING PARTICIPATION OPTIONS\*\***

*Note: Stay connected from Public Hearing for the Sanitary District Meeting*

Web Access:

<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=mb0fa6b5966884672a03c9541dbfd258c>

Access Code: 624-632-691

Meeting Password: 1900

Telephone Access:

Dial: (408) 418-9388

Access Code: 624-632-691

Meeting Password: 1900

**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 reclamation and paving on N. McCarthy Road (W. Edgewood Drive to 3900-foot south), as located in the Town of Grand Chute, Outagamie County, Wisconsin.
- C. CLOSE PUBLIC HEARING - Motion to close public hearing.
- D. ADJOURNMENT - Motion to adjourn.

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**Public Notice:** Agendas are posted in the following locations: Town Hall bulletin boards & Town website [www.grandchute.net](http://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.

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June 5, 2020

Re: N. McCarthy Road Reclamation & Paving, W. Edgewood Drive to 3900-foot south  
Public Hearing

Enclosed is the official notification that the Town of Grand Chute Board of Supervisors will be holding a Public Hearing on Tuesday, June 16, 2020 at 6:45 PM regarding special assessments for reclamation and paving of N. McCarthy Road from W. Edgewood Drive to 3,900-foot south. This project is scheduled for the 2020 construction season.

At the hearing, there will be construction plans available for viewing, copies of the Town's Policy for Special Assessments, as well as an updated project summary/information sheet.

The hearing is designed for the Board of Supervisors to listen to questions and concerns of property owners along the project corridor regarding the special assessments. Questions posed at the hearing will not be directly answered. Rather, they will be answered in writing within two weeks of the hearing. The answers will be posted on the Town website. The following link on the Town's website also has answers to frequently asked questions and the Special Assessment Policy <http://www.grandchute.net/departments/finance/general/special-assessments-and-special-charges/>

The Town Board of Supervisors placed extensive consideration over the special assessment methodology that was approved. If you have a specific question in advance of the hearing please email those questions to [katie.schwartz@grandchute.net](mailto:katie.schwartz@grandchute.net). If the question is received a minimum of three business days prior to the hearing staff will make every effort to have answers to those questions in writing at the hearing as a handout.

Sincerely,

*Katie Schwartz*

Katie Schwartz, P.E.  
Director of Public Works  
Town of Grand Chute

Enc.

## NOTICE OF PUBLIC HEARING

TOWN OF GRAND CHUTE  
OUTAGAMIE COUNTY

N. McCarthy Road  
(W. Edgewood Drive to 3900-feet south)

Notice is hereby given that the Grand Chute Town Board will hold a Public Hearing on Tuesday, June 16, 2020, in the Board Room at Grand Chute Town Hall, 1900 W. Grand Chute Blvd, Grand Chute, Wisconsin, at 6:45 p.m. or shortly thereafter to hear public input regarding the proposed reclamation and paving as located in the Town of Grand Chute, Outagamie County, Wisconsin.

All persons interested are invited to express their views or concerns regarding the request described above. The Public Hearing is open to the public; however, considering the current COVID-19 Health Emergency, we strongly recommend that you not attend in person. You may attend virtually via the options listed below:

**\*\*VIRTUAL MEETING PARTICIPATION OPTIONS\*\***

Web Access:

<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=mb0fa6b5966884672a03c9541dbfd258c>

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Access Code: 624-632-691

Meeting Password: 1900

You may also share feedback with the Town Board by mailing a letter to Grand Chute Town Board, 1900 W. Grand Chute Blvd, Grand Chute WI 54913, or by emailing [Katie.schwartz@grandchute.net](mailto:Katie.schwartz@grandchute.net). All feedback received will be presented to the Town Board during the Public Hearing.

Dated this 5th day of June 2020

Angie Cain  
Town Clerk

Posted at Town Hall June 5, 2020  
Published on Town Website June 5, 2020  
Mailed to property owners June 5, 2020

# Engineer's Report

McCarthy Road Reclaiming & Paving  
Edgewood Drive to 3,900 Feet South



Prepared For The  
**TOWN OF GRAND CHUTE**  
OUTAGAMIE COUNTY, WISCONSIN

JUNE 5, 2020

McM. No. G0006-9-20-00170.02

CCS:car



McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE | NEENAH, WI 54956  
Mailing P.O. BOX 1025 | NEENAH, WI 54957-1025  
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

# Engineer's Report

Pursuant To Sec. 66.0703(4) and (5) Wis. Stats., as Amended

McCarthy Road Reclaiming & Paving  
Edgewood Drive to 3,900 Feet South



Prepared For The  
**TOWN OF GRAND CHUTE**  
OUTAGAMIE COUNTY, WISCONSIN

1. This Engineer's Report, submitted on behalf of the above-named municipality, is prepared in compliance with Section 66.0703(4) and (5), Wisconsin Statutes, as amended.
2. That Preliminary Plans and Specifications for the aforementioned Town project are on file with the Clerk of the Town or will be filed contemporaneously herewith.
3. That an estimate of the entire cost of the proposed work or improvements, based upon estimates for said proposed work or improvements by the Town, is on file with the Clerk of the Town or will be filed contemporaneously herewith.
4. A schedule of all proposed assessments as to each parcel of property affected is on file with the Clerk of the Town or will be filed contemporaneously herewith.
5. That it has been determined by the governing body of the Town and the Engineer for the Town, that the property against which the assessments are made is and/or will be benefited from said proposed work, improvements and installation of the same, and that all assessments constitute a valid exercise of the Town's police power, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

McMahon Associates, Inc.

By:   
\_\_\_\_\_  
Carl C. Sutter, P.E., CCS  
Senior Vice President

June 5, 2020

McM. No. G0006-9-20-00170.02



**Town of Grand Chute**  
**McCarthy Road Reclaiming & Paving**  
**Edgewood Drive to 3,900 feet south**  
**McM No.: G0006-9-20-00170**  
**Schedule of Assessments**  
**Providing 50% Corner Lot Credit**

**Project Cost (based on low bid):**

Description	Unit	Bid Quantity	Unit Price	Amount	Assessable Amount
Remove and Replace 18 Inch Storm Sewer Corrugated Metal Pipe	LF	46	\$80.00	\$3,680.00	\$0.00
Remove and Replace 36 Inch Storm Sewer Corrugated Metal Pipe CMP	LF	40	\$120.00	\$4,800.00	\$0.00
18 Inch Metal End Section	Each	2	\$410.00	\$820.00	\$0.00
36 Inch Metal End Section	Each	2	\$740.00	\$1,480.00	\$0.00
Reclaim Existing Pavement	SY	9500	\$0.60	\$5,700.00	\$3,800.00
Remove Reclaimed Material	Ton	900	\$7.65	\$6,885.00	\$4,590.00
Sawcut Asphalt	LF	270	\$1.85	\$499.50	\$333.00
Remove Asphalt Driveway	SY	150	\$5.80	\$870.00	\$580.00
Fine Grading	SY	9500	\$1.50	\$14,250.00	\$9,500.00
HMA Pavement 3MT 58-28S (Lower Layer)	Ton	1500	\$53.10	\$79,650.00	\$53,100.00
HMA Pavement 4MT 58-28S (Upper Layer)	Ton	1200	\$57.10	\$68,520.00	\$45,680.00
Asphalt Driveway 3 Inch	SY	60	\$21.80	\$1,308.00	\$872.00
Aggregate Shoulder	Ton	1050	\$18.55	\$19,477.50	\$12,985.00
Pavement Marking Centerline Yellow 4 Inch (Epoxy)	LF	5720	\$1.50	\$8,580.00	\$5,720.00
Restoration With Erosion Mat	SY	100	\$18.40	\$1,840.00	\$0.00
			Subtotal:	\$218,360.00	\$137,160.00
			Contingencies (15%):	\$32,754.00	\$20,574.00
			Engineering:	\$21,836.00	\$13,716.00
			Subtotal:	\$272,950.00	\$171,450.00
			Administration (5%):	\$13,647.50	\$8,572.50
			Total:	\$286,597.50	\$180,022.50

**Setting Assessment Rates:**

Assessable Amount:	\$180,022.50
Assessable Frontage:	7856.38 feet
Assessment Rate:	\$22.91 per foot

**Schedule of Assessments:**

Property Owner	Property Address	Parcel Number	Zoning	Total Frontage	Assessable Frontage	Total Assessment	Potential Deferred Assessable Frontage	Potential Deferred Assessment	Total Assessment With Deferment
KEEZER, BRETT	5020 N MC CARTHY RD	101023600	AGD	169.70	169.70	\$3,888.54	0.00	\$0.00	\$3,888.54
SCHROEDER, JANET M	5000 N MC CARTHY RD	101023602	AGD	170.00	170.00	\$3,895.41	0.00	\$0.00	\$3,895.41
MCFARLANE, SCOTT A	5275 W EDGEWOOD DR	101023603	AGD	288.16	144.08	\$3,301.47	0.00	\$0.00	\$3,301.47
KELLER, STEVEN G	5100 N MC CARTHY RD	101023605	AGD	170.00	170.00	\$3,895.41	0.00	\$0.00	\$3,895.41
ROBERT H/GLADYS EBBEN RV TRT	N MC CARTHY RD	101023700	AGD	502.40	502.40	\$11,512.08	502.40	\$11,512.08	\$0.00
PLAMANN, LARRY J	4740 N MC CARTHY RD	101023800	AGD	1141.75	1141.75	\$26,162.26	1141.75	\$26,162.26	\$0.00
PLAMANN, LARRY	4770 N MC CARTHY RD	101023801	AGD	161.33	161.33	\$3,696.74	0.00	\$0.00	\$3,696.74
PLAMANN, KEITH D	N MC CARTHY RD	101023900	AGD	16.92	90.00	\$2,062.28	0.00	\$0.00	\$2,062.28
FULLER, PARKER C	5313 W EDGEWOOD DR	101024200	AGD	132.00	66.00	\$1,512.34	0.00	\$0.00	\$1,512.34
STREGIEL, K JASON	4955 N MC CARTHY RD	101024300	AGD	230.82	230.82	\$5,289.05	0.00	\$0.00	\$5,289.05
SCHNEIDEWEND IRREV TRST	5005 N MC CARTHY RD	101024306	AGD	236.00	236.00	\$5,407.75	0.00	\$0.00	\$5,407.75
WITTHUHN, KARI K	5001 N MC CARTHY RD	101024307	AGD	131.87	131.87	\$3,021.69	0.00	\$0.00	\$3,021.69
VANDENLANGENBERG, KEVIN A	5125 N MC CARTHY RD	101024309	AGD	132.00	132.00	\$3,024.67	0.00	\$0.00	\$3,024.67
HANSEL, MICHAEL A	5245 N MC CARTHY RD	101024311	AGD	190.00	190.00	\$4,353.69	0.00	\$0.00	\$4,353.69
ZIESEMER, ROBERT G	4849 N MC CARTHY RD	101024312	AGD	66.00	180.43	\$4,134.41	0.00	\$0.00	\$4,134.41
WAITE, JOHN	4909 N MC CARTHY RD	101024313	AGD	180.00	180.00	\$4,124.55	0.00	\$0.00	\$4,124.55
JEROLD E KLEBERG REV LIV TRST	N MC CARTHY RD	101024800	AGD	1320.00	1320.00	\$30,246.72	1320.00	\$30,246.72	\$0.00
ARVIZU, CRUZ	4421 N MC CARTHY RD	101024900	AGD	1320.00	1320.00	\$30,246.72	1139.57	\$26,112.31	\$4,134.41
PLAMANN, KEITH D	4510 N MC CARTHY RD	101025700	AGD	660.00	660.00	\$15,123.36	479.57	\$10,988.95	\$4,134.41
PLAMANN, LARRY J	4350 N MC CARTHY RD	101025800	AGD	379.00	379.00	\$8,684.47	198.57	\$4,550.07	\$4,134.41
CHEVALIER, TIMOTHY J	4230 N MC CARTHY RD	101025900	AGD	281.00	281.00	\$6,438.88	0.00	\$0.00	\$6,438.88
				7878.95	7856.38	\$180,022.50	4781.86	\$109,572.40	\$70,450.10

Workbook: 2020 Reclaiming

Worksheet: McCarthy Rd. assess. 50% corner

Location: w:\Projects\G0006\92000170\Dept\Muni\MSExel

Date: April 14, 2020

Revised: May 12, 2020

Revised: June 5, 2020 (incorporated bid items and prices)

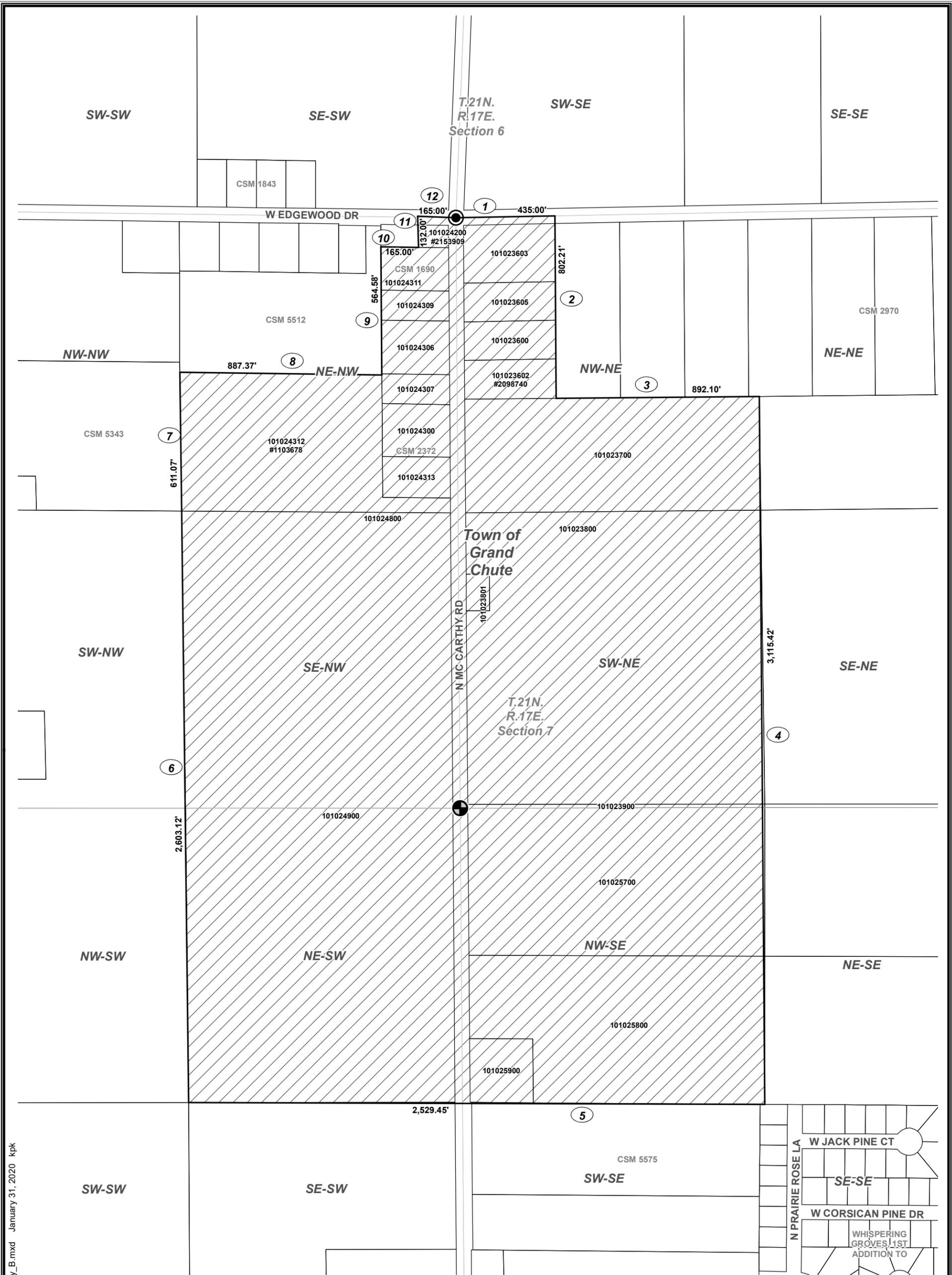
N. McCarthy Road Assessment Legal Description

All of Lot 1 Certified Survey Map (CSM) 1690, Lot 1 and 2 CSM 2372 and a part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , all of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and the Southwest  $\frac{1}{4}$  of the Northeast and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, T21N, R17E, Town of Grand Chute, Outagamie County, Wisconsin containing 196.4 acres and being described as follows:

Beginning at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;

1. Thence East 435 feet along the North line of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;
2. Thence South 802.21 feet to the Southeast corner of Tax Parcel 1010236-2 recorded as Register of Deeds Document No. 2098740 on the North line of the South 15.25 acres of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;
3. Thence East 892.10 feet  $\pm$  on the said North line to the East line of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;
4. Thence South 3,115.42 feet along the East lines of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to the Southeast corner thereof;
5. Thence West 2,529.45 feet along the South line of the said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  to the Southwest corner thereof;
6. Thence North 2,603.12 feet along the West line of the said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the Northwest corner thereof;
7. Thence North 611.07 feet along the West line of the said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the Northwest corner of Tax Parcel 101024312 recorded as Register of Deeds Document No. 1103678;
8. Thence East 887.37 feet to the Northeast corner of said Tax Parcel 10104312;

9. Thence North 564.58 feet along the East line of said Tax Parcel 10104310 to the Northwest corner of Lot 1 CSM 1690;
10. Thence East 165 feet along the North line of said Lot 1 to the Southwest corner of Tax Parcel 1010242 recorded as Register of Deeds Document No. 2153909;
11. thence North 132 feet to the Northwest corner of said Tax Parcel 1010242 on the North line of the said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;
12. Thence East 165 feet to the point of beginning.



w:\PROJECTS\G0006\92000170\CADD\GIS\McCarthy\_B.mxd January 31, 2020 kpk

**Mapped Features**

-  Assessment Area (196.4 Acres)
-  Parcel Line
-  Quarter Section Line
-  PLSS Corner
-  PLSS Corner and Point of Beginning
-  Description Call



Source: Outagamie County, 2019.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.



**FIGURE 1**  
**ASSESSMENTS**  
 N. MCCARTHY ROAD  
 TOWN OF GRAND CHUTE  
 OUTAGAMIE COUNTY, WISCONSIN

**Town of Grand Chute**  
**N. McCarthy Road Reclamation & Paving**  
**Public Hearing Information Sheet**  
**June 16, 2020**

- **PROJECT DESCRIPTION** – N. McCarthy Road, from W. Edgewood Drive to 3,900-feet south, will be reclaimed and paved later this year in conjunction with the Town’s hot mix asphalt paving program. The pavement condition of this segment of N. McCarthy Road is in poor condition and was last paved in 1989 with some temporary grader patches placed in 2019. The roadway will be paved 22-foot wide with asphalt and 3-foot gravel shoulders to match existing widths.

- **CURRENT CONTRACT SCHEDULE**

- Preliminary Resolution – February 20, 2020
- Public Informational Letters – April 17, 2020 (No meeting due to Safer-At-Home Order)
- Bid – June 4, 2020
- Public Hearing – June 16, 2020
- Proposed Final Resolution – July 7, 2020
- Anticipated construction start – Construction is anticipated to start as early as July 20, 2020.

- **PRIME CONTRACTOR** – Northeast Asphalt, Inc.

- **TRAFFIC CONTROL & ACCESS** – The road will remain open to traffic with the exception of cross culvert replacements.

- **MAIL AND GARBAGE/RECYCLING SERVICE** – Since the road will remain open to traffic there will be no disruption to mail or garbage/recycling service.

- **SPECIAL ASSESSMENTS**

- The Town has had a written assessment policy (the “Town Policy”) in place since 1993 to ensure consistency and fairness in the imposition of special assessments against properties located within the Town.
- All parcels along the corridor are zoned AGD (Agricultural) but the use is a mixture of residential and agricultural.
- Assessments will be levied based on front footage.
- Credits have been assigned for parcels with multiple frontages/corner lots. This applies to parcels 101023603 and 101024200.
- A minimum frontage of 90’ has been applied to parcel 101023900.
- An average lot frontage calculation was applied to parcels 101024312, 101025700, and 101025800.
- Per the Special Assessment Policy, the remainder of a parcel’s frontage above the average frontage of residential use within the project or the entire frontage of an AGD zoned parcel with no dwelling shall be assessed and the Town Board will consider deferment. Deferment was approved on the following six parcels – 101023700, 101023800, 101024800, 101024900, 101025700, and 101025800.

- For both parcels 101025700 and 101025800 the difference in actual frontage and the average lot frontage calculation is being shown as deferred due to AGD use.
- The cost of cross culvert replacements are not being special assessed.
- The total estimated cost to the Town for engineering, oversight, and construction is \$286,597.50. The assessments to be levied account for 62.8% of this cost.
- Method of payment for assessments in excess of \$4,000 can be in up to 10 annual 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. Up to 5 annual installments are allowed if the total assessment is greater than \$200 but less than or equal to \$4,000. For N. McCarthy Road the 2019 borrowed rate of 1.68% will be applied – therefore, interest will be at 3.68%. You will receive notification of your final assessment amount and payment options after completion of the project.