

February 19, 2020

Re: W. Woodman Drive Urbanization, Westhill Boulevard to Bluemound Drive  
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 3, 2020 at 6:30 PM regarding special assessments for storm sewer installation and street urbanization of W. Woodman Drive from Westhill Boulevard to Bluemound 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/>

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**

**WOODMAN DRIVE URBANIZATION  
(Westhill Boulevard to Bluemound Drive.**

Notice is hereby given that the Grand Chute Town Board will hold a Public Hearing on Tuesday, March 3, 2020, in the Board Room at Grand Chute Town Hall, 1900 W. Grand Chute Blvd, Grand Chute, Wisconsin, at 6:30 p.m. to hear public input regarding the proposed street urbanization and storm sewer installation on Woodman Drive from Westhill Boulevard to Bluemound Drive on 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 19<sup>th</sup> day of February 2020

Angie Cain  
Town Clerk

Posted at Town Hall February 19, 2020  
Published on Town Website February 19, 2020  
Mailed to property owners February 19, 2020

**Town of Grand Chute  
Woodman Drive Urbanization  
Westhill Boulevard to Bluemound Drive  
G0006-9-18-00499  
Schedule of Assessments  
Frontage and Trips**

**Project Costs**

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

Item	Estimated Quantity	Unit	Unit Price	Amount	Non RSF & RTF Assessable Amount
36" RCP Storm Sewer	82	LF	\$87.30	\$7,158.60	\$2,469.72
12" Storm Lead	360	LF	\$54.75	\$19,710.00	\$9,855.00
15" Storm Lead	130	LF	\$57.25	\$7,442.50	\$3,721.25
6" Edgedrain	1750	LF	\$12.50	\$21,875.00	\$10,937.50
4" Storm Lateral	201	LF	\$53.40	\$10,733.40	\$5,366.70
8' Storm Manhole	8.92	VF	\$763.00	\$6,805.96	\$1,984.70
6' Storm Manhole	5.62	VF	\$661.00	\$3,714.82	\$1,250.45
5' Storm Manhole	4.92	VF	\$702.00	\$3,453.84	\$1,094.70
4' Storm Manhole	19.3	VF	\$445.00	\$8,588.50	\$4,294.25
Inlet	8	Each	\$1,621.00	\$12,968.00	\$6,484.00
Yard Drain	5	Each	\$1,436.00	\$7,180.00	\$3,590.00
4" Cleanout	4	Each	\$125.00	\$500.00	\$250.00
Relay 12" Storm Lead	8	LF	\$115.00	\$920.00	\$460.00
Connect Storm Lead to Existing Manhole	5	Each	\$784.00	\$3,920.00	\$1,960.00
Connect Storm Lateral to Existing Sump Pump Line	3	Each	\$306.00	\$918.00	\$459.00
Connect Edgedrain to Inlet	9	Each	\$350.00	\$3,150.00	\$1,575.00
Concrete Collar	2	Each	\$300.00	\$600.00	\$300.00
Replace Inlet Curb Box	1	Each	\$535.00	\$535.00	\$267.50
Remove 36" Storm Sewer	155	LF	\$15.00	\$2,325.00	\$1,162.50
Storm Sewer Exploration	85	LF	\$10.00	\$850.00	\$425.00
Remove 36" RC Endwall	2	Each	\$100.00	\$200.00	\$34.50
Remove 12" Endwall	1	Each	\$100.00	\$100.00	\$100.00
Special Backfill	2000	Ton	\$0.01	\$20.00	\$0.00
Adjust Storm Manhole Rim	1	Each	\$325.00	\$325.00	\$325.00
Reconstruct Storm Manhole	4	Each	\$1,165.00	\$4,660.00	\$4,660.00
Adjust Sanitary Manhole Rim	3	Each	\$517.00	\$1,551.00	\$0.00
Remove Storm Manhole	2	Each	\$500.00	\$1,000.00	\$1,000.00
1" Water Service	30	LF	\$78.50	\$2,355.00	\$0.00
1" Corporation Stop, Curb Stop & Stop Box	2	Each	\$695.00	\$1,390.00	\$0.00
Adjust Water Valve Box	2	Each	\$202.00	\$404.00	\$0.00
Adjust Hydrant (30" Hydrant Extension)	1	Each	\$1,397.00	\$1,397.00	\$0.00
Inlet Protection	15	Each	\$115.00	\$1,725.00	\$862.50
<b>Subtotal:</b>				<b>\$138,475.62</b>	<b>\$64,889.27</b>
<b>Contingencies (15%):</b>				<b>\$20,771.34</b>	<b>\$9,733.39</b>
<b>Engineering:</b>				<b>\$26,592.11</b>	<b>\$12,460.98</b>
<b>Subtotal:</b>				<b>\$185,839.07</b>	<b>\$87,083.64</b>
<b>Administration (5%):</b>				<b>\$9,291.95</b>	<b>\$4,354.18</b>
<b>Total Storm Sewer Cost:</b>				<b>\$195,131.03</b>	<b>\$91,437.82</b>

Street (based on bid):

Item	Estimated Quantity	Unit	Unit Price	Amount	Non RSF, RTF & AGD Assessable Amount
Sawcut Asphalt Pavement	475	LF	\$1.55	\$736.25	\$736.25
Sawcut Concrete Sidewalk	10	LF	\$3.00	\$30.00	\$0.00
Sawcut Curb & Gutter	26	LF	\$3.00	\$78.00	\$78.00
Remove Culvert	6	Each	\$196.00	\$1,176.00	\$1,176.00
Mill Asphalt Pavement	1635	SY	\$3.10	\$5,068.50	\$5,068.50
Remove Asphalt Driveway	811	SY	\$4.00	\$3,244.00	\$3,244.00
Remove Curb & Gutter	97	LF	\$4.00	\$388.00	\$388.00
Remove Bus Shelter & Concrete Pad	1	LS	\$1,000.00	\$1,000.00	\$0.00
Remove Signs	3	Each	\$50.00	\$150.00	\$150.00
Remove Sign Posts	2	Each	\$50.00	\$100.00	\$100.00
Excavation	4710	CY	\$13.66	\$64,338.60	\$47,946.60
Embankment	920	CY	\$2.50	\$2,300.00	\$2,300.00
Tree Removal	50	In-Dia	\$60.00	\$3,000.00	\$3,000.00
Clearing and Grubbing	0.2	Acre	\$15,000.00	\$3,000.00	\$3,000.00
Geotextile Fabric Type SAS	4099	SY	\$1.55	\$6,353.45	\$6,353.45
Geogrid Type 2	2000	SY	\$2.45	\$4,900.00	\$0.00
Base Aggregate Dense 1-1/4"	2400	Ton	\$15.14	\$36,336.00	\$36,336.00
Base Aggregate Dense 3"	5300	Ton	\$12.30	\$65,190.00	\$36,900.00
HMA Pavement 3MT 58-28 S (Lower Layer)	800	Ton	\$62.20	\$49,760.00	\$49,760.00
HMA Pavement 4MT 58-28 S (Upper Layer)	650	Ton	\$62.20	\$40,430.00	\$40,430.00
Asphalt Driveway 3"	320	SY	\$25.85	\$8,272.00	\$8,272.00
30" Curb & Gutter	1927	LF	\$12.75	\$24,569.25	\$24,569.25
18" Curb & Gutter	15	LF	\$25.50	\$382.50	\$0.00
24" Curb & Gutter	30	LF	\$30.50	\$915.00	\$0.00
Concrete Curb Pedestrian	10	LF	\$40.00	\$400.00	\$0.00
Concrete Sidewalk, 4"	12110	SF	\$4.20	\$50,862.00	\$0.00
Concrete Curb Ramps, 6"	469	SF	\$5.85	\$2,743.65	\$0.00
Concrete Driveway, 6"	4500	SF	\$5.93	\$26,685.00	\$0.00
Concrete Bus Shelter Pad	150	SF	\$5.85	\$877.50	\$0.00
Detectable Warning Field	60	SF	\$30.00	\$1,800.00	\$0.00
Drilled Tie Bars	40	Each	\$8.00	\$320.00	\$0.00
Aggregate Shoulder	11	Ton	\$49.80	\$547.80	\$547.80
Install Bus Shelter	1	Each	\$2,000.00	\$2,000.00	\$0.00
Signs Type II Reflective H	69	SF	\$29.80	\$2,056.20	\$2,056.20
Moving Signs & Sign Supports	2	Each	\$250.00	\$500.00	\$500.00
Posts Steel 2-3/8-Inch 12-Ft	10	Each	\$215.00	\$2,150.00	\$2,150.00
Posts Steel 2-3/8-Inch 14-Ft	2	Each	\$235.00	\$470.00	\$470.00
Reinstall Existing Sign	1	Each	\$250.00	\$250.00	\$250.00
Pavement Marking Epoxy 4"	1405	LF	\$0.75	\$1,053.75	\$1,053.75
Pavement Marking Epoxy 8"	124	LF	\$1.20	\$148.80	\$0.00
Marking Arrow Epoxy	8	Each	\$275.00	\$2,200.00	\$0.00
Marking Word Epoxy Blke Lane	6	Each	\$155.00	\$930.00	\$0.00
Pavement Marking Stop Line Epoxy 12"	44	LF	\$12.25	\$539.00	\$0.00
Marking Crosswalk Epoxy 6-Inch	74	LF	\$8.50	\$629.00	\$0.00
Marking Epoxy 12" Diagonal (Yellow)	25	LF	\$12.25	\$306.25	\$0.00
Marking Crosswalk Epoxy Ladder Pattern 24"	310	LF	\$15.75	\$4,882.50	\$0.00

Temporary Mailbox Accommodations	3	Each	\$114.50	\$343.50	\$343.50
4' High Chain Link Fence	100	LF	\$33.50	\$3,350.00	\$0.00
Restoration	5035	SY	\$6.30	\$31,720.50	\$31,720.50
Traffic Control	1	LS	\$63,100.00	\$63,100.00	\$63,100.00
Erosion Control Mat Class I Type B	367	SY	\$2.00	\$734.00	\$734.00
Silt Fence	460	LF	\$2.50	\$1,150.00	\$1,150.00
Erosion Bales	20	Each	\$18.00	\$360.00	\$360.00
Property Acquisition	1	LS	\$45,000.00	\$45,000.00	\$45,000.00
Street lights	1	T&M	\$40,000.00	\$40,000.00	\$40,000.00
		Subtotal:		\$609,827.00	\$459,243.80
		Contingencies (15%):		\$91,474.05	\$68,886.57
		Engineering:		\$117,107.89	\$88,190.70
		Subtotal:		\$818,408.94	\$616,321.07
		Administration (5%):		\$40,920.45	\$30,816.05
		Total Street Cost:		\$859,329.39	\$647,137.13

**Setting Assessment Rates:**

**Storm Sewer Assessments:**

**Non RSF & RTF Frontage Assessment:**

Non RSF & RTF maximum rate:	\$40.00 per LF
Assessable cost:	\$76,292.80
Total Non RSF & RTF frontage	1907.32 feet
Assessment rate:	\$40.00 per LF

**Street Assessments:**

**Frontage Assessment:**

<b>Non RSF, RTF &amp; AGD Frontage Assessment:</b>	
Assessable cost (50%):	\$323,568.56
Total Non RSF, RTF & AGD frontage	1907.32 feet
Assessment rate:	\$169.65 per LF

**Trips Assessment:**

Assessable cost (50%):	\$323,568.56
Trips:	1766.52 trips
Assessment rate:	\$183.17 per trip

**Schedule of Assessments:**

Property Owner	Address	Parcel Number	Zoning	Total Frontage	Non RSF, RTF & AGD Assessable Frontage	Storm Sewer Frontage Assessment	Street Frontage Assessment	Calculated Trips	Trips Assessment	Total Assessment
Grand View Townhomes LLC	551 N. Bluemound Drive	101119400	CL	959.89	418.07	\$16,722.80	\$70,923.76	116.20	\$21,284.03	\$108,930.59
Heartland-Grand Chute LLC	3600 W. Woodman Drive	101119402	RMF	342.53	342.53	\$13,701.20	\$58,108.73	206.40	\$37,805.71	\$109,615.64
Grand Chute Sanitary District #3	W. Woodman Drive	101119403	CL	89.40	89.40	\$3,576.00	\$15,166.32	4.73	\$866.38	\$19,608.70
Brzezinski Investment LLC	20 Bluemound Court	101121900	RMF	519.09	147.45	\$5,898.00	\$25,014.25	106.40	\$19,488.99	\$50,401.25
Brzezinski Investment LLC	35 Bluemound Court	101121902	RMF	125.16	0.00	\$0.00	\$0.00	106.40	\$19,488.99	\$19,488.99
Vo, Thao Nhi Tran Thony Tran, Et.Al.	3311 W. Woodman Drive	101121903	RMF	212.73	93.33	\$3,733.20	\$15,833.03	11.62	\$2,128.40	\$21,694.63
SMKB Enterprises III LLC	3321 W. Woodman Drive	101121904	RMF	300.13	138.93	\$5,557.20	\$23,568.87	53.20	\$9,744.50	\$38,870.57
Brzezinski Investment LLC	25 Bluemound Court	101121905	RMF	181.29	0.00	\$0.00	\$0.00	106.40	\$19,488.99	\$19,488.99
Brown, Bruce L. & Deborah	3317 W. Woodman Drive	101121906	RMF	114.00	114.00	\$4,560.00	\$19,339.61	11.62	\$2,128.40	\$26,028.01
Brzezinski Investment LLC	60 Bluemound Court	101122001	RMF	33.00	0.00	\$0.00	\$0.00	106.40	\$19,488.99	\$19,488.99
Brzezinski Investment LLC	Bluemound Court	101122002	RMF	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00
Brzezinski Investment LLC	40 Bluemound Court	101122003	RMF	78.88	0.00	\$0.00	\$0.00	133.00	\$24,361.24	\$24,361.24
Stakes Inc.	500 N. Westhill Boulevard	101122104	CL	665.29	371.96	\$14,878.40	\$63,101.40	673.94	\$123,443.72	\$201,423.52
GOA Properties LLC	600 N. Westhill Boulevard	102326500	CR	416.17	191.65	\$7,666.00	\$32,512.59	130.21	\$23,850.20	\$64,028.80
				4037.56	1907.32	\$76,292.80	\$323,568.56	1766.52	\$323,568.56	\$723,429.93

Workbook: Bluemound & Woodman  
Worksheet: Schedule of assessments (trips)  
Location: w:\Projects\G0006\91800499\MSExcel\  
Date: February 3, 2020  
Revised February 19, 2020 (Incorporated Bid Prices)

**Town of Grand Chute**  
**W. Woodman Drive Urbanization**  
**Public Hearing Information Sheet**  
**March 3, 2020**

- **PROJECT DESCRIPTION** – W. Woodman Drive, from Westhill Boulevard to Bluemound Drive, will be urbanized and will include curb and gutter with additional storm sewer and the removal of ditches. The proposed typical section is 35-feet from back of curb to back of curb consisting of two travel lanes with a bike lane on each side. A variable width terrace and 5-foot sidewalk will be constructed within road right-of-way on both the north and south side of Woodman Drive. New corridor street lighting will be installed per the Town’s Street Lighting Policy. The corridor will have a combination of styles based on the mixture of land use along the project.
- **CURRENT CONTRACT SCHEDULE**
  - Public Informational Meeting – July 24, 2018
  - Preliminary Resolutions – December 3, 2019 (revised from original June 5, 2018)
  - 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 – February 18, 2020
  - Public Hearing – March 3, 2020
  - Proposed Final Resolution – March 17, 2020
  - Utility relocation – Spring 2020
  - Anticipated construction start – Reconstruction is anticipated to start as early as April and will be complete around mid-August, weather permitting.
- **PRIME CONTRACTOR** – Wondra Construction, Inc.
- **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. When your driveway apron, sidewalk, and curb and gutter at the driveway are being constructed you will not be able to use the driveway for a total of approximately 2 weeks. The contractor will notify you in advance so you can make arrangements. The construction schedule will be sent to Lamers Bus Company and Valley Transit. 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. More information will be forthcoming.
  - Garbage and recycling service provided through the Town will continue during the project. There may be adjustments need to the pick-up times and locations. More

information will be forthcoming. Businesses will need to coordinate with their contracted service to let them know about the construction and needed access changes.

- **SPECIAL ASSESSMENTS**

- Assessments will be levied based on 50% front footage and 50% trip generation. Properties along Bluemound Court without Woodman Drive frontage will only receive the trip generation portion of the special assessment.
- 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.
- Standard credits have been assigned for parcels with multiple frontages.
- 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 CR (Regional Commercial), CL (Local Commercial), RMF (Residential Multi Family), and R-4 (Multi-Family Residence) zoning.
- The cost of 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.
- The total estimated cost to the Town for engineering, oversight, and construction is \$1,054,460.42. The assessments to be levied account for 68.6% 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 Woodman 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.