



**BOARD OF SUPERVISORS  
PUBLIC HEARING**

**Tuesday, June 2, 2020  
6:50 p.m. – Board Room  
1900 W. Grand Chute Boulevard**

**W. EVERGREEN DRIVE  
(RR to N. Gillett Street)**

**\*\*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 reconstruction, urbanization, and storm sewer installation on W. Evergreen Drive (RR to N. Gillett Street), 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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May 18, 2020

Re: W. Evergreen Drive Urbanization, Railroad to N. Gillett Street  
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 2, 2020 at 6:50 PM regarding special assessments for storm sewer installation and street urbanization of W. Evergreen Drive from the Railroad to Gillett Street. This project is scheduled for construction in 2020 and 2021.

Please note that the Public Hearing is open to attend in-person; however, considering the current COVID-19 Health Emergency, we strongly recommend that you not attend in person. Virtual attendance options are listed on the Public Hearing notice. At the hearing, there will be 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

W. EVERGREEN DRIVE  
(RR to N. Gillett Street)

Notice is hereby given that the Grand Chute Town Board will hold a Public Hearing on Tuesday, June 2, 2020, in the Board Room at Grand Chute Town Hall, 1900 W. Grand Chute Blvd, Grand Chute, Wisconsin, at 6:50 p.m. or shortly thereafter to hear public input regarding the proposed street urbanization on W. Evergreen Drive (RR to N. Gillett Street) 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>

Access Code: 624-632-691

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Dial: (408) 418-9388

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 18 day of May 2020

Angie Cain  
Town Clerk

Posted at Town Hall May 18, 2020  
Published on Town Website May 18, 2020  
Mailed to property owners May 18, 2020

Town of Grand Chute  
Evergreen Drive  
Wisconsin Central Railroad to Gillett Street  
G0006-8-19-00212.00.02  
Assess Full Frontage on Edge Apartments

**Project Costs:**

**Storm Sewer Costs (based on low bid):**

Description	Unit	Bid Quantity	Unit Price	Amount	Assessable Amount
36" Storm Sewer	LF	265	\$71.00	\$18,815.00	\$8,480.00
36" RCP Class III Storm Sewer	LF	56	\$71.00	\$3,976.00	\$1,792.00
36" RCP Endwall	Each	1	\$2,214.00	\$2,214.00	\$820.00
30" Storm Sewer	LF	217	\$64.00	\$13,888.00	\$6,944.00
30" RCP Endwall	Each	0	\$1,640.00	\$0.00	\$0.00
24" Storm Sewer	LF	98	\$58.00	\$5,684.00	\$3,136.00
18" Storm Sewer	LF	171	\$52.00	\$8,892.00	\$5,472.00
15" Storm Sewer	LF	719	\$48.00	\$34,512.00	\$23,008.00
14" x 23" HE RCP Culvert	LF	98	\$72.00	\$7,056.00	\$3,136.00
14" x 23" Culvert Endwall	Each	2	\$850.00	\$1,700.00	\$1,640.00
12" Storm Sewer	LF	158	\$43.00	\$6,794.00	\$5,056.00
12" Storm Sewer Lead	LF	292	\$43.00	\$12,556.00	\$9,344.00
12" RCP Storm Lead	LF	191	\$43.00	\$8,213.00	\$6,112.00
12" Endwall	Each	1	\$265.00	\$265.00	\$265.00
12" RCP Endwall	Each	2	\$644.00	\$1,288.00	\$1,288.00
8" PVC Storm Sewer	LF	127	\$37.00	\$4,699.00	\$4,064.00
6" Storm Lateral	LF	82	\$36.00	\$2,952.00	\$2,624.00
6" Storm Cleanout	Each	4	\$828.00	\$3,312.00	\$3,312.00
2'x3' Inlets	Each	14	\$1,655.00	\$23,170.00	\$23,170.00
30" Yard Drain	Each	2	\$1,550.00	\$3,100.00	\$3,100.00
4' diameter storm manhole	VF	48.9	\$315.00	\$15,403.50	\$11,931.60
5' diameter Storm Manhole	VF	27.3	\$488.00	\$13,322.40	\$6,661.20
6' Diameter Storm Manhole	VF	7.1	\$620.00	\$4,402.00	\$1,732.40
Adjust Storm Manhole	Each	1	\$500.00	\$500.00	\$500.00
Adjust Storm Inlet	Each	1	\$400.00	\$400.00	\$400.00
Connect to Existing Storm Manhole	Each	1	\$854.00	\$854.00	\$854.00
Remove Storm Sewer	LF	52	\$18.00	\$936.00	\$936.00
Remove Inlet	Each	2	\$300.00	\$600.00	\$600.00
Special Backfill	Ton	2571	\$11.26	\$28,949.46	\$14,474.73
Inlet Protection	Each	18	\$115.00	\$2,070.00	\$2,070.00
			Subtotal:	\$230,523.36	\$152,922.93
			Contingencies (15%):	\$34,578.50	\$22,938.44
			Engineering:	\$34,578.50	\$22,938.44
			Subtotal:	\$299,680.37	\$198,799.81
			Administration (5%):	\$14,984.02	\$9,939.99
			<b>Total Project Cost:</b>	<b>\$314,664.39</b>	<b>\$208,739.80</b>

**Street Costs (based on low bid):**

Description	Unit	Bid Quantity	Unit Price	Amount	Assessable Amount
30" Curb and Gutter	LF	4471	\$11.35	\$50,745.85	\$50,745.85
18" Curb and Gutter	LF	598	\$10.95	\$6,548.10	\$0.00
4" Concrete Sidewalk/Median	SF	1800	\$4.15	\$7,470.00	\$0.00
6" Concrete Curb Ramps	SF	23	\$5.50	\$126.50	\$0.00
Concrete Median Blunt Nose	SF	56	\$10.00	\$560.00	\$0.00
Concrete Median Sloped Nose Type 1	SF	56	\$10.00	\$560.00	\$0.00
Detectable warning field	SF	54	\$32.50	\$1,755.00	\$0.00
Drilled tie bars	Each	4	\$12.00	\$48.00	\$48.00
Excavation	CY	10615	\$8.10	\$85,981.50	\$64,751.40
Embankment	CY	10958	\$6.00	\$65,748.00	\$50,574.00
Hot Mix Asphalt 3MT 58-28 S (lower layer)	Ton	1790	\$57.90	\$103,641.00	\$103,641.00
Hot Mix Asphalt 4MT 58-28 S (upper layer)	Ton	1068	\$60.40	\$64,507.20	\$64,507.20
Asphalt Surface (3" Asphalt Path)	Ton	439	\$76.60	\$33,627.40	\$0.00
Asphalt Surface (3" Asphalt Driveway)	Ton	145	\$76.60	\$11,107.00	\$11,107.00
1 1/4" Base Aggregate Dense (6" Road)	Ton	2818	\$9.50	\$26,771.00	\$26,771.00
1 1/4" Base Aggregate Dense (6" Conc. Curb Ramps)	Ton	8	\$9.50	\$76.00	\$0.00
1 1/4" Base Aggregate Dense (9" Trail & Driveway)	Ton	1742	\$9.50	\$16,549.00	\$0.00
1 1/4" Base Aggregate Dense (4" Conc. SW/Median)	Ton	19	\$9.50	\$180.50	\$0.00
3" Base Aggregate Dense (12")	Ton	6971	\$8.65	\$60,299.15	\$60,299.15
Breaker Run	Ton	26606	\$8.65	\$230,141.90	\$0.00
Additional 3" Base Aggregate Dense	Ton	10418	\$8.65	\$90,115.70	\$0.00
Pavement marking, 4-inch, epoxy	LF	4977	\$1.20	\$5,972.40	\$5,286.00
Pavement marking, 8-inch, epoxy	LF	270	\$2.40	\$648.00	\$648.00
Pavement marking, Diagonal 4-Inch, epoxy	LF	326	\$5.50	\$1,793.00	\$0.00
Pavement marking, Diagonal 12-Inch, epoxy	LF	49	\$6.75	\$330.75	\$0.00
Pavement marking, Crosswalk 6-Inch, epoxy	LF	156	\$8.50	\$1,326.00	\$1,326.00
Pavement Marking, Stop Line 18-Inch, Epoxy	LF	56	\$11.00	\$616.00	\$275.00
Pavement Marking, Stop Line 24-Inch, Epoxy	LF	48	\$12.00	\$576.00	\$0.00
Pavement marking, arrows, type 2, epoxy	Each	4	\$215.00	\$860.00	\$430.00
Pavement marking, RR Crossing Symbol, epoxy	Each	1	\$900.00	\$900.00	\$0.00
Pavement marking, Median Island Nose, epoxy	Each	2	\$165.00	\$330.00	\$0.00
Post Tubular Steel, 2-3/8 Inch Diameter x 14 Foot	Each	9	\$200.00	\$1,800.00	\$1,800.00
Post Tubular Steel, 2-3/8 Inch Diameter x 16 Foot	Each	4	\$215.00	\$860.00	\$645.00
Signs, Reflective	SF	100	\$24.00	\$2,400.00	\$2,136.00
Traffic control	LS	0.33	\$4,500.00	\$1,485.00	\$1,485.00
Railroad Coordination	LS	0.5	\$23,000.00	\$11,500.00	\$0.00
Curb and Gutter Removal	LF	173	\$2.40	\$415.20	\$415.20
Concrete Sidewalk Removal	SY	54	\$5.00	\$270.00	\$0.00
Mill Asphalt Pavement	SY	380	\$4.10	\$1,558.00	\$1,558.00
Sawcut Concrete Sidewalk	LF	10	\$4.00	\$40.00	\$0.00
Sawcut Concrete Curb & Gutter	LF	4	\$15.00	\$60.00	\$60.00
Sawcut Asphalt Pavement	LF	392	\$4.00	\$1,568.00	\$1,568.00
Obliterating Old Road	LS	1	\$4,500.00	\$4,500.00	\$0.00
Restoration	SY	16550	\$2.15	\$35,582.50	\$12,259.30
Erosion Control Mat, Urban Class I Type B	SY	259	\$2.25	\$582.75	\$582.75
Ditch Check - Erosion Bale	LF	130	\$10.00	\$1,300.00	\$1,300.00
Silt Fence	LF	2801	\$2.00	\$5,602.00	\$0.00
Tracking Pad	Each	1	\$1,500.00	\$1,500.00	\$1,500.00

Railroad Insurance and Coordination	LS	0.5	\$5,000.00	\$2,500.00	\$0.00
Property acquisition	LS	1	\$10,000.00	\$10,000.00	\$10,000.00
Street lighting	LS	1	\$44,000.00	\$44,000.00	\$44,000.00
		Subtotal:		\$997,434.40	\$519,718.85
		Contingencies (15%):		\$149,615.16	\$77,957.83
		Engineering:		\$149,615.16	\$77,957.83
		Subtotal:		\$1,296,664.72	\$675,634.51
		Administration (5%):		\$64,833.24	\$33,781.73
		<b>Total Project Cost:</b>		<b>\$1,361,497.96</b>	<b>\$709,416.23</b>

**Setting Assessment Rates**

**Storm Sewer Assessment:**

Assessable cost:	\$208,739.80
Assessable frontage:	4462.86 feet
Assessment rate:	\$46.77 per foot
Maximum assessment rate:	\$40.00 per foot

**Street Assessment:**

Assessable cost:	\$709,416.23
Assessable frontage:	4462.86 feet
Assessment rate:	\$158.96 per foot

**Schedule of Assessments:**

Property Owner	Address	Parcel Number	Zoning	Total Evergreen Drive Frontage	Storm Sewer Assessable Frontage	Storm Sewer Assessment	Street Assessable Frontage	Street Assessment	Total Assessment
LIBERTY STORAGE LLC	1617 W EVERGREEN DR	101063101	IND	190.00	126.67	\$5,066.67	126.67	\$20,134.95	\$25,201.62
NORDALE STORE IT LLC	1641 W EVERGREEN DR	101063103	IND	322.59	322.59	\$12,903.60	322.59	\$51,278.95	\$64,182.55
MEIERS PROPERTIES OF APPL LLC	1633 W EVERGREEN DR	101063104	IND	103.55	103.55	\$4,142.00	103.55	\$16,460.32	\$20,602.32
HCA PROPERTIES LLC	1618 W EVERGREEN DR	101063105	R-4	845.42	762.09	\$30,483.60	762.09	\$121,141.92	\$151,625.52
APEX PROPERTIES GROUP LLC	W EVERGREEN DR	101063108	IND	0.00	75.00	\$3,000.00	75.00	\$11,922.01	\$14,922.01
APEX PROPERTIES GROUP LLC	W EVERGREEN DR	101063109	IND	0.00	75.00	\$3,000.00	75.00	\$11,922.01	\$14,922.01
ARENT, STEVEN	1629 W EVERGREEN DR	101063110	IND	103.55	103.55	\$4,142.00	103.55	\$16,460.32	\$20,602.32
CYPRESS HOMES INC	W EVERGREEN DR	101063111	R-4	1248.13	1248.13	\$49,925.20	1248.13	\$198,402.89	\$248,328.09
CYPRESS HOMES INC	1735 W EVERGREEN DR	101063112	CL	42.06	313.02	\$12,520.80	313.02	\$49,757.70	\$62,278.50
CYPRESS HOMES INC	W EVERGREEN DR	101063113	R-4	1333.26	1333.26	\$53,330.40	1333.26	\$211,935.17	\$265,265.57
			Total:	4188.56	4462.86	\$178,514.27	4462.86	\$709,416.23	\$887,930.50

Workbook: Evergreen Drive (WCL RR to Gillett Street)

Worksheet: Schedule of assessments (2)

Location: w:\Projects\G0006\81900212\Dept\Muni\MSEExcel

Date: August 28, 2020

Revised: May 4, 2020 (revised to bid plan quantities)

Revised: May 6, 2020 (revised various assessment amount notes)

Revised: May 17, 2020 (incorporated low bid results)

Note: All parcels except parcel 101063105 are located within Town of Grand Chute Tax Increment District No. 2.

Pursuant to the Project Plan for Town of Grand Chute Tax Increment District No. 2, the cost of the subject improvements relating to parcels within Town of Grand Chute Tax Increment District No. 2 will be paid out of the increment. Accordingly, only the highlighted parcel, namely parcel 101063105 will be specially assessed with the Schedule of Special Assessments.

**Town of Grand Chute**  
**W. Evergreen Drive Urbanization (Railroad to Gillett Street)**  
**Public Hearing Information Sheet**  
**June 2, 2020**

- **PROJECT DESCRIPTION** – W. Evergreen Drive, from the Railroad to Gillett Street, will be urbanized and will include curb and gutter with the addition of storm sewer and the removal of ditches. The proposed typical section is 37-feet from back of curb to back of curb. A 10-foot wide asphalt trail will be included along the north and east side of the roadway. New corridor street lighting will be installed per the Town’s Street Lighting Policy. This will include the urbanization of the existing section of W. Evergreen Drive as well as the extension of W. Evergreen Drive to the railroad crossing. A new at-grade railroad crossing will also be built as part of the larger project, connecting the existing W. Evergreen Drive west to Grand Chute Boulevard.
  
- **CURRENT CONTRACT SCHEDULE**
  - Public Informational Meeting – July 23, 2019
  - Preliminary Resolutions – January 21, 2020 (revised from original March 5, 2019)
  - Right-of-Way acquisition – In progress. Moss & Associates has been hired by the Town to perform the acquisition services for both fee acquisition and easements.
  - Bid Opening – May 14, 2020
  - Public Hearing – June 2, 2020
  - Proposed Final Resolution – June 2, 2020
  - Anticipated construction start – Reconstruction is anticipated to start as early as June 2020 and will be complete in the fall of 2021.
  
- **PRIME CONTRACTOR** – Michels
  - Subcontractors:
    - Concrete – Sommers Construction Co.
    - Asphalt Paving – Northeast Asphalt, Inc.
    - Storm Sewer – Superior Sewer & Water
    - Restoration – Highway Landscapers
  
- **TRAFFIC CONTROL & ACCESS** – Local traffic only. Temporary lane closures will occur during various construction operations. During paving operations, it is anticipated that the roadway will have a moving lane closure with flag persons. The construction schedule will be sent to Lamers Bus Company. They will then determine route or pick-up changes that may be needed.
  
- **MAIL AND GARBAGE/RECYCLING SERVICE**
  - As part of the project all properties adjacent to the construction area will have the contractor remove their mailboxes at the start of construction and set it aside on private property. The contractor will not be liable for any damages caused to mailboxes or posts after removal. Please store your mailbox in a safe location until the end of the project. Temporary mailboxes will be placed at locations to be determined by the US Postal Service. After completion of the project, the property owner will be responsible to reset the original mailbox.

- Garbage and recycling service: Businesses will need to coordinate with their contracted service to let them know about the construction and needed access changes.
  
- 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.
  - The area is a combination of IND (Industrial), CL (Local Commercial), and R-4 (Multi-Family Residence) zoning.
  - All but parcel 101063105 of the mapped special assessment resolution area is in Tax Incremental Financing District #2.
  - Assessments will be levied based on front footage per the Town of Grand Chute Policy for Special Assessments.
  - Standard credits have been assigned for parcels with multiple frontages.
  - The storm sewer special assessment rate will be capped at \$40/LF based on the Town’s current fee schedule.
  - The cost of the trail/sidewalks, sanitary and watermain maintenance, and subgrade improvements in excess of standard street construction are not being assessed.
  - Includes a 15% contingency – only assess what is used.
  - 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. For W. Evergreen Drive 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.