



# Grand Chute

*experience better*

## BOARD OF SUPERVISORS PUBLIC HEARING

Thursday, February 27, 2020  
6:00 p.m. – Board Room  
1900 W. Grand Chute Boulevard

W. COLLEGE AVENUE (CTH CA)  
(N. Mayflower Drive – N. Casaloma Drive)

### 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 reconstruction and storm sewer installation for W. College Avenue (CTH CA) from N. Mayflower Drive to N. Casaloma Drive, 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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**NOTICE OF PUBLIC HEARING**

**TOWN OF GRAND CHUTE  
OUTAGAMIE COUNTY**

**W. COLLEGE AVENUE (CTH CA)  
(N. Mayflower Drive – N. Casaloma Drive)**

**STREET CONSTRUCTION AND STORM SEWER INSTALLATION**

Notice is hereby given that the Grand Chute Town Board will hold a Public Hearing on Thursday, February 27, 2020, in the Board Room at Grand Chute Town Hall, 1900 W. Grand Chute Blvd, Grand Chute, Wisconsin, at 6:00 p.m. to hear public input regarding the proposed Street Construction and Storm Sewer Installation on W. COLLEGE AVENUE (CTH CA) (N. Mayflower Drive – N. Casaloma Drive) as located in the Town of Grand Chute, Outagamie County, Wisconsin.

Any interested person may address the Grand Chute Town Board by letter or appear in person or by agent and be heard concerning the proposed improvements.

Dated this 5<sup>th</sup> day of February 2020

Angie Cain  
Town Clerk

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

January 30, 2020

Re: W. College Avenue Reconstruction, N. Mayflower Drive to N. Casaloma Drive  
Public Hearing

Enclosed is the official notification that the Town of Grand Chute Board of Supervisors will be holding a Public Hearing on Thursday, February 27, 2020 at 6:00 PM regarding special assessments for storm sewer installation and street reconstruction of W. College Avenue from N. Mayflower Drive to N. Casaloma Drive. 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/>

Project specific information can be found on the Outagamie County website at the following link <https://www.outagamie.org/government/f-through-m/highway/highway-project-updates/county-ca-county-cb-to-casaloma-drive/-fsiteid-1>

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

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**Town of Grand Chute**  
**W. College Avenue Reconstruction**  
**Public Hearing Information Sheet**  
**February 27, 2020**

- **PROJECT DESCRIPTION** – College Avenue from CTH CB to Casaloma Drive will be reconstructed as a 4-lane divided urban highway with curb & gutter on both the median shoulder and outside shoulder. Multi-lane roundabouts are planned at the intersections of Mayflower Drive and at McCarthy Road to improve operations and safety. A multi-use trail will be constructed on the north side of the highway while a sidewalk will be constructed on the south side through the Town of Grand Chute. Storm sewer will be installed throughout. Both Mayflower and McCarthy Roads will be reconstructed for a distance beyond the intersections with College Avenue. This is a joint project between Outagamie County, The Town of Greenville, and the Town of Grand Chute.
  
- **CURRENT CONTRACT SCHEDULE**
  - Public Informational Meeting – October 2018
  - Right-of-Way acquisition – 2018 (Plat recorded November 2018)
  - Utility relocation - 2019
  - Preliminary Resolutions – October 15, 2019
  - Bid – January 14, 2020
  - Public Hearing – February 27, 2020
  - Proposed Final Resolution – March 17, 2020
  - Anticipated construction start – Reconstruction is anticipated to start around June 1<sup>st</sup> and be complete around mid-October, weather permitting. Property owners will receive notification from WisDOT with further project details (construction schedule, sequencing, etc.).
  
- **PRIME CONTRACTOR** – Vinton Construction – The contractor is required to arrange and conduct a meeting with business people to discuss the project schedule of operations including vehicular and pedestrian access during construction operations.
  
- **TRAFFIC CONTROL & ACCESS** – College Avenue will be closed to traffic. The contractor will start on the east end tying into Casaloma Drive and work to the west tying into CTH CB. The segment of College Avenue between Casaloma Drive and McCarthy Road will open to traffic first. Access will be maintained to McCarthy Road south of College Avenue either from the east via College or from the north via McCarthy Road. An official detour will be provided by the contractor consisting I-41, STH 96, and CTH CB.
  
- **SPECIAL ASSESSMENTS**
  - Assessments will be levied according to the front foot dimensions of abutting property. This includes frontages on College Avenue as well as portions of Mayflower and McCarthy.
  - Over-build costs for the wider roadway and oversized storm sewer have been backed out of the assessment. These values are then further reduced to account for the actual

Town cost participation in the overall project since the project is a partnership between several municipalities.

- Standard credits have been assigned for multiple frontages.
- Mayflower south of College received a 20% credit to the cost of asphalt pavement per Town Policy due to the roadway being last paved 12 years ago while the useful life of asphalt pavement as listed in the Policy is 15 years.
- 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 properties along the corridor are zoned either CR, CL, or RMF. Per the Town Policy, these properties ordinarily would be assessed 100% of the allowable cost; however, after much deliberation by the Town Board, special assessments for commercial use properties have been reduced to 33% of the normal and overall possible assessment while special assessments for residential use properties have been reduced to 20% of the normal and overall possible assessment. This means that the proposed special assessments will be considerably lower than typical special assessments under the Town Policy. These special reductions were included to account for a higher-than-usual general benefit attributable to the project while recognizing that a local benefit still exists.
- Roundabout, sidewalks, trails, sanitary and watermain maintenance, property acquisition, and streetscaping are not being assessed.
- Storm sewer on Mayflower and McCarthy is not being assessed as it is a replacement of existing storm sewer.
- For the condominium parcels along Pennsylvania Avenue the total frontage was divided by the number of tax parcels to come up with the assessment frontage for each parcel.
- Includes a 15% contingency – only assess what is used.
- The total estimated cost to the Town for engineering, oversight, and construction of the assessable items is \$1,847,011.50. The assessments to be levied account for 30.7% of this cost.
- 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 College Avenue 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.

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 CTH CA Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	21,610	CY	\$ 7.58	\$ 163,803.80	\$ 163,803.80	
305.0120	Base Aggregate Dense 1 1/4-Inch	10,460	TON	\$ 5.80	\$ 60,668.00	\$ 60,668.00	
311.0110	Breaker Run	19,920	TON	\$ 11.92	\$ 237,446.40	\$ 237,446.40	
415.0080	Concrete Pavement 8-Inch	26,910	SY	\$ 35.03	\$ 942,657.30	\$ 942,657.30	
601.0409	Concrete Curb & Gutter 30-Inch Type A	10,640	LF	\$ 15.30	\$ 162,792.00	\$ 162,792.00	
602.0405	Concrete Sidewalk 4-Inch	26,530	SF	\$ 4.30	\$ 114,079.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 84,500.00	\$ 84,500.00	\$ 84,500.00	~4.8% of Total
625.0100	Topsoil	15,335	SY	\$ 1.50	\$ 23,002.50	\$ 23,002.50	
628.2006	Erosion Mat Urban Class I Type A	15,335	SY	\$ 1.68	\$ 25,762.80	\$ 25,762.80	
629.0210	Fertilizer Type B	10	CWT	\$ 58.00	\$ 580.00	\$ 580.00	
630.0140	Seeding Mixture No. 40	275	LB	\$ 12.25	\$ 3,368.75	\$ 3,368.75	
634.0616	Posts Wood 4x6-Inch X 16-FT	4	EACH	\$ 58.50	\$ 234.00	\$ 234.00	
637.2210	Signs Type II Reflective H	48	SF	\$ 17.50	\$ 840.00	\$ 840.00	
646.1020	Marking Line Epoxy 4-Inch	12,855	LF	\$ 1.90	\$ 24,424.50	\$ 24,424.50	
646.6120	Marking Stop Line Epoxy 18-Inch	44	LF	\$ 21.00	\$ 924.00	\$ 924.00	
Total					\$ 1,845,083.05	\$ 1,731,004.05	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	836	LF	\$ 58.29	\$ 48,730.44	\$ 41,503.22	50% of 30-Inch Cost
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	4,780	LF	\$ 99.29	\$ 474,606.20	\$ 237,303.10	50% of Cost
611.0530	Manhole Covers Type J	20	EACH	\$ 314.00	\$ 6,280.00	\$ 3,140.00	50% of Cost
611.0630	Inlet Covers Type H	38	EACH	\$ 458.00	\$ 17,404.00	\$ 8,702.00	50% of Cost
611.2006	Manholes 6-FT Diameter	20	EACH	\$ 3,793.00	\$ 75,860.00	\$ 37,930.00	50% of Cost
611.3230	Inlets 2x3-FT	38	EACH	\$ 1,428.00	\$ 54,264.00	\$ 27,132.00	50% of Cost
Total					\$ 677,144.64	\$ 355,710.32	

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 North Mayflower Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	270	CY	\$ 7.58	\$ 2,046.60	\$ 2,046.60	
305.0120	Base Aggregate Dense 1 1/4-Inch	150	TON	\$ 5.80	\$ 870.00	\$ 870.00	
311.0110	Breaker Run	290	TON	\$ 11.92	\$ 3,456.80	\$ 3,456.80	
460.XXXX	HMA Pavement	120	TON	\$ 72.13	\$ 8,655.60	\$ 8,655.60	
601.0411	Concrete Curb & Gutter 30-Inch Type D	210	LF	\$ 18.10	\$ 3,801.00	\$ 3,801.00	
602.0405	Concrete Sidewalk 4-Inch	1,180	SF	\$ 4.30	\$ 5,074.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	~4.8% of Total
625.0100	Topsoil	390	SY	\$ 1.50	\$ 585.00	\$ 585.00	
628.2006	Erosion Mat Urban Class I Type A	390	SY	\$ 1.68	\$ 655.20	\$ 655.20	
629.0210	Fertilizer Type B	0.2	CWT	\$ 58.00	\$ 11.60	\$ 11.60	
630.0140	Seeding Mixture No. 40	7	LB	\$ 12.25	\$ 85.75	\$ 85.75	
634.0616	Posts Wood 4x6-Inch X 16-FT	1	EACH	\$ 58.50	\$ 58.50	\$ 58.50	
637.2210	Signs Type II Reflective H	8	SF	\$ 17.50	\$ 140.00	\$ 140.00	
646.1020	Marking Line Epoxy 4-Inch	210	LF	\$ 1.90	\$ 399.00	\$ 399.00	
646.6120	Marking Stop Line Epoxy 18-Inch	0	LF	\$ 21.00	\$ -	\$ -	
Total					\$ 27,089.05	\$ 22,015.05	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	0	LF	\$ 58.29	\$ -	\$ -	
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	0	LF	\$ 99.29	\$ -	\$ -	
611.0530	Manhole Covers Type J	0	EACH	\$ 314.00	\$ -	\$ -	
611.0630	Inlet Covers Type H	0	EACH	\$ 458.00	\$ -	\$ -	
611.2006	Manholes 6-FT Diameter	0	EACH	\$ 3,793.00	\$ -	\$ -	
611.3230	Inlets 2x3-FT	0	EACH	\$ 1,428.00	\$ -	\$ -	
Total					\$ -	\$ -	

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 South Mayflower Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	280	CY	\$ 7.58	\$ 2,122.40	\$ 2,122.40	
305.0120	Base Aggregate Dense 1 1/4-Inch	160	TON	\$ 5.80	\$ 928.00	\$ 928.00	
311.0110	Breaker Run	300	TON	\$ 11.92	\$ 3,576.00	\$ 3,576.00	
460.XXXX	HMA Pavement	125	TON	\$ 72.13	\$ 9,016.25	\$ 9,016.25	
-	20% HMA Pavement Credit	-	-	-	\$ (1,803.25)	\$ (1,803.25)	
601.0411	Concrete Curb & Gutter 30-Inch Type D	220	LF	\$ 18.10	\$ 3,982.00	\$ 3,982.00	
602.0405	Concrete Sidewalk 4-Inch	1,100	SF	\$ 4.30	\$ 4,730.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	~4.8% of Total
625.0100	Topsoil	400	SY	\$ 1.50	\$ 600.00	\$ 600.00	
628.2006	Erosion Mat Urban Class I Type A	400	SY	\$ 1.68	\$ 672.00	\$ 672.00	
629.0210	Fertilizer Type B	0.3	CWT	\$ 58.00	\$ 17.40	\$ 17.40	
630.0140	Seeding Mixture No. 40	7	LB	\$ 12.25	\$ 85.75	\$ 85.75	
634.0616	Posts Wood 4x6-Inch X 16-FT	1	EACH	\$ 58.50	\$ 58.50	\$ 58.50	
637.2210	Signs Type II Reflective H	8	SF	\$ 17.50	\$ 140.00	\$ 140.00	
646.1020	Marking Line Epoxy 4-Inch	220	LF	\$ 1.90	\$ 418.00	\$ 418.00	
646.6120	Marking Stop Line Epoxy 18-Inch	11	LF	\$ 21.00	\$ 231.00	\$ 231.00	
Total					\$ 25,974.05	\$ 21,244.05	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	0	LF	\$ 58.29	\$ -	\$ -	
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	0	LF	\$ 99.29	\$ -	\$ -	
611.0530	Manhole Covers Type J	0	EACH	\$ 314.00	\$ -	\$ -	
611.0630	Inlet Covers Type H	0	EACH	\$ 458.00	\$ -	\$ -	
611.2006	Manholes 6-FT Diameter	0	EACH	\$ 3,793.00	\$ -	\$ -	
611.3230	Inlets 2x3-FT	0	EACH	\$ 1,428.00	\$ -	\$ -	
Total					\$ -	\$ -	

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 North McCarthy Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	1,000	CY	\$ 7.58	\$ 7,580.00	\$ 7,580.00	
305.0120	Base Aggregate Dense 1 1/4-Inch	560	TON	\$ 5.80	\$ 3,248.00	\$ 3,248.00	
311.0110	Breaker Run	1,060	TON	\$ 11.92	\$ 12,635.20	\$ 12,635.20	
460.XXXX	HMA Pavement	450	TON	\$ 72.13	\$ 32,458.50	\$ 32,458.50	
601.0411	Concrete Curb & Gutter 30-Inch Type D	590	LF	\$ 18.10	\$ 10,679.00	\$ 10,679.00	
602.0405	Concrete Sidewalk 4-Inch	3,200	SF	\$ 4.30	\$ 13,760.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 4,100.00	\$ 4,100.00	\$ 4,100.00	~4.8% of Total
625.0100	Topsoil	685	SY	\$ 1.50	\$ 1,027.50	\$ 1,027.50	
628.2006	Erosion Mat Urban Class I Type A	685	SY	\$ 1.68	\$ 1,150.80	\$ 1,150.80	
629.0210	Fertilizer Type B	0.4	CWT	\$ 58.00	\$ 23.20	\$ 23.20	
630.0140	Seeding Mixture No. 40	12	LB	\$ 12.25	\$ 147.00	\$ 147.00	
634.0616	Posts Wood 4x6-Inch X 16-FT	1	EACH	\$ 58.50	\$ 58.50	\$ 58.50	
637.2210	Signs Type II Reflective H	8	SF	\$ 17.50	\$ 140.00	\$ 140.00	
646.1020	Marking Line Epoxy 4-Inch	730	LF	\$ 1.90	\$ 1,387.00	\$ 1,387.00	
646.6120	Marking Stop Line Epoxy 18-Inch	22	LF	\$ 21.00	\$ 462.00	\$ 462.00	
Total					\$ 88,856.70	\$ 75,096.70	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	0	LF	\$ 58.29	\$ -	\$ -	
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	0	LF	\$ 99.29	\$ -	\$ -	
611.0530	Manhole Covers Type J	0	EACH	\$ 314.00	\$ -	\$ -	
611.0630	Inlet Covers Type H	0	EACH	\$ 458.00	\$ -	\$ -	
611.2006	Manholes 6-FT Diameter	0	EACH	\$ 3,793.00	\$ -	\$ -	
611.3230	Inlets 2x3-FT	0	EACH	\$ 1,428.00	\$ -	\$ -	
Total					\$ -	\$ -	

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 South McCarthy Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	870	CY	\$ 7.58	\$ 6,594.60	\$ 6,594.60	
305.0120	Base Aggregate Dense 1 1/4-Inch	490	TON	\$ 5.80	\$ 2,842.00	\$ 2,842.00	
311.0110	Breaker Run	930	TON	\$ 11.92	\$ 11,085.60	\$ 11,085.60	
460.XXXX	HMA Pavement	380	TON	\$ 72.13	\$ 27,409.40	\$ 27,409.40	
601.0411	Concrete Curb & Gutter 30-Inch Type D	695	LF	\$ 18.10	\$ 12,579.50	\$ 12,579.50	
602.0405	Concrete Sidewalk 4-Inch	3,390	SF	\$ 4.30	\$ 14,577.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	~4.8% of Total
625.0100	Topsoil	1,240	SY	\$ 1.50	\$ 1,860.00	\$ 1,860.00	
628.2006	Erosion Mat Urban Class I Type A	1,240	SY	\$ 1.68	\$ 2,083.20	\$ 2,083.20	
629.0210	Fertilizer Type B	0.8	CWT	\$ 58.00	\$ 46.40	\$ 46.40	
630.0140	Seeding Mixture No. 40	22	LB	\$ 12.25	\$ 269.50	\$ 269.50	
634.0616	Posts Wood 4x6-Inch X 16-FT	1	EACH	\$ 58.50	\$ 58.50	\$ 58.50	
637.2210	Signs Type II Reflective H	8	SF	\$ 17.50	\$ 140.00	\$ 140.00	
646.1020	Marking Line Epoxy 4-Inch	670	LF	\$ 1.90	\$ 1,273.00	\$ 1,273.00	
646.6120	Marking Stop Line Epoxy 18-Inch	16	LF	\$ 21.00	\$ 336.00	\$ 336.00	
Total					\$ 85,054.70	\$ 70,477.70	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	0	LF	\$ 58.29	\$ -	\$ -	
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	0	LF	\$ 99.29	\$ -	\$ -	
611.0530	Manhole Covers Type J	0	EACH	\$ 314.00	\$ -	\$ -	
611.0630	Inlet Covers Type H	0	EACH	\$ 458.00	\$ -	\$ -	
611.2006	Manholes 6-FT Diameter	0	EACH	\$ 3,793.00	\$ -	\$ -	
611.3230	Inlets 2x3-FT	0	EACH	\$ 1,428.00	\$ -	\$ -	
Total					\$ -	\$ -	

**Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 Assessment Calculation**

**Theoretical Design with Actual Project Bid Cost Assessment Rates**

<u>Storm Sewer (CTH CA Frontage Only)</u>		<u>Notes:</u>
Theoretical SS Construction Cost	\$ 677,144.64	
Assessable Theoretical SS Construction Cost	\$ 355,710.32	
12% Engineering	\$ 81,257.36	12% of Theoretical Storm Sewer Cost
15% Const Oversight & Contingency	\$ 101,571.70	15% of Theoretical Storm Sewer Cost
5% Administration	\$ 42,998.68	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Storm Sewer Cost	\$ 581,538.06	
Assessable Storm Sewer Frontage	7,710.35	LF
Theoretical Storm Sewer Assessment Rate	\$ 75.42	per LF
RMF, CR, CL Zone Maximum Rate:	\$ 40.00	per LF
Maximum Assessable Storm Sewer Cost	\$ 308,414.18	

<u>Street - CTH CA</u>		
Theoretical Street Construction Cost	\$ 1,845,083.05	
Assessable Theoretical Street Construction Cost	\$ 1,731,004.05	
12% Engineering	\$ 221,409.97	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 276,762.46	15% of Theoretical Street Cost
5% Administration	\$ 117,162.77	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 2,346,339.25	
Assessable Street Frontage	7,710.35	LF
Theoretical Street Assessment Rate	\$ 304.31	per LF

<u>Street - Mayflower North</u>		
Theoretical Street Construction Cost	\$ 27,089.05	
Assessable Theoretical Street Construction Cost	\$ 22,015.05	
12% Engineering	\$ 3,250.69	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 4,063.36	15% of Theoretical Street Cost
5% Administration	\$ 1,720.15	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 31,049.25	
Assessable Street Frontage	94.94	LF
Theoretical Street Assessment Rate	\$ 327.05	per LF

<u>Street - Mayflower South</u>		
Theoretical Street Construction Cost	\$ 25,974.05	
Assessable Theoretical Street Construction Cost	\$ 21,244.05	
12% Engineering	\$ 3,116.89	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 3,896.11	15% of Theoretical Street Cost
5% Administration	\$ 1,649.35	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 29,906.40	
Assessable Street Frontage	112.05	LF
Theoretical Street Assessment Rate	\$ 266.91	per LF

<u>Street - McCarthy North</u>		
Theoretical Street Construction Cost	\$ 88,856.70	
Assessable Theoretical Street Construction Cost	\$ 75,096.70	
12% Engineering	\$ 10,662.80	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 13,328.51	15% of Theoretical Street Cost
5% Administration	\$ 5,642.40	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 104,730.41	
Assessable Street Frontage	328.22	LF
Theoretical Street Assessment Rate	\$ 319.08	per LF

<u>Street - McCarthy South</u>		
Theoretical Street Construction Cost	\$ 85,054.70	
Assessable Theoretical Street Construction Cost	\$ 70,477.70	
12% Engineering	\$ 10,206.56	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 12,758.21	15% of Theoretical Street Cost
5% Administration	\$ 5,400.97	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 98,843.44	
Assessable Street Frontage	369.20	LF
Theoretical Street Assessment Rate	\$ 267.72	per LF

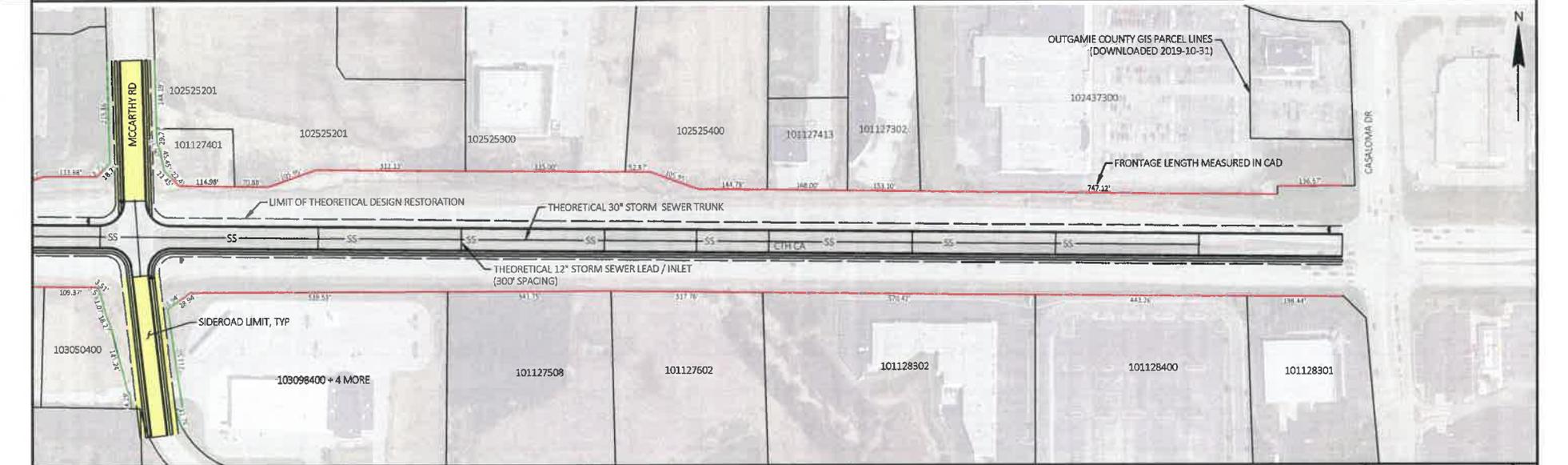
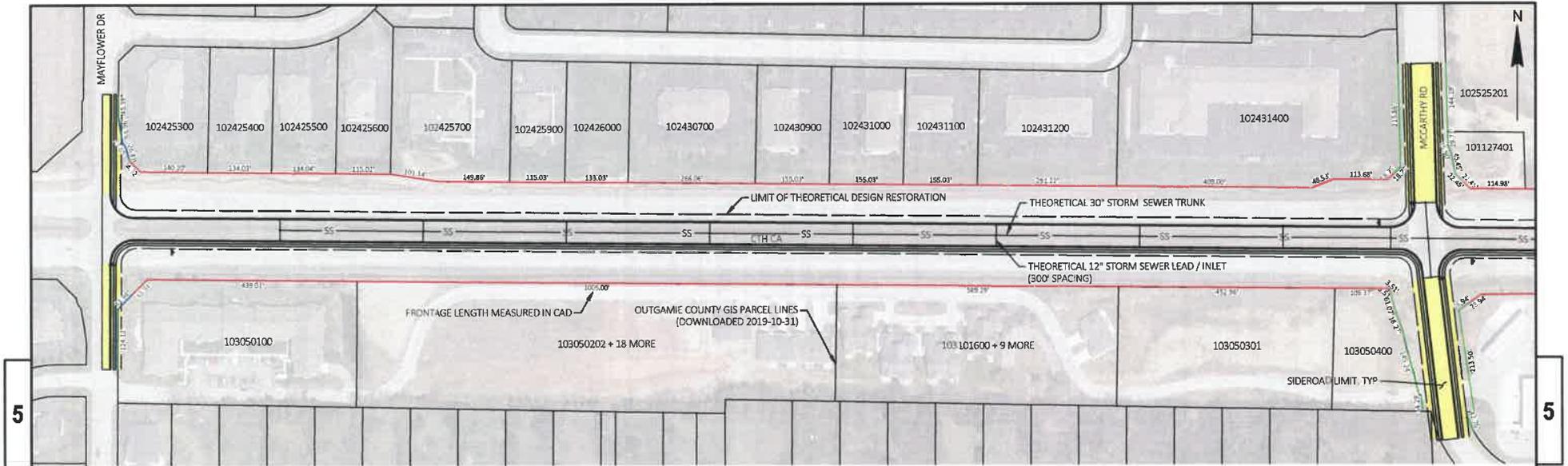
Total Assessable Project Cost \$ 2,820,439.48

**Actual Town Participation Costs**

Construction Cost Share	\$ 1,415,471.68	based on bid result
Engineering Cost Share	\$ 82,631.00	based on 06/18/2019 cost share agreement
Construction Oversight/Contingency Cost Share	\$ 260,955.89	based on bid result
Administration (5%)	\$ 87,952.93	5% of Const, Engineering, and Oversight
Total	\$ 1,847,011.50	

**Actual Town Participation Percentage** 65.49%

CTH CA Schedule of Assessments														Actual Town Participation Assessment										Remarks
Owner	Property Address	Parcel Number	Zoning	Multiple Frontage ?	CTH CA Frontage	CAD	CAD	CAD	CAD	CAD	Storm Sewer Assessable Frontage	Storm Sewer Assessment	CTH CA Street Assessable Frontage	Mayflower North Street Assessable Frontage	Mayflower South Street Assessable Frontage	McCarthy North Street Assessable Frontage	McCarthy South Street Assessable Frontage	Street Assessment	Total Theoretical Design Assessment	100.00%	Assessment			
													NOTE 1	NOTE 2	NOTE 2	NOTE 2	NOTE 2				33%	20%		
THE WISCONSIN LLC	4797 W GRAND MARKET DR	101127802	CR	YES	351.10	0.00	0.00	0.00	0.00	0.00	100.07	\$ 4,082.87	100.07	0.00	0.00	0.00	0.00	\$ 11,261.20	\$ 35,144.35	\$ 23,014.85	\$ 7,594.90			
TOWN OF GRAND CHUTE	4915 W GRAND MARKET DR	101127401	CR	YES	337.43	0.00	0.00	113.51	0.00	91.67	\$ 1,664.98	91.62	0.00	0.00	0.00	75.68	0.00	\$ 12,029.97	\$ 55,604.56	\$ 36,472.90	\$ 12,035.93			
EOS INVESTMENTS LLC	4915 W GRAND MARKET DR	101127403	CR	NO	166.00	0.00	0.00	0.00	0.00	166.00	\$ 6,205.00	166.00	0.00	0.00	0.00	0.00	0.00	\$ 11,124.11	\$ 37,884.11	\$ 27,500.46	\$ 12,500.46			
CALVIN R GOSS INC	W LAWRENCE ST	101127508	CL	YES	341.75	0.00	0.00	0.00	0.00	204.43	\$ 10,337.00	204.43	0.00	0.00	0.00	0.00	0.00	\$ 78,544.35	\$ 88,974.35	\$ 29,228.75	\$ 19,228.75			
JULY CALVIN FAMILY LIMITED PARTNERSHIP	4705 W COLLEGE AV	101127602	CL	YES	317.76	0.00	0.00	0.00	0.00	234.44	\$ 9,377.40	234.44	0.00	0.00	0.00	0.00	0.00	\$ 71,440.95	\$ 80,718.35	\$ 25,838.75	\$ 17,442.77			
MERRYFIELD LLC	4705 W COLLEGE AV	101128301	CR	YES	198.44	0.00	0.00	0.00	0.00	133.30	\$ 5,792.40	133.30	0.00	0.00	0.00	0.00	0.00	\$ 40,552.22	\$ 46,344.62	\$ 9,844.11	\$ 6,344.11			
R/E ENTERPRISES OF APPL LLC	4898 W LAWRENCE ST	101128302	CL	YES	570.47	0.00	0.00	0.00	0.00	487.10	\$ 15,483.80	487.10	0.00	0.00	0.00	0.00	0.00	\$ 148,227.96	\$ 167,711.76	\$ 109,828.82	\$ 36,243.51			
US BANK	4781 W LAWRENCE ST	101128400	CR	YES	441.74	0.00	0.00	0.00	0.00	359.84	\$ 14,397.40	359.84	0.00	0.00	0.00	0.00	0.00	\$ 109,531.88	\$ 123,929.28	\$ 41,117.14	\$ 26,781.86			
GRANDE MARKET S 9'S	5795 W GRAND MARKET DR	101242500	CL	YES	174.52	142.40	0.00	0.00	0.00	116.35	\$ 4,054.10	116.35	94.84	0.00	0.00	0.00	0.00	\$ 66,466.88	\$ 71,110.59	\$ 45,879.58	\$ 15,287.42			
GRANDE MARKET S793	5765 W GRAND MARKET DR	101242500	CL	YES	134.03	0.00	0.00	0.00	0.00	89.36	\$ 3,574.31	89.36	0.00	0.00	0.00	0.00	0.00	\$ 27,192.49	\$ 30,765.80	\$ 20,148.11	\$ 6,548.89			
GRANDE MARKET S793	5733 W GRAND MARKET DR	101242500	CL	YES	134.04	0.00	0.00	0.00	0.00	89.36	\$ 3,574.31	89.36	0.00	0.00	0.00	0.00	0.00	\$ 27,194.92	\$ 30,769.28	\$ 20,149.65	\$ 6,549.38			
IGS INVESTMENTS LLC	5697 W GRAND MARKET DR	101242500	CL	YES	115.02	0.00	0.00	0.00	0.00	76.68	\$ 3,067.35	76.68	0.00	0.00	0.00	0.00	0.00	\$ 23,385.67	\$ 26,403.02	\$ 17,290.48	\$ 5,705.85			
MIDWEST PROPERTIES	5643 W WATERFORD LA	101242500	CL	YES	293.00	0.00	0.00	0.00	0.00	187.68	\$ 6,707.00	187.68	0.00	0.00	0.00	0.00	0.00	\$ 51,235.21	\$ 57,732.21	\$ 37,806.89	\$ 12,476.27			
BMK PROPERTIES LLC	5605 W WATERFORD LA	101242500	CL	YES	115.03	0.00	0.00	0.00	0.00	76.69	\$ 3,067.62	76.69	0.00	0.00	0.00	0.00	0.00	\$ 23,391.78	\$ 26,405.47	\$ 17,291.31	\$ 5,706.35			
BMK PROPERTIES LLC	5597 W WATERFORD LA	101242600	CL	YES	133.03	0.00	0.00	0.00	0.00	88.69	\$ 3,547.84	88.69	0.00	0.00	0.00	0.00	0.00	\$ 26,389.00	\$ 29,937.25	\$ 19,987.83	\$ 6,599.28			
WATERFORD S583	5583 W WATERFORD LA	101243070	CL	YES	266.06	0.00	0.00	0.00	0.00	181.74	\$ 7,399.40	181.74	0.00	0.00	0.00	0.00	0.00	\$ 55,408.12	\$ 62,917.52	\$ 41,202.38	\$ 13,596.84			
WATERFORD S517	5555 W WATERFORD LA	101243000	CL	YES	152.01	0.00	0.00	0.00	0.00	103.36	\$ 4,134.34	103.36	0.00	0.00	0.00	0.00	0.00	\$ 31,453.04	\$ 35,587.38	\$ 23,304.90	\$ 7,690.05			
WATERFORD S517	5517 W WATERFORD LA	101243100	CL	YES	155.01	0.00	0.00	0.00	0.00	103.36	\$ 4,134.34	103.36	0.00	0.00	0.00	0.00	0.00	\$ 31,453.04	\$ 35,587.38	\$ 23,304.90	\$ 7,690.05			
WATERFORD S497	5497 W WATERFORD LA	101243100	CL	YES	155.01	0.00	0.00	0.00	0.00	103.36	\$ 4,134.34	103.36	0.00	0.00	0.00	0.00	0.00	\$ 31,453.04	\$ 35,587.38	\$ 23,304.90	\$ 7,690.05			
WATERFORD S471	5471 W WATERFORD LA	101243100	CL	YES	291.22	0.00	0.00	0.00	0.00	207.90	\$ 8,315.80	207.90	0.00	0.00	0.00	0.00	0.00	\$ 61,264.56	\$ 71,580.36	\$ 48,315.58	\$ 15,468.94			
MCCARTHY 319	113 N MC CARTHY RD	101243100	CL	YES	589.96	0.00	0.00	234.61	0.00	506.64	\$ 20,265.40	506.64	0.00	0.00	0.00	156.43	0.00	\$ 204,083.39	\$ 224,348.79	\$ 146,918.52	\$ 46,483.11			
AGREE GRAND CHUTE WI, LLC	1705 W GRAND MARKET DR	101252500	CR	YES	383.99	0.00	0.00	0.00	0.00	306.37	\$ 12,031.60	306.37	0.00	0.00	0.00	0.00	0.00	\$ 154,112.77	\$ 170,338.77	\$ 111,548.74	\$ 36,110.10			
APPLETON HIS LLC	5155 W GRAND MARKET DR	101252501	CR	YES	488.96	0.00	0.00	144.19	0.00	405.64	\$ 16,234.40	405.64	0.00	0.00	0.00	0.00	0.00	\$ 241,559.20	\$ 275,571.80	\$ 180,444.07	\$ 59,553.14			
HEART & VASCULAR OF WI PROPERTIES LLC	5045 W GRAND MARKET DR	101252500	CR	YES	335.00	0.00	0.00	0.00	0.00	251.68	\$ 10,067.00	251.68	0.00	0.00	0.00	0.00	0.00	\$ 76,820.26	\$ 86,254.26	\$ 56,746.50	\$ 18,276.60			
JULY CALVIN FAMILY LTD PARTNERSHIP	W GRAND MARKET DR	101252500	CR	YES	303.60	0.00	0.00	0.00	0.00	220.28	\$ 8,811.00	220.28	0.00	0.00	0.00	0.00	0.00	\$ 67,031.92	\$ 75,842.92	\$ 49,666.99	\$ 16,390.11			
SH FORTYFINE PROPCO APPLETON LLC	5800 PENNSYLVANIA AV	101305010	RMF	YES	489.35	0.00	168.06	0.00	0.00	399.63	\$ 15,985.00	399.63	0.00	0.00	0.00	112.05	0.00	\$ 151,516.35	\$ 187,501.35	\$ 109,691.01	\$ 36,198.04		Note 1	
BEANMAN, DALE E	5611 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5608 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5605 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5597 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5594 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5589 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5577 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5574 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5569 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5566 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5563 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5560 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5557 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5554 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5551 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5548 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590.14			
APPLETON VALLEY HOMES	5545 PENNSYLVANIA AV	101305020	RMF	YES	52.89	0.00	0.00	0.00	0.00	35.26	\$ 1,410.47	35.26	0.00	0.00	0.00	0.00	0.00	\$ 10,730.51	\$ 12,140.98	\$ 7,950.72	\$ 2,590			



PROJECT NO: E2466C19      HWY: CTH CA      COUNTY: OUTAGAMIE      PARCEL FRONTAGES AND THEORETICAL DESIGN      SHEET      E

FILE NAME: F:\TRUJOBS\E2246C09 GRAND CHUTE ASSESSMENTS\CIVIL 3D\RVW\FRONTAGE-E2246C.DWG      PLOT DATE: 1/8/2020 8:54 AM      PLOT BY: ANDY WESTBROOK      PLOT NAME:      PLOT SCALE: #/#/#/#/#/#/#/#      WISDOT/CADDIS SHEET 44

2020 CTH CA Reconstruction  
Engineer's Report



Town of Grand Chute  
Outagamie County, Wisconsin

January 29, 2020

OMNNI Project: E2246C19



# Engineer's Report

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

## Town of Grand Chute

Outagamie County, Wisconsin

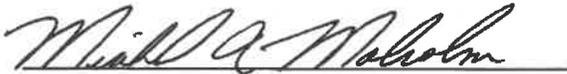
### 2020 CTH CA Reconstruction

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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 all Preliminary and/or Final 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 and/or actual bids received 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.

#### OMNNI Associates

By:



Michael A. Malcolm, P.E.  
Project Engineer

Jan 29, 2020

OMNNI Project No. E2246C19