



**BOARD OF SUPERVISORS  
PUBLIC HEARING**

**Tuesday, March 16, 2021  
6:30 p.m. – Board Room  
1900 W. Grand Chute Boulevard**

**ALVIN STREET  
(W. Evergreen Drive to termini)**

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

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*Note: Stay connected for Sanitary District Meeting and the Town Board Meeting*

Web Access:

<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=ma00f1d95576889fa02fc616d0358ea69>

Access Code: 126 909 3174

Meeting Password: 1900

Telephone Access:

Dial: (408) 418-9388

Access Code: 126 909 3174

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 the proposed street reconstruction on Alvin Street from W. Evergreen Drive to termini, 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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March 3, 2021

Re: N Alvin Street reconstruction, W Evergreen Drive to termini  
Public Hearing

Enclosed is the official notification that the Town of Grand Chute Board of Supervisors will be holding a Public Hearing on Tuesday, March 16, 2021 at 6:30 PM regarding special assessments for street reconstruction of N Alvin Street from W Evergreen Drive to the termini. This project is scheduled for the 2021 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 [Karen.Heyrman@grandchute.net](mailto:Karen.Heyrman@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,

*Karen M. Heyrman*

Karen M. Heyrman, P.E.  
Deputy Director of Public Works  
Town of Grand Chute

Enclosures

## NOTICE OF PUBLIC HEARING

TOWN OF GRAND CHUTE  
OUTAGAMIE COUNTY

ALVIN STREET  
(W. Evergreen Drive to termini)

Notice is hereby given that the Grand Chute Town Board will hold a Public Hearing on Tuesday, March 16, 2021, in the Board Room at Grand Chute Town Hall, 1900 W. Grand Chute Blvd, Grand Chute, Wisconsin, at 6:30 p.m. or shortly thereafter to hear public input regarding the proposed street reconstruction 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. You may attend virtually via the options listed below:

<b>**VIRTUAL MEETING PARTICIPATION OPTIONS**</b>
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<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=ma00f1d95576889fa02fc616d0358ea69>

Access Code: 126 909 3174

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Telephone Access:

Dial: (408) 418-9388

Access Code: 126 909 3174

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 [Karen.Heyrman@grandchute.net](mailto:Karen.Heyrman@grandchute.net). All feedback received will be presented to the Town Board during the Public Hearing.

Dated this 3rd day of March 2021

Angie Cain  
Town Clerk

Posted at Town Hall March 3, 2021

Published on Town Website March 3, 2021

Mailed to property owners March 3, 2021

**2021 Alvin Street Reconstruction  
Engineer's Report**



**Town of Grand Chute  
Outagamie County, Wisconsin**

March 3, 2021

# Engineer's Report

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

## Town of Grand Chute


Outagamie County, Wisconsin

### 2021 Alvin Street 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. All Preliminary and/or Final Plans and Specifications for the aforementioned joint City of Appleton/Town of Grand Chute project are on file with the Clerk of the Town or will be filed contemporaneously herewith.
3. An estimate of the entire cost of the proposed work or improvements together with the Town's estimated share of the associated costs is on file with the Clerk of the Town or will be filed contemporaneously herewith. A spreadsheet showing the actual bids received for the entire project is also 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. 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 reasonable, and will not exceed the Town's share of the actual costs of construction, engineering fees, legal fees, and posting and publication expenses.

### Town of Grand Chute

By:   
Karen M. Heyrman, P.E.  
Deputy Director of Public Works

March 3, 2021

Town of Grand Chute  
Alvin Street Reconstruction 2021  
W Evergreen Drive to termini  
City of Appleton Contract  
Schedule of Assessments (50% Assessment on AGD)

**Project Cost (based on As-Bid Quantities & Costs):**

**Street Infrastructure:**

Description	Units	Quantity	Unit Price	Amount	AGD Zoning Assessable Amount	IND Zoning Assessable Amount
F&I 8" DOWLED CONC PVMT	SY	2870	\$39.54	\$113,479.80	\$49,647.41	\$113,479.80
F&I 12" STONE BASE	SY	3020	\$7.70	\$23,254.00	\$10,962.60	\$23,254.00
EXCAVATION	CY	2493	\$13.65	\$34,029.45	\$16,042.46	\$34,029.45
F&I GEOGRID	SY	3020	\$1.75	\$5,285.00	\$2,491.50	\$5,285.00
F&I 7" CONC DRIVEWAY APRON	SF	1,810	\$5.85	\$10,588.50	\$5,294.25	\$10,588.50
F&I 7" CONC SIDEWALK	SF	670	\$5.85	\$3,919.50	\$0.00	\$0.00
F&I 5" CONC SIDEWALK	SF	6,655	\$4.90	\$32,609.50	\$0.00	\$0.00
F&I 3" PRIVATE ASPHALT DRIVEWAY	SF	550	\$4.00	\$2,200.00	\$1,100.00	\$2,200.00
ASPHALT PAVEMENT REMOVAL	SY	1,850	\$1.00	\$1,850.00	\$925.00	\$1,850.00
FULL DEPTH SAWCUT	LF	40	\$2.50	\$100.00	\$50.00	\$100.00
DRILL TIE BARS	EA	18	\$8.00	\$144.00	\$72.00	\$144.00
F&I TERRACE RESTORATION	SY	2,625	\$7.00	\$18,375.00	\$9,187.50	\$18,375.00
F&I SEED, FERTILIZER & TYPE A EROSION MAT	SY	2,625	\$1.80	\$4,725.00	\$2,362.50	\$4,725.00
F&I TYPE D INLET PROTECTION	SY	7	\$80.00	\$560.00	\$280.00	\$560.00
F&I TYPE B INLET PROTECTION	EA	4	\$50.00	\$200.00	\$100.00	\$200.00
F&I 20" SEDIMENT LOG	EA	8	\$125.00	\$1,000.00	\$500.00	\$1,000.00
ADJ STO MH CASTING	EA	3	\$150.00	\$450.00	\$225.00	\$450.00
ADJ SAN MH CASTING	EA	2	\$150.00	\$300.00	\$0.00	\$0.00
F&I "E" INLET W/CASTING	EA	7	\$2,530.00	\$17,710.00	\$8,855.00	\$17,710.00
REMOVE CULVERT	EA	2	\$237.00	\$474.00	\$237.00	\$474.00
F&I SAN MH SEAL -(0"-12")	EA	1	\$25.00	\$25.00	\$0.00	\$0.00
F&I SAN MH SEAL -(12"-18")	EA	1	\$50.00	\$50.00	\$0.00	\$0.00
PAVEMENT MARKING (EPOXY) (4")	LF	290	\$0.45	\$130.50	\$65.25	\$130.50
PAVEMENT MARKING (EPOXY) (6") (CROSSWALKS)	LF	92	\$6.50	\$598.00	\$299.00	\$598.00
PAVEMENT MARKING (EPOXY) (8")	LF	120	\$0.75	\$90.00	\$45.00	\$90.00
PAVEMENT MARKING (EPOXY) (18")	LF	23	\$11.50	\$264.50	\$132.25	\$264.50
PAVEMENT MARKINGS (EPOXY) (ARROWS/SYMBOLS/WORDS)	EA	2	\$220.00	\$440.00	\$220.00	\$440.00
CONDUIT NONMETAL, SCH80 2"	LF	565	\$6.00	\$3,390.00	\$0.00	\$0.00
CONCRETE BASE, TYPE 5	EA	3	\$800.00	\$2,400.00	\$0.00	\$0.00
NOTIFY PROPERTY OWNERS	LS	0.1	\$2,000.00	\$200.00	\$100.00	\$200.00
F&I TRAFFIC CONTROL	LS	0.1	\$32,000.00	\$3,200.00	\$1,600.00	\$3,200.00
			Subtotal:	\$282,041.75	\$110,793.72	\$239,347.75
			Engineering (15%):	\$42,306.26	\$16,619.06	\$35,902.16
			Contingencies (15%):	\$42,306.26	\$16,619.06	\$35,902.16
			Subtotal:	\$366,654.28	\$144,031.83	\$311,152.08
			Administration (5%)	\$18,332.71	\$7,201.59	\$15,557.60
			<b>Total Street Cost:</b>	<b>\$384,986.99</b>	<b>\$151,233.42</b>	<b>\$326,709.68</b>

Town of Grand Chute  
 Alvin Street Reconstruction 2021  
 W Evergreen Drive to termini  
 City of Appleton Contract  
 Schedule of Assessments (50% Assessment on AGD)

**Setting Assessment Rates:**

**Street:**

**AGD Zoning**

Assessable Amount:	\$151,233.42
Town Assessable Amount:	\$22,685.01
Town Allocated Assessable Amount:	\$2,211.86
Assessable Acreage:	0.27 acre
Assessment Rate:	\$8,092.16 per acre

**Other Zoning**

Assessable Amount:	\$326,709.68
Town Assessable Amount:	\$49,006.45
Town Allocated Assessable Amount:	\$44,228.18
Assessable Acreage:	2.53 acre
Assessment Rate:	\$17,481.49 per acre

**Schedule of Assessments:**

Property Owner	Property Address	Parcel Number	Zoning	Total Alvin Street Acreage	AGD Zoning Street Assessable Acreage	Other Zoning Street Assessable Acreage	Street Assessment
JOHNSON REV TRST, JAMES J	W EVERGREEN DR	101052700	AGD	0.41	0.27	0.00	\$2,211.86
BAER, JAMES F	3800 N RICHMOND ST	101052801	IND	2.53	0.00	2.53	\$44,228.18
				2.94	0.27	2.53	\$46,440.03

Note: AGD zoned parcels are assessed as RES  
 February 23, 2021 quantities provided by City of Appleton

# EXHIBIT A

## ASSESSMENTS ALVIN STREET

### ASSESSMENT DESCRIPTION

Part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 4.04 acres of land.

Beginning at the Northeast corner of Lot 1 of Certified Survey Map (CSM) 7930 recorded as Document No. 2201148;

Thence Easterly 166.00 feet along the South right-of-way line and its Easterly extension to the Northeast corner of lands described in Document No. 2156459;

Thence Southerly 180.00 feet along said East line to the Southeast corner thereof;

Thence Westerly 100.00 feet along the South line to the Southwest corner thereof;

Thence Southerly 446.44 feet along the East right-of-way line of Alvin Street;

Thence Southwesterly 149.34 feet along a 60 foot radius curve to the right of the Southerly cul-de-sac line of Alvin Street to the East line of lands described in Document No. 896444;

Thence Southerly 248.68 feet along said East line to the North right-of-way line of Interstate 41;

Thence Northwesterly 452.29 feet along said North line to the East right-of-way line of North Richmond Street (STH 47);

Thence Northerly 180.66 feet along said East line to the Southwest corner of said Lot 1 of CSM 7930 and the North line of lands described in Document No. 896444;

Thence Easterly 419.08 feet to the Westerly cul-de-sac line of Alvin Street;

Thence Northeasterly 88.24 feet along a 60.00 foot radius curve to the right of the

Northwesterly cul-de-sac line of Alvin Street to the West right-of-way line of Alvin Street;

Thence Northerly 566.50 feet along said West line to the Point of Beginning.

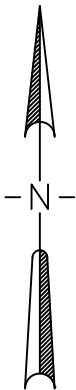
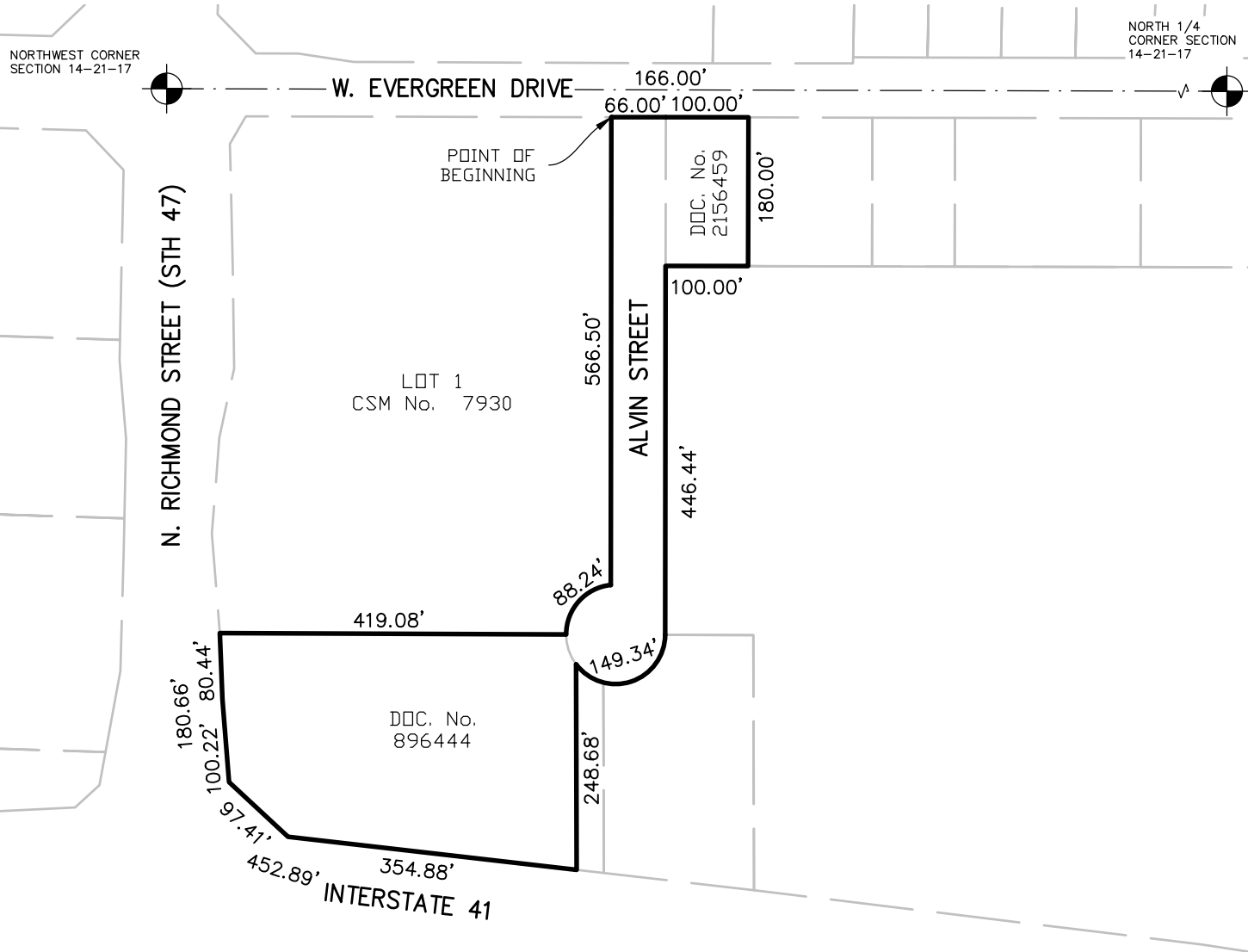
See Exhibit B, a map of the above description.

The above description shall be used for assessment purposes only.



# EXHIBIT B ASSESSMENTS ALVIN STREET ASSESSMENT MAP

d:\projects\G0006\92100105\CADD\Civil3D\Survey Documents\ASSESSMENT\Alvin St Exhibit.dwg, alvin page 2 8.5x11portrait, Plot Date: 1/12/2021 11:58 AM, xrefs:none



### LEGEND

- ASSESSMENT BOUNDARY
- SECTION LINE
- PARCEL LINE
- GOVERNMENT CORNER



**SOURCE:** OUTAGAMIE COUNTY GIS, 2020  
**Disclaimer:** The property 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.

**N Alvin Street reconstruction  
Public Hearing Info Sheet  
March 16, 2021**

- Project Description – N Alvin Street, from W Evergreen Drive to the termini, will be urbanized with new concrete pavement, curb and gutter, and concrete sidewalk. Installation of storm sewer took place in 2020. Construction 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
  - Preliminary Resolutions (urbanization) – January 19, 2021
  - 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 1, 2021 (low bid received by Vinton Construction)
  - Public Hearing March 16, 2021
  - Bid Award February 17, 2021
  - Reconstruction – unknown at this time. The contractor has until March 19 to submit their schedule.
  - Contract states that work must be complete by September 3, 2021
  
- Outstanding Permits
  - None
  
- Traffic Control & Access – There will not be a posted detour
- 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**
  - 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.
  - 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, thicker pavement, 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
  - Street assessment:
    - Total Cost \$57,748.05
    - Proposed Assessed Cost \$46,440.03
    - Town Cost \$11,308.02
  - Method of payment for assessments in excess of \$4,000 can be in up to ten 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 five annual installments are allowed with interest on the unpaid balance if the total assessment is greater than \$200 and less than or equal to \$4,000. For Alvin Street the 2021 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.
  
- **Contractor & Subcontractors**
  - Prime contractor: Vinton Construction
  - Subcontractors:
    - Sidewalks/Driveways – Martell Construction
    - Electrical – Bodart Electric Service, Inc.
    - Pavement marking: Brickline, Inc.
    - Restoration – Highway Landscapers