

February 11, 2020

Re: Prospect Avenue, Seminole Road to Bartell 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, March 5, 2020 at 6:00 PM regarding special assessments for street reconstruction of Prospect Avenue from Seminole Road to Bartell Drive. This project is scheduled for the 2020 construction season.

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/>

Project specific information can be found on the City of Appleton website at the following link: <https://www.appleton.org/government/public-works/admin-engineering/project-information/prospect-ave-from-seminole-rd-to-outagamie-st>

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. 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**

**PROSPECT AVENUE (CTH BB)
(Seminole Road to Bartell Drive)**

STREET RECONSTRUCTION

Notice is hereby given that the Grand Chute Town Board will hold a Public Hearing on Thursday, March 5, 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 reconstruction on Prospect Avenue (CTH BB) from Seminole Road to Bartell 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 11th day of February 2020

Angie Cain
Town Clerk

Posted at Town Hall February 11, 2020
Published on Town Website February 11, 2020
Mailed to property owners February 11, 2020

Town of Grand Chute
Prospect Avenue Reconstruction
South Seminole Road to South Bartell Drive
McM No.: G0006-9-19-00622
Schedule of Assessments
Based on Parcel Area and Traffic Generated

Project Cost (based on low bid)

Storm Sewer:

| Description | Unit | Estimated Quantity | Unit Price | Amount | Assessable Amount |
|----------------------------------|------|--------------------|------------|--------------------|--------------------|
| Type D Inlet Protection | Each | 16 | \$90.00 | \$1,440.00 | \$576.00 |
| Adjust Storm Manhole Casting | Each | 11 | \$300.00 | \$3,300.00 | \$1,320.00 |
| Adjust Sanitary Manhole Casting | Each | 7 | \$300.00 | \$2,100.00 | \$0.00 |
| Adjust Inlet Casting | Each | 5 | \$300.00 | \$1,500.00 | \$600.00 |
| Remove Inlet/Manhole & Main/Lead | Each | 9 | \$323.00 | \$2,907.00 | \$1,162.80 |
| Abandon Inlet/Lead | Each | 0 | \$410.22 | \$0.00 | \$0.00 |
| 4' Storm Manhole | VF | 2 | \$100.00 | \$200.00 | \$80.00 |
| C Inlet Casting | Each | 1 | \$405.00 | \$405.00 | \$162.00 |
| Type C Inlet W/Casting | Each | 6 | \$2,585.00 | \$15,510.00 | \$6,204.00 |
| Type E Inlet W/Casting | Each | 5 | \$2,598.00 | \$12,990.00 | \$5,196.00 |
| 12" Storm Inlet Main/Lead | LF | 16 | \$96.00 | \$1,536.00 | \$614.40 |
| 24" Storm Main w/Endwall | LF | 0 | \$169.60 | \$0.00 | \$0.00 |
| Medium Riprap | CY | 0 | \$100.00 | \$0.00 | \$0.00 |
| Sanitary Manhole Seal (0"-12") | Each | 2 | \$25.00 | \$50.00 | \$0.00 |
| Sanitary Manhole Seal (12"-18") | Each | 4 | \$50.00 | \$200.00 | \$0.00 |
| Sanitary Manhole Seal (18"+) | Each | 1 | \$75.00 | \$75.00 | \$0.00 |
| Subtotal: | | | | \$42,213.00 | \$15,915.20 |
| Contingencies (15%): | | | | \$6,331.95 | \$2,387.28 |
| Engineering: | | | | \$2,062.77 | \$777.71 |
| Subtotal: | | | | \$50,607.72 | \$19,080.19 |
| Administration (5%): | | | | \$2,530.39 | \$954.01 |
| Total: | | | | \$53,138.10 | \$20,034.20 |

Street:

| Description | Unit | Estimated Quantity | Unit Price | Amount | Assessable Amount |
|----------------------|------|--------------------|------------|--------------|-------------------|
| 8" Concrete Pavement | SY | 9295 | \$43.40 | \$403,403.00 | \$205,903.61 |
| 3" Asphalt Pavement | SY | 320 | \$41.35 | \$13,232.00 | \$7,718.67 |

| | | | | | |
|---|------|-------|-------------|-------------|-------------|
| 12" Stone Base | SY | 10080 | \$7.63 | \$76,910.40 | \$43,385.35 |
| Excavation | CY | 5637 | \$14.23 | \$80,214.51 | \$45,249.21 |
| Geogrid | SY | 10080 | \$2.00 | \$20,160.00 | \$11,372.31 |
| Clearing & Grubbing | LS | 0 | \$2,000.00 | \$0.00 | \$0.00 |
| 18" Curb & Gutter | LF | 0 | \$29.84 | \$0.00 | \$0.00 |
| 30" Curb & Gutter | LF | 225 | \$31.75 | \$7,143.75 | \$4,762.50 |
| 7" Concrete Driveway Apron | SF | 0 | \$6.31 | \$0.00 | \$0.00 |
| 5" Concrete Driveway Apron | SF | 2145 | \$5.40 | \$11,583.00 | \$7,722.00 |
| 7" Concrete Sidewalk | SF | 0 | \$6.31 | \$0.00 | \$0.00 |
| 5" Concrete Sidewalk | SF | 400 | \$5.42 | \$2,168.00 | \$0.00 |
| 4" Concrete Sidewalk | SF | 7360 | \$5.35 | \$39,376.00 | \$0.00 |
| 7" Concrete Handicap Ramp | SF | 887 | \$6.20 | \$5,499.40 | \$0.00 |
| Truncated Dome | SF | 160 | \$30.00 | \$4,800.00 | \$0.00 |
| 5" Private Concrete Driveway | SF | 0 | \$5.14 | \$0.00 | \$0.00 |
| 3" Private Asphalt Driveway | SF | 2060 | \$6.45 | \$13,287.00 | \$8,858.00 |
| Concrete Pavement Removal | SY | 9790 | \$3.10 | \$30,349.00 | \$20,232.67 |
| Asphalt Pavement Removal | SY | 365 | \$1.00 | \$365.00 | \$243.33 |
| Concrete Curb & Gutter Removal | LF | 230 | \$3.00 | \$690.00 | \$460.00 |
| Driveway Apron Removal | SF | 1457 | \$0.50 | \$728.50 | \$485.67 |
| Handicap Ramp Removal | SF | 566 | \$1.50 | \$849.00 | \$0.00 |
| Sidewalk Removal | SF | 6632 | \$0.70 | \$4,642.40 | \$0.00 |
| Private Concrete Driveway Removal | SF | 0 | \$0.50 | \$0.00 | \$0.00 |
| Private Asphalt Driveway Removal | SF | 2040 | \$0.50 | \$1,020.00 | \$680.00 |
| Full Depth Sawcut | LF | 431 | \$2.50 | \$1,077.50 | \$718.33 |
| Drill Tie Bars | Each | 46 | \$8.00 | \$368.00 | \$245.33 |
| Terrace Restoration | SY | 4590 | \$6.60 | \$30,294.00 | \$20,196.00 |
| Seed & Fertilizer | SY | 4590 | \$0.60 | \$2,754.00 | \$1,836.00 |
| Seed, Fertilizer, & Class I, Type A Erosion Mat | SY | 4590 | \$1.20 | \$5,508.00 | \$3,672.00 |
| Seed, Fertilizer, & Class I, Type B Erosion Mat | SY | 0 | \$5.30 | \$0.00 | \$0.00 |
| Remove & Replace Guardrail | LF | 0 | \$250.00 | \$0.00 | \$0.00 |
| Remove Existing Pavement Marking | LF | 0 | \$2.15 | \$0.00 | \$0.00 |
| Remove Existing Pavement Marking Arrows | Each | 0 | \$82.50 | \$0.00 | \$0.00 |
| Pavement Marking Epoxy 4" | LF | 5112 | \$0.75 | \$9,834.00 | \$2,556.00 |
| Pavement Marking Epoxy 6" (Bike Lanes) | LF | 3593 | \$0.80 | \$2,874.40 | \$1,916.27 |
| Pavement Marking Epoxy 6" (Crosswalks) | LF | 0 | \$7.53 | \$0.00 | \$0.00 |
| Pavement Marking Epoxy 8" | LF | 0 | \$1.11 | \$0.00 | \$0.00 |
| Pavement Marking Epoxy 12" | LF | 0 | \$11.93 | \$0.00 | \$0.00 |
| Pavement Marking Epoxy 16" | LF | 0 | \$15.90 | \$0.00 | \$0.00 |
| Pavement Marking Epoxy 18" | LF | 72 | \$18.00 | \$1,296.00 | \$864.00 |
| Pavement Marking Epoxy 24" | LF | 0 | \$21.20 | \$0.00 | \$0.00 |
| Pavement Marking Epoxy (Arrows/Symbols/Words) | Each | 18 | \$235.00 | \$4,230.00 | \$2,820.00 |
| Conduit Nonmetal, Sch 80, 2" | LF | 0 | \$6.41 | \$0.00 | \$0.00 |
| Notify Property Owners | LS | 0.1 | \$3,000.00 | \$300.00 | \$200.00 |
| Traffic Control | LS | 0.1 | \$62,000.00 | \$6,200.00 | \$4,133.33 |
| Canadian National Insurance, Permitting, & Training | LS | 0 | \$16,000.00 | \$0.00 | \$0.00 |
| Street Lighting | LS | 1 | \$1,200.00 | \$1,200.00 | \$800.00 |

| | | |
|----------------------|--------------|--------------|
| Subtotal: | \$776,356.86 | \$397,030.59 |
| Contingencies (15%): | \$116,453.53 | \$59,554.59 |
| Engineering: | \$37,937.23 | \$19,401.18 |
| Subtotal: | \$930,747.62 | \$475,986.36 |
| Administration (5%): | \$46,537.38 | \$23,799.32 |
| Total: | \$977,285.00 | \$499,785.68 |

Setting Assessment Rates:

Storm Sewer:

| | |
|---|-------------------|
| Assessable Amount: | \$20,034.20 |
| Town Allocated Assessable Amount (17%): | \$3,405.81 |
| Total Area: | 19.74 acres |
| Assessment Rate: | \$172.53 per acre |

Street:

| | |
|---|---------------------|
| Area Assessment (50%): | |
| Assessable Amount: | \$249,892.84 |
| Town Allocated Assessable Amount (17%): | \$42,481.78 |
| Assessable Area: | 19.74 acres |
| Assessment Rate: | \$2,152.07 per acre |

Traffic Generation Assessment (50%):

| | |
|---|-------------------|
| Assessable Amount: | \$249,892.84 |
| Town Allocated Assessable Amount (17%): | \$42,481.78 |
| Assessable Trips: | 119.10 trips |
| Assessment Rate: | \$356.69 per trip |

Schedule of Assessments:

| Property Owner | Property Address | Parcel Number | Total Area (Acres) | Storm Sewer Assessable Acreage | Storm Sewer Assessment | Street Assessable Acreage | Street Trips Generated | Street Assessment | Total Assessment |
|-----------------------|--------------------|---------------|--------------------|--------------------------------|------------------------|---------------------------|------------------------|-------------------|------------------|
| ST MARYS CEMETERY | 2121 W PROSPECT AV | 101152400 | 4.76 | 0.00 | \$0.00 | 4.76 | 22.51 | \$18,272.93 | \$18,272.93 |
| ST MARYS CEMETERY | 2121 W PROSPECT AV | 101152600 | 2.96 | 0.00 | \$0.00 | 2.96 | 14.00 | \$11,363.78 | \$11,363.78 |
| ST MARYS CONGREGATION | W PROSPECT AV | 101152700 | 0.22 | 0.00 | \$0.00 | 0.22 | 1.04 | \$844.41 | \$844.41 |
| ST MARYS CONGREGATION | W PROSPECT AV | 101153000 | 0.36 | 0.00 | \$0.00 | 0.36 | 1.70 | \$1,381.12 | \$1,381.12 |
| ST MARYS CEMETERY | W PROSPECT AV | 101153100 | 0.78 | 0.00 | \$0.00 | 0.78 | 3.69 | \$2,994.80 | \$2,994.80 |
| EVANS, STEPHEN M | 2049 W PROSPECT AV | 102011700 | 2.16 | 0.00 | \$0.00 | 2.16 | 9.52 | \$8,044.15 | \$8,044.15 |
| WILLIAMS, DAVID E | 2015 W PROSPECT AV | 102011800 | 0.35 | 0.00 | \$0.00 | 0.35 | 9.52 | \$4,148.91 | \$4,148.91 |
| EVANS, MARY J | 2017 W PROSPECT AV | 102011900 | 3.01 | 0.00 | \$0.00 | 3.01 | 9.52 | \$9,873.41 | \$9,873.41 |
| WELCH, JEFFERSON L | 3 STAMIES DR | 102012000 | 0.14 | 0.00 | \$0.00 | 0.14 | 9.52 | \$3,696.98 | \$3,696.98 |

| | | | | | | | | | |
|-------------------------------|--------------------|-----------|-------|------|--------|-------|--------|-------------|-------------|
| ERB REV TRST, STEPHEN C | W PROSPECT AV | 102012100 | 0.17 | 0.00 | \$0.00 | 0.17 | 0.00 | \$365.85 | \$365.85 |
| XIONG, EMILY | 2 STAMES DR | 102012300 | 0.21 | 0.00 | \$0.00 | 0.21 | 9.52 | \$3,847.62 | \$3,847.62 |
| ERB REV TRST, STEPHEN C | 1949 W PROSPECT AV | 102012400 | 0.25 | 0.00 | \$0.00 | 0.25 | 0.00 | \$538.02 | \$538.02 |
| ERB REV TRST, STEPHEN C | 1945 W PROSPECT AV | 102012500 | 0.81 | 0.00 | \$0.00 | 0.81 | 9.52 | \$5,138.86 | \$5,138.86 |
| ERB REV TRST, STEPHEN C | W PROSPECT AV | 102012600 | 0.73 | 0.00 | \$0.00 | 0.73 | 0.00 | \$1,571.01 | \$1,571.01 |
| ERB REV TRST, STEPHEN C | W PROSPECT AV | 102012700 | 0.24 | 0.00 | \$0.00 | 0.24 | 0.00 | \$516.50 | \$516.50 |
| KIMBROUGH, ELIZABETH L | 1939 W PROSPECT AV | 102012800 | 1.09 | 0.00 | \$0.00 | 1.09 | 9.52 | \$5,741.44 | \$5,741.44 |
| VOISSEM JT REV TRST, DANIEL C | 2115 W PROSPECT AV | 102013200 | 1.50 | 0.00 | \$0.00 | 1.50 | 9.52 | \$6,623.79 | \$6,623.79 |
| | | | 19.74 | 0.00 | \$0.00 | 19.74 | 119.10 | \$84,963.56 | \$84,963.56 |

Workbook: Prospect Avenue

Worksheet: Sched. of Assess. Area & trips

Location: w:\PROJECTS\G0006\91900622\Dept\Muni\MSEExcel

Date: February 5, 2020

Note: All parcels are zoned RSF.

Note: Cemetery parcels trip generation is 4.73 trips per acre per day

Note: Single family parcels trip generation is 9.52 trips per day

**Town of Grand Chute
Prospect Avenue Reconstruction
Public Hearing Information Sheet
March 5, 2020**

- **PROJECT DESCRIPTION** – Prospect Avenue from Seminole Road to Bartell Drive was last paved by the County with an asphalt overlay on concrete in 1994 and it is currently an urban section. The new concrete pavement will be constructed at 37-feet wide from back-of-curb to back-of-curb and is 3-feet narrower than the existing street. There will be new bike lanes along both sides of Prospect Avenue while on-street parking will be eliminated. Since proposed grades are matching existing closely, slope intercepts and driveway match points are all located within the existing road right-of-way.
- **CURRENT CONTRACT SCHEDULE**
 - Public Informational Meeting (City) – May 15, 2018
 - Municipal Services Committee Design Hearing #1 (City) – May 21, 2018
 - Municipal Services Committee Design Hearing #2 (City) – June 11, 2018
 - Common Council Design Approval (City) – June 20, 2018
 - Utility project informational letters mailed to residents – March 22, 2019
 - Dorner Inc. completed utility installation – Fall 2019
 - Preliminary Resolution – TBR-13-2019 Approved on October 1, 2019
 - Bid – February 3, 2020 (low bid received by Vinton Construction)
 - Public Hearing – March 5, 2020
 - Proposed Final Resolution – March 17, 2020
 - Construction Schedule – Reconstruction is anticipated to take place from April 1, 2020 to August 21, 2020, weather permitting. The overall City project limits are from Seminole Road to Outagamie Street while the portion with adjoining properties within the Town of Grand is from Seminole Road to Bartell Drive. The portion of Prospect Avenue adjoining the properties within the Town of Grand Chute will be completed as part of Phase I which is anticipated to be complete by June 15, 2020.
- **TRAFFIC CONTROL & ACCESS** – Road will be closed to thru traffic, with a detour, for the duration of the project.
 - Driveway access will be maintained as much as possible for those driveways that do not have side street parking options. This will apply for most, if not all, of the town properties.
 - The official signed detour will be Bluemound Drive to Spencer Street to Mason Street.
- **MAIL AND GARBAGE/RECYCLING & BUS SERVICE**
 - 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 and Recycling – Garbage and recycling service provided through the Town will continue during the project. Residents within the construction limits will need to place their containers at the nearest side street outside of the barricades on the day of pick-up. There will be more coordination on this as we get closer to the start of construction.

- School Buses - 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.
 - Valley Transit - City staff will meet with Valley Transit staff to coordinate and convey project info and detour routes.
- **CONTRACTORS**
 - Prime Contractor: Vinton Construction
 - Subcontractors:
 - Driveways – Martell Construction
 - Electrical – Bodart, Inc.
 - Pavement Marking – Century Fence
 - Restoration – Highway Landscaping
- **SPECIAL ASSESSMENTS**
 - Assessments will be levied based on 50% area and 50% trip generation with a 2/3-1/3 ratio for RSF (Residential Single Family) zoned properties. All adjoining properties within the Town are zoned RSF.
 - Over-build costs have been backed out of the assessment for RSF zoned properties.
 - The Town has used the Institute of Traffic Engineers (ITE) Traffic Generation Manual to allocate trips because it is a nationally accepted and recognized document that is based on thousands of studies and provides over 150 property uses. It is not used as a traffic predictor but is used to allocate the ratio of trips generated for each parcel as compared to all parcels.
 - Parcels with only a garage or where the address for the residence is assigned to the adjoining parcel were assigned a zero trip generation.
 - 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.
 - Storm sewer relay was awarded and took place in 2019. Since this was a utility relay project, there will not be a storm sewer special assessment.
 - 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 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 Prospect 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.