

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

FINAL RESOLUTION 02 SERIES OF 2020

W. COLLEGE AVENUE (CTH CA)  
(N. Mayflower Drive – N. Casaloma Drive)

A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR STREET RECONSTRUCTION AND URBANIZATION LOCATED ON W. COLLEGE AVENUE (CTH CA) (FROM N. MAYFLOWER DRIVE – N. CASALOMA DRIVE), IN SECTION 30, 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 POWERS,.

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did pass a Preliminary Resolution 16, Series of 2019, on the 15th day of October 2019, declaring their intention to exercise special assessment powers under Wisconsin Statutes, Chapter 60 and 66.0703 Wis. Stats. , et al., for street improvements as 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 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 specially 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 27th day of February 2020, at 6:00 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 engineer on the proposed improvements for street reconstruction, and did hear all persons desiring audience at said hearing.

WHEREAS, other governmental entities, including the State of Wisconsin Department of Transportation and Outagamie County, will pay a portion of the cost of the subject street and related improvements; and the Town wishes to impose special assessments to recover a portion of its share of the costs of said street and related improvements.

WHEREAS, the Town Board of Supervisors carefully considered the initial advice of the Town's engineer concerning the schedule of assessments proposed to be levied against benefiting properties, and the Town Board of Supervisors carefully considered the Town of

Grand Chute Special Assessment Policy, and the Town Board of Supervisors carefully considered unique aspects of the project including a lack of direct access to the improved street, higher-than-usual through traffic, and the fact that other governmental entities will be paying for a significant portion of the total project costs; following said considerations, the Town Board of Supervisors debated the schedule of assessments over the course of several meetings, before and after the Town's engineer completed the required report and before and after the public hearing; following said deliberations, the Town Board of Supervisors decided to deviate from the Town of Grand Chute Special Assessment Policy by assessing all affected properties less than each property would typically be assessed under said policy because the Town Board of Supervisors finds that it would be reasonable for the Town itself to absorb a percentage of its total costs given the higher-than-usual through traffic, but still recognizing that the affected properties will be benefited from the subject improvements.

WHEREAS, due to the forgoing considerations, and due to the likelihood that properties zoned for commercial use are more likely to be accessed using the subject street and related improvements on a more frequent basis, the Town Board of Supervisors has decided to assess affected properties that are zoned for commercial use only 33% of the amount that said properties would typically be assessed under the Town of Grand Chute Special Assessment Policy and the Town Board of Supervisors has decided to assess affected properties that are zoned and used for multi-family residential use only 20% of the amount that said properties would typically be assessed under the Town of Grand Chute Special Assessment Policy; provided however, that a certain assisted living facility that is zoned for residential multi-family use shall be assessed at only 33% of the amount that said properties would typically be assessed under the Town of Grand Chute Special Assessment Policy because the actual use of said facility and the prospective usage of the improvements is more akin to a commercial use than a residential multi-family use.

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 project and all plans and specifications thereto, as modified, is 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 orders that the work for said street improvements will be carried out in accordance with the Report of the Town of Grand Chute Engineer and the exhibits referenced therein, all on file with the Town's Clerk.
3. That the costs of said improvements are to be partially paid or recovered by assessing the a portion of the Town of Grand Chute's costs to the abutting property owners or to the specifically benefiting property owners on an area wide basis in accordance with the columns entitled "Street Assessment" on the "Schedule of Assessments" attached hereto, pursuant to Chapter 60 and 66.0703, et al, Wis. Stats., 2017-2018 as amended and pursuant to the Town's Police Powers.
4. That the Town of Grand Chute will carry out the work for said improvements, all as aforementioned based on the Engineers Report.

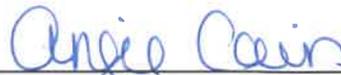
5. That all costs and the assessments to be levied and collected upon property as shown on the Report of the Town's engineer and the attached 'Schedule of Assessments' are true and correct, and have been determined on a reasonable basis.
6. That the assessments shall be paid in full at the due date, 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.
7. The Town Clerk 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's 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"**

**COLLEGE AVENUE ASSESSMENT DESCRIPTION**

Being Lots 1, 2, 3, 4, 5, 6, 7, 8, Grande Market, Lots 20, 21, 22, 23, 24, 25, 26, 27, 1st Addition to Grande Market, located in the Fractional Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 30.

Georgetowne Place Condominium, Georgetowne Square Condominium and Georgetowne Square Condominium Addendum No. 3, located in the Fractional Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 30;

Outlot 1, CSM 2489, Lot 1, CSM 3767, Lot 1, CSM 3798, Lot 1, CSM 7481, Lot 2, CSM 7541, Lots 2 & 3, Grande Market Center located in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 30

Lots 1 & 2, CSM 1588, Lots 1 & 3, CSM 3696, Lot 3, CSM 4826, College Court Condominium, located in and being a part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 30, all being in T21N, R17E, Town of Grand Chute, Outagamie County, Wisconsin.

Beginning at the Southwest Corner of Lot 1, Grand Market; Thence 87.50 feet along the Northeasterly vison corner right-of-way line for Mayflower Drive and College Avenue (CTH CB); Thence Northerly 211.25 feet along the Easterly right-of-way line of Mayflower Drive; Thence Northeasterly 47.68 feet along the vison corner right-of-way line of Mayflower Road and Grande Market Drive; Thence 313.37 feet along the Southerly right-of-way line for Grande Market Drive; Thence along an arc of a curve 211.63 feet (248.00' radius) along the curved Southeasterly right-of-way line of Grand Market Drive; Thence 53.52 feet along the Northerly line of Lot 4, Grande Market; Thence 168.48 feet along the North line of Lot 5, Grande Market; Thence along an arc of a curve 103.67 feet (66.00' Radius) along the curved Southwesterly right-of-way line of Waterford Lane; Thence 1245.69 feet along the Southerly right-of-way line of Waterford Lane; Thence along an arc of a curve 103.67 feet (66.00' Radius) along the curved Southeasterly right-of-way line of Waterford Lane; Thence 250.95 feet along the Northerly line of Lot 26, First Addition to Grande Market; Thence 18.05 feet along the Easterly line of Lot 29 First Addition to Grande Market; Thence 306.00 feet along the Northerly line of Lot 27 First Addition to Grande Market to the Westerly right-of-way line of N. McCarthy Drive; Thence 100.00 feet along the extension of Lot 27 to the Easterly right-of-way line of N. McCarthy Drive; Thence 160.89 feet along the Easterly right-of-way line for N. McCarthy Road; Thence 155.79 feet along the Southerly right-of-way line for Grande Market Drive; Thence along an arc of a curve 200.59 feet (533.00' Radius) along the curved Southerly right-of-way line of Grande Market Drive; Thence 40.05 feet along the Southerly right-of-way line for Grande Market Drive; Thence 303.57 feet along the Westerly line for Lot 2, CSM 7481; Thence 32.11 feet along the Southwesterly line for Lot 2, CSM 7481; Thence 252.31 feet along the Southerly line for Lot 2, CSM 7481; Thence 363.95 feet along the Westerly line for Lot 2, Grande Market Center; Thence along an arc of a curve 99.77 feet (267.00' Radius) along the curved Southerly right-of-way line of Grande Market Drive; Thence continuing along an arc of a curve 120.01 feet (333.00' Radius) along the curved Southerly right-of-way line of Grande Market Drive; Thence 386.14 feet along the Southerly right-of-way line for Grande Market Drive; Thence along an arc of a curve 54.16 feet (333.00' Radius) along the curved Southerly right-of-way line of Grande Market Drive; Thence 48.89 feet along the Southerly right-of-way line for Grande Market Drive; Thence 285.00 feet along the Easterly line for Lot 3, Grande Market Center; Thence 168.03 feet along the Northerly line for Lot 2, CSM 7541; Thence 285.00 feet along the Westerly line for Lot 1, CSM 3767; Thence 562.54 feet along the Southerly right-of-way line for Grande Market Drive; Thence along an arc of a curve 216.26 feet (367.00' Radius) along the curved Southerly right-of-way line of Grande Market Drive; Thence continuing along an arc of a curve 88.48 feet (433' Radius) along the curved Southerly right-of-way line of Grande Market Drive; Thence 275.68 feet along the Westerly line for Lot 2, CSM 3798; Thence 215.47 feet along the Southerly line for Lot 2, CSM 3798 to the Westerly right-of-way line of N. Casaloma Drive; Thence 95.52 feet along the Westerly right-of-way line of N. Casaloma Drive to the Southeast Corner of Lot 1, CSM 3798; Thence 294.28 feet to the Southwesterly Corner of the College Avenue and N. Casaloma Drive Vison Corner; Thence 301.08 feet along the Westerly right-of-way line for N. Casaloma Drive; Thence 243.77 feet along the Southerly line of Lots 1 & 2, CSM 1588; Thence 66.00 feet along the Westerly right-of-way line for Lawrence Street; Thence 245.39 feet along Southerly right-of-way line for Lawrence Street to the Westerly right-of-way line of Casaloma Drive; Thence 11.00 feet along the Westerly right-of-way line of Casaloma Drive to the Northeast Corner of Lot 2, Block 2, Van Roy Subdivision; Thence 149.64 feet along the Northerly line of Lot 2, Block 2, Van Roy Subdivision; Thence 343.51 feet along the Easterly line of Lot 1, CSM 3696; Thence 20.00 along the Northerly line Lot 1 Block 1, Van Roy Subdivision; Thence 187.00 feet along the Easterly line of Lot 1, CSM 3696; Thence 391.71 feet along the Southerly line of Lot 1, CSM 3696; Thence 186.77 feet along the Southwesterly line of Lot 1, CSM 3696; Thence 33.26 feet along the Southerly line of Lot 1, CSM 3696; Thence 390.76 feet along the Westerly line of Lot 1, CSM 3696; Thence 38.76 feet along the Northerly line of Lot 2, CSM 3696; Thence 66 feet along the Easterly right-of-way line of W. Lawrence Street; Thence 1642.19 feet along the Northerly right-of-way line of W. Lawrence Street; Thence along an arc of a curve 226.18 feet (170.10' Radius) along the curved Northerly right-of-way line of W. Lawrence Street; Thence 67.56 feet to the Westerly right-of-way line for N. McCarthy Road also being the Southeast corner of Georgetowne Place Condominium; Thence 2760.55 feet along the South lines of Georgetowne Place Condominium, Georgetowne Square Condominium and Georgetowne Square Condominium No. 3 to the Southwest Corner of Georgetowne Place Condominium; thence 193.92 feet along the Easterly right-of-way line for Mayflower Drive; Thence 87.50 feet along the Southeasterly vison corner right-of-way line for Mayflower Drive and College Avenue (CTH CB); Thence 252.45 feet to the Southwest Corner of Lot 1, Grande Market also being the point of beginning .

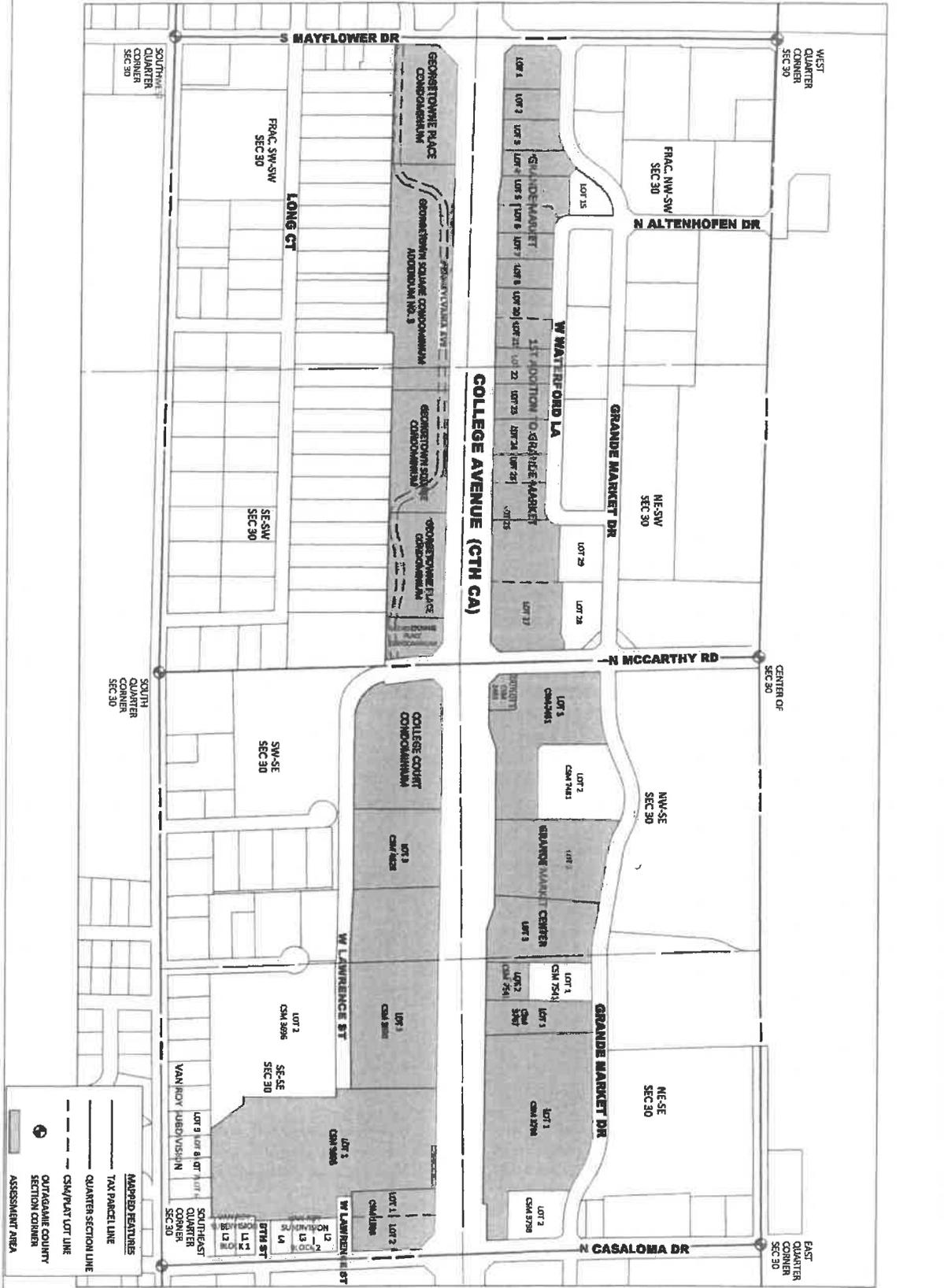
	ONE OF TWO SHEETS SHEET NO. 1 OF 2 DATE: 10/07/2019
	PROJECT MANAGER: PROJ. NO. E2246A16 SITE NO. 211113 DRAWING NO.
SHEET DESCRIPTION: EXHIBIT A	1 OF 2

**W COLLEGE AVENUE (CTH-CA) ASSESSMENT**  
**TOWN OF GRAND CHUTE**  
**OUTAGAMIE COUNTY, WISCONSIN**

Scale: 1" = 400'

North Arrow

**EXHIBIT "A"**



<p><b>OMNI</b>                  ASTRO A TREE                  ONE PINE STREET                  GRAND CHUTE, WI 54901                  920.729.9800</p>	<p>REV. DATE DESCRIPTION</p>
<p>PROJECT MANAGER:                  PRJCT NO: E2246A16                  DATE: 09-27-18                  DRAWING NO:</p>	<p>SHEET DESCRIPTION</p>
<p><b>2 OF 2</b></p>	<p>EXHIBIT A</p>

**W COLLEGE AVENUE (CTH-CA) ASSESSMENT  
 TOWN OF GRAND CHUTE  
 OUTAGAMIE COUNTY, WISCONSIN**

0 200 400  
 GRAPHIC SCALE

NORTH

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 CTH CA Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	21,610	CY	\$ 7.58	\$ 163,803.80	\$ 163,803.80	
305.0120	Base Aggregate Dense 1 1/4-Inch	10,460	TON	\$ 5.80	\$ 60,668.00	\$ 60,668.00	
311.0110	Breaker Run	19,920	TON	\$ 11.92	\$ 237,446.40	\$ 237,446.40	
415.0080	Concrete Pavement 8-Inch	26,910	SY	\$ 35.03	\$ 942,657.30	\$ 942,657.30	
601.0409	Concrete Curb & Gutter 30-Inch Type A	10,640	LF	\$ 15.30	\$ 162,792.00	\$ 162,792.00	
602.0405	Concrete Sidewalk 4-Inch	26,530	SF	\$ 4.30	\$ 114,079.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 84,500.00	\$ 84,500.00	\$ 84,500.00	~4.8% of Total
625.0100	Topsoil	15,335	SY	\$ 1.50	\$ 23,002.50	\$ 23,002.50	
628.2006	Erosion Mat Urban Class I Type A	15,335	SY	\$ 1.68	\$ 25,762.80	\$ 25,762.80	
629.0210	Fertilizer Type B	10	CWT	\$ 58.00	\$ 580.00	\$ 580.00	
630.0140	Seeding Mixture No. 40	275	LB	\$ 12.25	\$ 3,368.75	\$ 3,368.75	
634.0616	Posts Wood 4x6-Inch X 16-FT	4	EACH	\$ 58.50	\$ 234.00	\$ 234.00	
637.2210	Signs Type II Reflective H	48	SF	\$ 17.50	\$ 840.00	\$ 840.00	
646.1020	Marking Line Epoxy 4-Inch	12,855	LF	\$ 1.90	\$ 24,424.50	\$ 24,424.50	
646.6120	Marking Stop Line Epoxy 18-Inch	44	LF	\$ 21.00	\$ 924.00	\$ 924.00	
Total					\$ 1,845,083.05	\$ 1,731,004.05	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	836	LF	\$ 58.29	\$ 48,730.44	\$ 41,503.22	50% of 30-Inch Cost
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	4,780	LF	\$ 99.29	\$ 474,606.20	\$ 237,303.10	50% of Cost
611.0530	Manhole Covers Type J	20	EACH	\$ 314.00	\$ 6,280.00	\$ 3,140.00	50% of Cost
611.0630	Inlet Covers Type H	38	EACH	\$ 458.00	\$ 17,404.00	\$ 8,702.00	50% of Cost
611.2006	Manholes 6-FT Diameter	20	EACH	\$ 3,793.00	\$ 75,860.00	\$ 37,930.00	50% of Cost
611.3230	Inlets 2x3-FT	38	EACH	\$ 1,428.00	\$ 54,264.00	\$ 27,132.00	50% of Cost
Total					\$ 677,144.64	\$ 355,710.32	

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 North Mayflower Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	270	CY	\$ 7.58	\$ 2,046.60	\$ 2,046.60	
305.0120	Base Aggregate Dense 1 1/4-Inch	150	TON	\$ 5.80	\$ 870.00	\$ 870.00	
311.0110	Breaker Run	290	TON	\$ 11.92	\$ 3,456.80	\$ 3,456.80	
460.XXXX	HMA Pavement	120	TON	\$ 72.13	\$ 8,655.60	\$ 8,655.60	
601.0411	Concrete Curb & Gutter 30-Inch Type D	210	LF	\$ 18.10	\$ 3,801.00	\$ 3,801.00	
602.0405	Concrete Sidewalk 4-Inch	1,180	SF	\$ 4.30	\$ 5,074.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	~4.8% of Total
625.0100	Topsoil	390	SY	\$ 1.50	\$ 585.00	\$ 585.00	
628.2006	Erosion Mat Urban Class I Type A	390	SY	\$ 1.68	\$ 655.20	\$ 655.20	
629.0210	Fertilizer Type B	0.2	CWT	\$ 58.00	\$ 11.60	\$ 11.60	
630.0140	Seeding Mixture No. 40	7	LB	\$ 12.25	\$ 85.75	\$ 85.75	
634.0616	Posts Wood 4x6-Inch X 16-FT	1	EACH	\$ 58.50	\$ 58.50	\$ 58.50	
637.2210	Signs Type II Reflective H	8	SF	\$ 17.50	\$ 140.00	\$ 140.00	
646.1020	Marking Line Epoxy 4-Inch	210	LF	\$ 1.90	\$ 399.00	\$ 399.00	
646.6120	Marking Stop Line Epoxy 18-Inch	0	LF	\$ 21.00	\$ -	\$ -	
Total					\$ 27,089.05	\$ 22,015.05	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	0	LF	\$ 58.29	\$ -	\$ -	
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	0	LF	\$ 99.29	\$ -	\$ -	
611.0530	Manhole Covers Type J	0	EACH	\$ 314.00	\$ -	\$ -	
611.0630	Inlet Covers Type H	0	EACH	\$ 458.00	\$ -	\$ -	
611.2006	Manholes 6-FT Diameter	0	EACH	\$ 3,793.00	\$ -	\$ -	
611.3230	Inlets 2x3-FT	0	EACH	\$ 1,428.00	\$ -	\$ -	
Total					\$ -	\$ -	

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 South Mayflower Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	280	CY	\$ 7.58	\$ 2,122.40	\$ 2,122.40	
305.0120	Base Aggregate Dense 1 1/4-Inch	160	TON	\$ 5.80	\$ 928.00	\$ 928.00	
311.0110	Breaker Run	300	TON	\$ 11.92	\$ 3,576.00	\$ 3,576.00	
460.XXXX	HMA Pavement	125	TON	\$ 72.13	\$ 9,016.25	\$ 9,016.25	
-	20% HMA Pavement Credit	-	-	-	\$ (1,803.25)	\$ (1,803.25)	
601.0411	Concrete Curb & Gutter 30-Inch Type D	220	LF	\$ 18.10	\$ 3,982.00	\$ 3,982.00	
602.0405	Concrete Sidewalk 4-Inch	1,100	SF	\$ 4.30	\$ 4,730.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	~4.8% of Total
625.0100	Topsoil	400	SY	\$ 1.50	\$ 600.00	\$ 600.00	
628.2006	Erosion Mat Urban Class I Type A	400	SY	\$ 1.68	\$ 672.00	\$ 672.00	
629.0210	Fertilizer Type B	0.3	CWT	\$ 58.00	\$ 17.40	\$ 17.40	
630.0140	Seeding Mixture No. 40	7	LB	\$ 12.25	\$ 85.75	\$ 85.75	
634.0616	Posts Wood 4x6-Inch X 16-FT	1	EACH	\$ 58.50	\$ 58.50	\$ 58.50	
637.2210	Signs Type II Reflective H	8	SF	\$ 17.50	\$ 140.00	\$ 140.00	
646.1020	Marking Line Epoxy 4-Inch	220	LF	\$ 1.90	\$ 418.00	\$ 418.00	
646.6120	Marking Stop Line Epoxy 18-Inch	11	LF	\$ 21.00	\$ 231.00	\$ 231.00	
Total					\$ 25,974.05	\$ 21,244.05	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	0	LF	\$ 58.29	\$ -	\$ -	
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	0	LF	\$ 99.29	\$ -	\$ -	
611.0530	Manhole Covers Type J	0	EACH	\$ 314.00	\$ -	\$ -	
611.0630	Inlet Covers Type H	0	EACH	\$ 458.00	\$ -	\$ -	
611.2006	Manholes 6-FT Diameter	0	EACH	\$ 3,793.00	\$ -	\$ -	
611.3230	Inlets 2x3-FT	0	EACH	\$ 1,428.00	\$ -	\$ -	
Total					\$ -	\$ -	

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 North McCarthy Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	1,000	CY	\$ 7.58	\$ 7,580.00	\$ 7,580.00	
305.0120	Base Aggregate Dense 1 1/4-Inch	560	TON	\$ 5.80	\$ 3,248.00	\$ 3,248.00	
311.0110	Breaker Run	1,060	TON	\$ 11.92	\$ 12,635.20	\$ 12,635.20	
460.XXX	HMA Pavement	450	TON	\$ 72.13	\$ 32,458.50	\$ 32,458.50	
601.0411	Concrete Curb & Gutter 30-Inch Type D	590	LF	\$ 18.10	\$ 10,679.00	\$ 10,679.00	
602.0405	Concrete Sidewalk 4-Inch	3,200	SF	\$ 4.30	\$ 13,760.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 4,100.00	\$ 4,100.00	\$ 4,100.00	~4.8% of Total
625.0100	Topsoil	685	SY	\$ 1.50	\$ 1,027.50	\$ 1,027.50	
628.2006	Erosion Mat Urban Class I Type A	685	SY	\$ 1.68	\$ 1,150.80	\$ 1,150.80	
629.0210	Fertilizer Type B	0.4	CWT	\$ 58.00	\$ 23.20	\$ 23.20	
630.0140	Seeding Mixture No. 40	12	LB	\$ 12.25	\$ 147.00	\$ 147.00	
634.0616	Posts Wood 4x6-Inch X 16-FT	1	EACH	\$ 58.50	\$ 58.50	\$ 58.50	
637.2210	Signs Type II Reflective H	8	SF	\$ 17.50	\$ 140.00	\$ 140.00	
646.1020	Marking Line Epoxy 4-Inch	730	LF	\$ 1.90	\$ 1,387.00	\$ 1,387.00	
646.6120	Marking Stop Line Epoxy 18-Inch	22	LF	\$ 21.00	\$ 462.00	\$ 462.00	
Total					\$ 88,856.70	\$ 75,096.70	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	0	LF	\$ 58.29	\$ -	\$ -	
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	0	LF	\$ 99.29	\$ -	\$ -	
611.0530	Manhole Covers Type J	0	EACH	\$ 314.00	\$ -	\$ -	
611.0630	Inlet Covers Type H	0	EACH	\$ 458.00	\$ -	\$ -	
611.2006	Manholes 6-FT Diameter	0	EACH	\$ 3,793.00	\$ -	\$ -	
611.3230	Inlets 2x3-FT	0	EACH	\$ 1,428.00	\$ -	\$ -	
Total					\$ -	\$ -	

Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 South McCarthy Theoretical Design Actual Project Costs

Street							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
205.0100	Excavation Common	870	CY	\$ 7.58	\$ 6,594.60	\$ 6,594.60	
305.0120	Base Aggregate Dense 1 1/4-Inch	490	TON	\$ 5.80	\$ 2,842.00	\$ 2,842.00	
311.0110	Breaker Run	930	TON	\$ 11.92	\$ 11,085.60	\$ 11,085.60	
460.XXXX	HMA Pavement	380	TON	\$ 72.13	\$ 27,409.40	\$ 27,409.40	
601.0411	Concrete Curb & Gutter 30-Inch Type D	695	LF	\$ 18.10	\$ 12,579.50	\$ 12,579.50	
602.0405	Concrete Sidewalk 4-Inch	3,390	SF	\$ 4.30	\$ 14,577.00	\$ -	Sidewalk Not Assessed
619.1000	Mobilization	1	EACH	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	~4.8% of Total
625.0100	Topsoil	1,240	SY	\$ 1.50	\$ 1,860.00	\$ 1,860.00	
628.2006	Erosion Mat Urban Class I Type A	1,240	SY	\$ 1.68	\$ 2,083.20	\$ 2,083.20	
629.0210	Fertilizer Type B	0.8	CWT	\$ 58.00	\$ 46.40	\$ 46.40	
630.0140	Seeding Mixture No. 40	22	LB	\$ 12.25	\$ 269.50	\$ 269.50	
634.0616	Posts Wood 4x6-Inch X 16-FT	1	EACH	\$ 58.50	\$ 58.50	\$ 58.50	
637.2210	Signs Type II Reflective H	8	SF	\$ 17.50	\$ 140.00	\$ 140.00	
646.1020	Marking Line Epoxy 4-Inch	670	LF	\$ 1.90	\$ 1,273.00	\$ 1,273.00	
646.6120	Marking Stop Line Epoxy 18-Inch	16	LF	\$ 21.00	\$ 336.00	\$ 336.00	
Total					\$ 85,054.70	\$ 70,477.70	

Storm Sewer							
Item	Item Description	Quantity	Unit	Unit Price	Extension	Assessable Amount	Comment
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	0	LF	\$ 58.29	\$ -	\$ -	
608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inch	0	LF	\$ 99.29	\$ -	\$ -	
611.0530	Manhole Covers Type J	0	EACH	\$ 314.00	\$ -	\$ -	
611.0630	Inlet Covers Type H	0	EACH	\$ 458.00	\$ -	\$ -	
611.2006	Manholes 6-FT Diameter	0	EACH	\$ 3,793.00	\$ -	\$ -	
611.3230	Inlets 2x3-FT	0	EACH	\$ 1,428.00	\$ -	\$ -	
Total					\$ -	\$ -	

**Town of Grand Chute  
 CTH CA Reconstruction  
 Mayflower Dr to Casaloma Dr  
 Assessment Calculation**

**Theoretical Design with Actual Project Bid Cost Assessment Rates**

Storm Sewer (CTH CA Frontage Only)		Notes:
Theoretical SS Construction Cost	\$ 677,144.64	
Assessable Theoretical SS Construction Cost	\$ 355,710.32	
12% Engineering	\$ 81,257.36	12% of Theoretical Storm Sewer Cost
15% Const Oversight & Contingency	\$ 101,571.70	15% of Theoretical Storm Sewer Cost
5% Administration	\$ 42,998.68	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Storm Sewer Cost	\$ 581,538.06	
Assessable Storm Sewer Frontage	7,710.35 LF	
Theoretical Storm Sewer Assessment Rate	\$ 75.42 per LF	
RMF, CR, CL Zone Maximum Rate:	\$ 40.00 per LF	
Maximum Assessable Storm Sewer Cost	\$ 308,414.18	

Street - CTH CA		
Theoretical Street Construction Cost	\$ 1,845,083.05	
Assessable Theoretical Street Construction Cost	\$ 1,731,004.05	
12% Engineering	\$ 221,409.97	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 276,762.46	15% of Theoretical Street Cost
5% Administration	\$ 117,162.77	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 2,346,339.25	
Assessable Street Frontage	7,710.35 LF	
Theoretical Street Assessment Rate	\$ 304.31 per LF	

Street - Mayflower North		
Theoretical Street Construction Cost	\$ 27,089.05	
Assessable Theoretical Street Construction Cost	\$ 22,015.05	
12% Engineering	\$ 3,250.69	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 4,063.36	15% of Theoretical Street Cost
5% Administration	\$ 1,720.15	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 31,049.25	
Assessable Street Frontage	94.94 LF	
Theoretical Street Assessment Rate	\$ 327.05 per LF	

Street - Mayflower South		
Theoretical Street Construction Cost	\$ 25,974.05	
Assessable Theoretical Street Construction Cost	\$ 21,244.05	
12% Engineering	\$ 3,116.89	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 3,896.11	15% of Theoretical Street Cost
5% Administration	\$ 1,649.35	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 29,906.40	
Assessable Street Frontage	112.05 LF	
Theoretical Street Assessment Rate	\$ 266.91 per LF	

Street - McCarthy North		
Theoretical Street Construction Cost	\$ 88,856.70	
Assessable Theoretical Street Construction Cost	\$ 75,096.70	
12% Engineering	\$ 10,662.80	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 13,328.51	15% of Theoretical Street Cost
5% Administration	\$ 5,642.40	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 104,730.41	
Assessable Street Frontage	328.22 LF	
Theoretical Street Assessment Rate	\$ 319.08 per LF	

Street - McCarthy South		
Theoretical Street Construction Cost	\$ 85,054.70	
Assessable Theoretical Street Construction Cost	\$ 70,477.70	
12% Engineering	\$ 10,206.56	12% of Theoretical Street Cost
15% Const Oversight & Contingency	\$ 12,758.21	15% of Theoretical Street Cost
5% Administration	\$ 5,400.97	5% of Theoretical Const, Cont, and Oversight Cost
Total Assessable Street Cost	\$ 98,843.44	
Assessable Street Frontage	369.20 LF	
Theoretical Street Assessment Rate	\$ 267.72 per LF	

Total Assessable Project Cost \$ 2,820,439.48

**Actual Town Participation Costs**

Construction Cost Share	\$ 1,415,471.68	based on bid result
Engineering Cost Share	\$ 82,631.00	based on 06/18/2019 cost share agreement
Construction Oversight/Contingency Cost Share	\$ 260,955.89	based on bid result
Administration (5%)	\$ 87,952.93	5% of Const, Engineering, and Oversight
Total	\$ 1,847,011.50	

**Actual Town Participation Percentage** 65.49%

