

TOWN OF GRAND CHUTE
BOARD OF SUPERVISORS
OUTAGAMIE COUNTY, STATE OF WISCONSIN

FINAL RESOLUTION 07 SERIES OF 2020

WOODMAN DRIVE URBANIZATION
(Westhill Boulevard to Bluemound Drive)

A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR STREET RECONSTRUCTION AND URBANIZATION LOCATED ON WOODMAN DRIVE (WESTHILL BOULEVARD TO BLUEMOUND DRIVE), IN SECTION 29, T21N-R17E AS LOCATED IN THE TOWN OF GRAND CHUTE, AND LEVYING SPECIAL ASSESSMENTS AGAINST ABUTTING PROPERTY OWNERS OR ON AN AREA WIDE BASIS TO SPECIALLY BENEFITING PROPERTY OWNERS UNDER CHAPTER 60 AND 66.0703 WIS. STATS., 2017-2018 AS AMENDED, ET AL., AND THE TOWN'S POLICE POWER.

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did pass a Preliminary Resolution 21, Series of 2019, on the 3rd day of December 2019, declaring The Town's intention to exercise special assessment powers under Chapter 60 and 66.0703 Wis. Stats., et al., for street improvements described and shown on Exhibit "A" and the Town's engineer did file the required report specified under 66.0703(4) and (5) Wis. Stats. with the Town Clerk, and the Town Clerk did publish the required statutory Notice of Public Hearing on Special Assessments on the Town's website and did post said notice at the Grand Chute Town Hall, and did further mail a copy of said Notice of Public Hearing to all specially abutting property owners or on an area wide basis to specifically benefiting property owners within the required statutory time; and,

WHEREAS, the abutting property owners or area wide benefiting property owners affected by the street improvements are those owners of real estate within the area described in the preceding paragraph; and,

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did hold a Public Hearing at the Town of Grand Chute Town Hall located at 1900 W. Grand Chute Boulevard, Grand Chute, Outagamie County, Wisconsin, on the 3rd day of March 2020, at 6:30 p.m., pursuant to the Notice of Public Hearing and a mailing of said Notice to abutting property owners or area wide specially benefiting property owners for the purpose of informing and hearing all interested persons concerning the Preliminary Resolution and the report of the Town's engineers on the proposed improvements for street reconstruction, and did hear all persons desiring audience at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, as follows:

1. That the report of the Town's engineer pertaining to the construction and installation of the above-referenced public improvements, being street reconstruction and urbanization, and all plans and specifications incorporated by reference therein are hereby approved and adopted, and the Town Board finds that the properties against which the assessments are to be levied are specially benefited by this project.

2. That the Town of Grand Chute is hereby directed and delegated to carry out the work of said improvements in accordance with the report of the Town's engineer on file with the Town Clerk.
3. That the costs of said improvements are to be paid or recovered all or in part by assessing the costs to the abutting property owners or to the specifically benefiting property owners on an area wide basis in accordance with the report of the Town's engineer and the schedule of assessments incorporated therein by reference, specifically the columns of said schedule of assessments entitled "Street Frontage Assessment" and "Trips Assessment," under Chapter 60 and 66.0703(1)(b), et al, Wis. Stats., 2017-2018 as amended, and pursuant to the Town's police powers.
4. That all costs and the assessments to be levied and collected upon property as shown on the Town's engineer's report and the schedule of assessments incorporated therein are true and correct, have been determined on a reasonable basis, and are hereby confirmed.
5. That the assessments shall be paid in full on or before the due date, or in installments as provided in Town of Grand Chute Special Assessment Policy, with all deferred payments to bear interest at the current borrowing rate for this project of the Town of Grand Chute plus two (2) percent for administrative charges, which resulting sum will be charged per annum on the unpaid balance. Installments or assessments not paid when due shall bear interest from the delinquent date at the rate of eighteen (18) percent per annum.
6. The Town Clerk of the Town of Grand Chute is directed to post this Resolution and publish on the Town's website and shall further mail a copy of this Final Resolution and a statement of the final assessment against abutting properties or to area wide benefiting properties, to each property owner whose name appears on the assessment schedule on file with the Town Clerk and whose post office address is known or can, with reasonable diligence, be ascertained. This assessment may be revised, where necessary, pursuant to Chapters 60 and 66, Wis. Stats.

Date introduced, approved and adopted this 17 day of March, 2020.

TOWN OF GRAND CHUTE

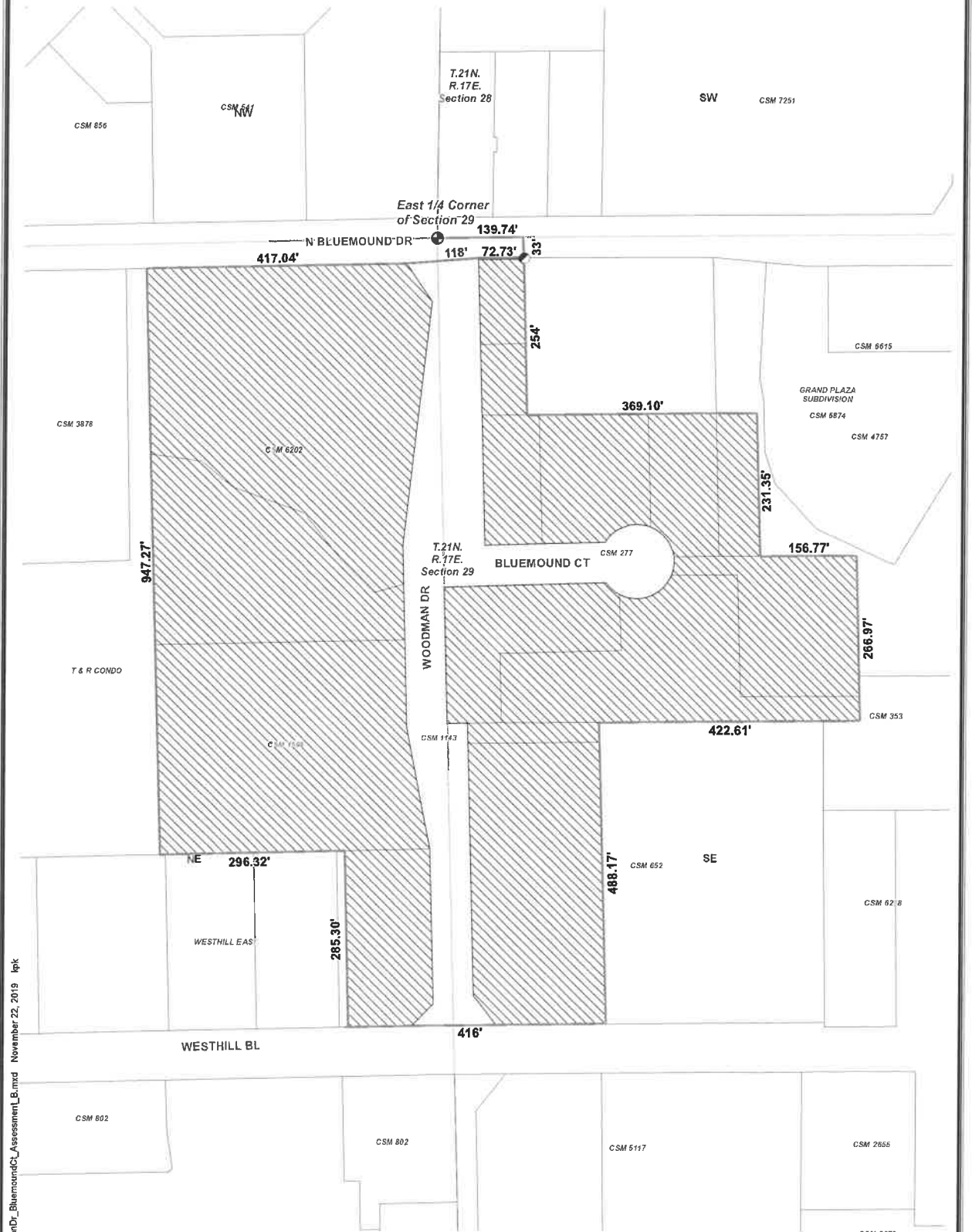


Dave Schowalter
Town Chairman



Angie Cain
Town Clerk

EXHIBIT A



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- Mapped Features**
- Municipal Boundary
 - Parcel Line
 - Quarter Section Line
 - PLSS Corner
 - Point of Beginning
 - Assessment Area



Source: Outagamie County, 2019.

Disclaimer: The property lines, right-of-way 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.



**EXHIBIT A
WOODMAN DRIVE AND
BLUEMOUND COURT ASSESSMENTS
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN**

EXHIBIT A
ASSESSMENT DESCRIPTION

Woodman Final Resolution
McM. No. G0006-9-18-00499.10

All of Parcels 1, 2, 3, and 4 of Certified Survey Map 277, part of Lots 1 and 2 of Certified Survey Map 652, Lot 1 of Certified Survey Map 1598, Lot 1 and Outlot 1 of Certified Survey Map 6202, part of Lots 1 and 2 of Westhill East (Plat) and a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, T21N, R17E, Town of Grand Chute, Outagamie County, Wisconsin.

Commencing at the East $\frac{1}{4}$ corner of said Section 29,
Thence South 139.74 feet to the extended South lot line of said Parcel 1 Certified Survey Map 277;
Thence West 33 feet to the Southeast corner of said parcel 1 and the Point of Beginning;
Thence West 254 feet along the South line of said Parcel 1;
Thence South 369.10 feet along an East line and its northerly extension of Parcel 1 and the east line of Parcel 2 of CSM 277 to the Southeast corner of Tax Parcel 101122002;
Thence West 231.35 feet along the South line of said Tax Parcel to the Southwest corner thereof;
Thence South 156.77 along the East line of Parcel 3 CSM 277 to the Southeast corner thereof;
Thence West 266.97 feet along the South line of said Parcel 3 to the Southwest corner thereof;
Thence North 422.61 feet along the West line of Parcels 3 and 4 of CSM 277 to the Southeast corner of Tax Parcel 101122104;
Thence West 488.17 feet along the south line of said tax parcel to the East right-of-way line of N. Westhill Boulevard;
Thence North 416 feet more or less to the North line of the South 13.72 feet of Lot 2 Westhill East (Plat) being the Northwest corner Tax Parcel 102326500;
Thence East 285.30 feet along said North line to the East line of Westhill East (Plat);
Thence North 296.32 feet more or less to the Northwest corner of Lot 1 Certified Survey Map 1598;
Thence East 947.27 feet along the North line of Lot 1 Certified Survey Map 1598, Outlot 1 and Lot 1 Certified Survey Map 6202 to the West line of N. Bluemound Drive;
Thence South 417.04 feet along said West line to a vision corner of Lot 1 Certified Survey Map 6202;
Thence South 118 feet more or less to the Northeast corner of Tax parcel 10121903;
Thence South 72.73 feet along the East line of N. Bluemound Drive to the Point of Beginning.

**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	\$1,084.70
4' Storm Manhole	19.3	VF	\$445.00	\$8,588.50	\$4,294.25
Inlet:					
Yard Drain	8	Each	\$1,621.00	\$12,968.00	\$6,484.00
4" Cleanout	5	Each	\$1,436.00	\$7,180.00	\$3,590.00
4" Storm Lead	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
Subtotal:				\$138,475.62	\$64,889.27
Contingencies (15%):				\$20,771.34	\$9,733.39
Engineering:				\$26,592.11	\$12,460.98
Subtotal:				\$185,859.07	\$87,083.64
Administration (5%):				\$9,292.95	\$4,354.18
Total Storm Sewer Cost:				\$195,151.03	\$91,437.82

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	\$1,176.00
Remove Culvert	6	Each	\$196.00	\$1,176.00	\$1,176.00
Mill Asphalt Pavement	1685	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 Bike 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:	\$40.00 per LF
Non RSF & RTF maximum rate:	\$76,292.80
Assessable cost:	1907.32 feet
Total Non RSF & RTF frontage:	\$40.00 per LF
Assessment rate:	

Street Assessments:

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

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
					Frontage	Assessable Frontage	Frontage	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	\$106,930.59	\$109,615.64	
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	\$19,608.70	\$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	\$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	\$19,488.99	\$19,488.99	
Brzezinski Investment LLC	35 Bluemound Court	101121902	RMF	125.16	0.00	\$0.00	\$0.00	106.40	\$19,488.99	\$19,488.99	\$19,488.99	
Vo, Thao Nthi Tran Thony Tran, EtAl.	3311 W. Woodman Drive	101121903	RMF	212.73	93.33	\$3,733.20	\$15,833.03	11.62	\$2,128.40	\$21,694.63	\$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	\$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	\$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	\$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	\$19,488.99	
Brzezinski Investment LLC	Bluemound Court	101122002	RMF	0.00	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	\$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	\$201,423.52	
GDA Properties LLC	600 N. Westhill Boulevard	102326500	CR	416.17	191.65	\$7,666.00	\$32,512.59	130.21	\$23,850.70	\$64,028.80	\$64,028.80	
				4037.56	1907.32	\$76,292.80	\$323,568.56	1766.52	\$323,568.56	\$723,429.93	\$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)