

TOWN OF GRAND CHUTE  
SANITARY DISTRICT NO. 1 & 2  
(OUTAGAMIE COUNTY, WISCONSIN)

FINAL RESOLUTION SD12-03-2018

WREN DRIVE/EDGEWOOD DRIVE  
SANITARY SEWER & WATER MAIN EXTENSION

A FINAL RESOLUTION AUTHORIZING SPECIAL ASSESSMENTS FOR WATER AND SEWER MAIN INSTALLATION LOCATED ON WREN DRIVE/EDGEWOOD DRIVE IN SECTIONS 9 & 4, T21N, R17E AS LOCATED IN THE TOWN OF GRAND CHUTE, AND LEVYING SPECIAL ASSESSMENTS AGAINST SPECIALLY ABUTTING PROPERTY OWNERS OR ON AN AREA WIDE BASIS TO SPECIFICALLY BENEFITING PROPERTY OWNERS UNDER CHAPTER 60 AND 66.0703(1)(b), ET AL, POLICE POWERS, WIS. STATS., 2015-16 AS AMENDED.

WHEREAS, the Board of Commissioners of the Town of Grand Chute Sanitary District No. 1 & 2, Outagamie County, Wisconsin, did pass a Preliminary Resolution 1 Series of 2017, on the 21st day of March, 2017, and Preliminary Resolution 1 Series of 2018, on the 20<sup>th</sup> day of March, 2018 declaring its intention to exercise special assessment powers under Wisconsin Statutes, Chapters 60 and 66, for the construction and installation of water and sewer main as shown on Exhibits "A" and "B" and did publish the required statutory Notice of Public Hearing on Special Assessments in the Post-Crescent, and did further mail a copy of said Notice of Public Hearing to abutting property owners or area wide property owners within the required statutory time, including a scale map of the project; and,

WHEREAS, the specially abutting property owners or area wide specifically benefiting property owners affected by the water and sewer main installation are those owners of real estate within the area described in the preceding paragraph; and,

WHEREAS, the Board of Commissioners of the Town of Grand Chute Sanitary District No. 1 & 2, Outagamie County, Wisconsin, did hold a Public Hearing at the Town of Grand Chute Town Hall, 1900 W. Grand Chute Blvd., Grand Chute, Outagamie County, Wisconsin, on the 1st day of May, 2018, at 6:31 P.M., pursuant to the published Notice of Public Hearing and a mailing of said Notice to abutting property owners or area wide benefiting property owners, for the purpose of informing and hearing all interested persons concerning the Preliminary Resolution and the Report of the District Engineers on the proposed improvements of water and sewer main installation, and did hear all persons desiring audience at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Grand Chute Sanitary District No. 1 & 2, Outagamie County, Wisconsin, as follows:

1. That the Report of the District Engineers for said Town of Grand Chute Sanitary District No. 1 & 2 pertaining to the construction and installation of the above-described public improvements, being of water and sewer main installation, and all plans and specifications thereto, as modified, is hereby approved and adopted, and that the properties being assessed are specially benefited by this project.
2. That the Town of Grand Chute Sanitary District No. 1 & 2 is hereby directed and delegated to carry out the work of said improvements in accordance with the Report of the District Engineers.

3. That payment of said improvements be made by assessing the cost to the specially abutting property owners or to specifically benefiting property owners on an area wide basis under Chapters 60 and 66.0703(1)(b), et al, Wis. Stats., 2013-14 as amended.
4. That the Town of Grand Chute Sanitary District No. 1 & 2 has advertised for bids for this project, and that said Sanitary District is further directed to carry out the work for said improvements, all as aforementioned.
5. That all costs to specially benefiting area property owners shown on the Report of the District Engineers, as modified, are true and correct, have been determined on a reasonable basis, and are hereby confirmed. That all assessments are determined to specifically benefit the real estate in an area being served by the stormwater conveyance route.
6. That the assessments shall be paid in full at 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 Sanitary District No. 1 & 2 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. That those special assessments levied, identified on the Engineer's Report as "Deferred" shall be deferred until such time as hookups to the system occur. In accordance with the Town Special Assessment Policy Rev. 2013 section II.C and/or VI.C, the property owner may defer hookup for up to 10 years following completion of the public system if the property has previously installed private facilities. Should the private facilities fail or need replacement during the deferral period, hookup shall be immediate and payment may be immediate or in accordance with Section III.B.4 and/or VI.B.4. That interest charges for those properties shall also be deferred until such time as hookups occur.
8. The Commission Secretary of the Town of Grand Chute Sanitary District No. 1 & 2 shall further mail a copy of this Final Resolution and a statement of the final assessment against specially abutting property owners or to area wide specifically benefiting property, to each property owner whose name appears on the assessment roll and whose post office address is known or can, with reasonable diligence, be ascertained. This assessment may be revised, where necessary, pursuant to Chapter 66, Wis. Stats.

Date introduced, approved and adopted this 15 day of May, 2018.

TOWN OF GRAND CHUTE  
SANITARY DISTRICT NO. 1 & 2



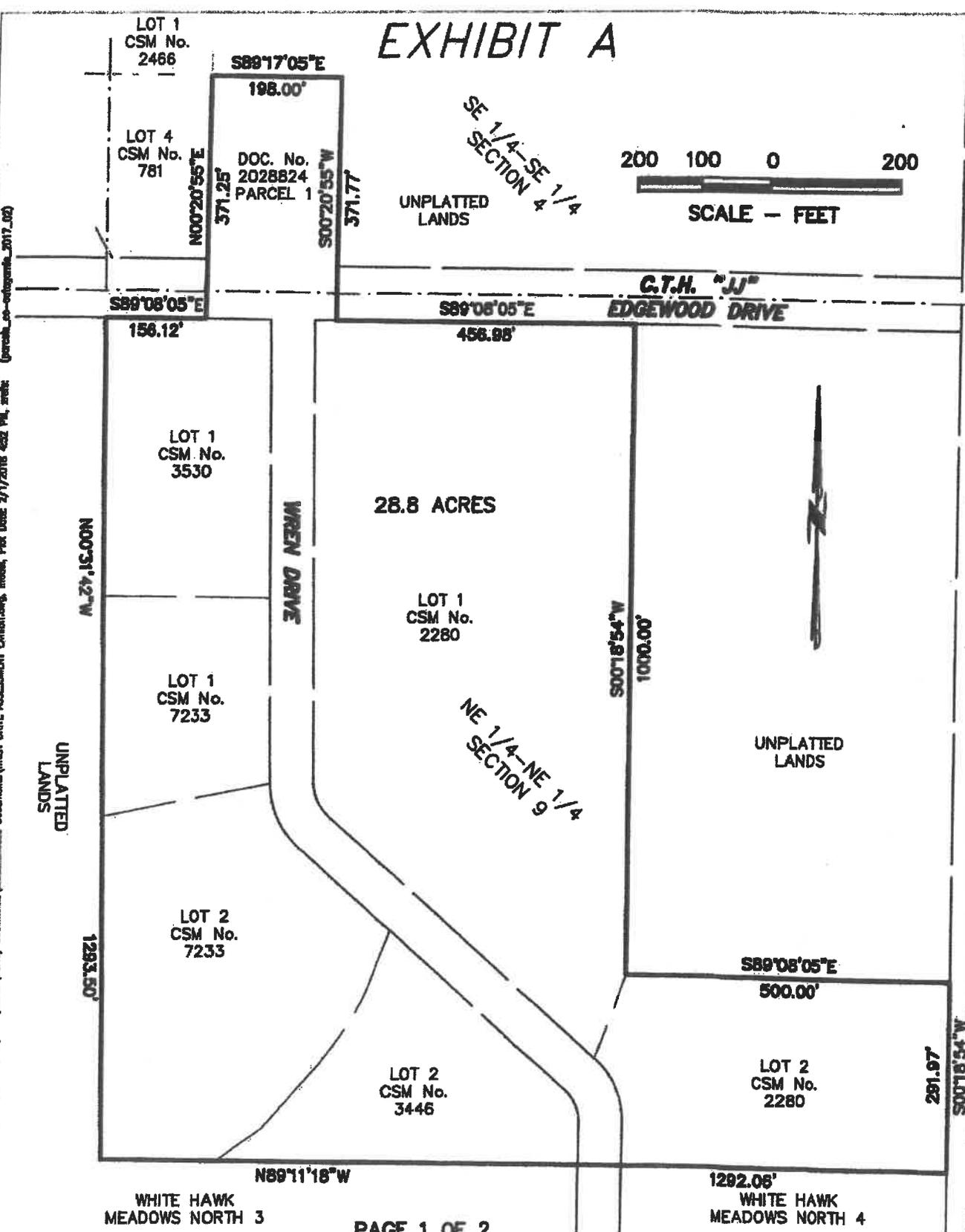
Dave Schowalter  
Commission President



Karen L. Weinschrott  
Commission Secretary

# EXHIBIT A

C:\Users\jg\Documents\Projects\2018\2018\_02\_21\2018\_02\_21\_02.dwg (project) 2/1/2018 4:52 PM, arls (project) 2/1/2018 2:17:02



Project No G0005 91700292.00 Date JAN. 2018 Scale 1"=200'  
 Drawn By CKW Field Book \_\_\_\_\_ Page \_\_\_\_\_  
 1445 McMAHON DRIVE NEENAH, WI 54956  
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
 Tel: (920) 751-4200 Fax: (920) 751-4284

File No.

# EXHIBIT A

## ATTACHMENT AREA DESCRIPTION:

All of Lots 1 & 2 of Certified Survey Map No. 2280 as recorded in Volume 12 of Certified Survey Maps on Page 2280 as Document No. 1161189, all of Lot 2 of Certified Survey Map No. 3446 as recorded in Volume 18 of Certified Survey Maps on Page 3446 as Document No. 1318500, all of Lot 1 of Certified Survey Map No. 3530 as recorded in Volume 18 of Certified Survey Maps on Page 3530 as Document No. 1333603, all of Lots 1 & 2 of Certified Survey Map No. 7233 as recorded in Volume 43 of Certified Survey Maps on Page 7233 as Document No. 2081359, a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, and a part of the Northeast 1/4 of the Northeast 1/4 of Section 9, located in the Southeast 1/4 of the Southeast 1/4 of Section 4 and the Northeast 1/4 of the Northeast 1/4 of Section 9, all in Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin containing 28.8 acres of land more or less and described as follows:

Beginning at the Northwest corner of Lot 1 of said Certified Survey Map No. 3530; thence S89°08'05"E, 156.12 feet along the North line of said Lot 1 to the Southerly extension of the West line of Parcel 1 as described in Document No. 2028824; thence N00°20'55"E, 371.25 feet along said West line to the Northwest corner thereof; thence S89°17'05"E, 198.00 feet along the North line of said Parcel 1 to the Northeast corner thereof; thence S00°20'55"W, 371.77 feet along the East line of said Parcel 1 and its Southerly extension to the North line of Lot 1 of said Certified Survey Map No. 2280; thence S89°08'05"E, 456.98 feet along said North line to the Northeast corner thereof; thence S00°18'54"W, 1000.00 feet along the East line of said Lot 1 to the Southeast corner thereof; thence S89°08'05"E, 500.00 feet along the North line of Lot 2 of said Certified Survey Map No. 2280 to the Northeast corner thereof; thence S00°18'54"W, 291.97 feet along the East line of said Lot 2 to the Southeast corner thereof; thence NB9°11'18"W, 1292.06 feet along the South line of said Lot 2 and its Westerly extension to the Southwest corner of Lot 2 of said Certified Survey Map No. 7233; thence N00°31'42"W, 1293.50 feet along the West line of said Certified Survey Map No. 7233 and its Northerly extension to the Point of Beginning.

The above description shall be used for attachment purposes only.

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**McMAHON**  
ENGINEERS ARCHITECTS

Project No. G0005 91700292.00 Date JAN. 2016 Scale 1"=200'

Drawn By CWK Field Book \_\_\_\_\_ Page \_\_\_\_\_

1446 McMAHON DRIVE NEENAH, WI 54958  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 761-4200 Fax: (920) 761-4284

File No.



**Grand Chute Sanitary Districts # 1 & # 2**  
**Edgewood Drive & Wren Drive Water Main**  
**McM No.: G0007-9-16-00123**  
**Wren Drive Sanitary Sewer**  
**McM No.: G0005-9-17-00292**  
**Contract**  
**Schedule of Assessments**

**Project Cost (based on low bid):**

**Sanitary Sewer:**

Description	Unit	Estimated Quantity	Unit Price	Amount	Assessable Amount
10-Inch Sanitary Sewer	LF	1458	\$47.00	\$68,526.00	\$43,863.49
4-Inch Sanitary Lateral	LF	153	\$54.00	\$8,262.00	\$8,262.00
Bore & Case 10-Inch Sanitary Sewer	LF	80	\$330.00	\$26,400.00	\$16,898.64
Bore 10-Inch Sanitary Sewer	LF	70	\$100.00	\$7,000.00	\$4,480.70
Sanitary Manhole	VF	72.5	\$254.00	\$18,415.00	\$18,415.00
Sawcut Concrete Curb & Gutter	LF	10	\$10.00	\$100.00	\$100.00
Remove & Replace 30-Inch Curb & Gutter	LF	107	\$30.00	\$3,210.00	\$3,210.00
Drilled Tie Bars	Each	8	\$19.00	\$152.00	\$152.00
Sawcut Asphalt Pavement & Driveways	SY	1546	\$1.00	\$1,546.00	\$1,546.00
Remove & Replace Asphalt Pavement	SY	850	\$42.00	\$35,700.00	\$35,700.00
Remove & Replace Asphalt Driveway	SY	94	\$50.00	\$4,700.00	\$4,700.00
Restoration	SY	3139	\$2.00	\$6,278.00	\$6,278.00
Ditch Checks	LF	50	\$20.00	\$1,000.00	\$1,000.00
Traffic Control	LS	0.5	\$9,200.00	\$4,600.00	\$4,600.00
			Subtotal:	\$185,889.00	\$149,205.83
			Engineering:	\$27,883.35	\$22,380.87
			Contingencies (15%):	\$27,883.35	\$22,380.87
			Subtotal:	\$241,655.70	\$193,967.58
			Administration (5%):	\$12,082.79	\$9,698.38
			Total Project Cost:	\$253,738.49	\$203,665.96

**Water Main:**

Description	Unit	Estimated Quantity	Unit Price	Amount	Assessable Amount
12-Inch Water Main	LF	2729	\$50.00	\$136,450.00	\$60,652.03
8-Inch Water Main	LF	86	\$70.00	\$6,020.00	\$6,020.00
Bore & Case 12-Inch Water Main	LF	45	\$370.00	\$16,650.00	\$7,400.93
Bore 12-Inch Water Main	LF	15	\$175.00	\$2,625.00	\$1,166.81
Bore & Case 8-Inch Water Main	LF	60	\$310.00	\$18,600.00	\$18,600.00
12"x12" Tapping Valve & Sleeve	Each	1	\$5,550.00	\$5,550.00	\$2,466.98
12-Inch Valve	Each	10	\$2,850.00	\$28,500.00	\$12,668.25
8-Inch Valve	Each	1	\$1,700.00	\$1,700.00	\$1,700.00
Remove Hydrant & Reducer	Each	1	\$584.00	\$584.00	\$584.00
Relocate Hydrant	Each	1	\$684.00	\$684.00	\$684.00
6-Inch Auxiliary Valve	Each	1	\$1,188.00	\$1,188.00	\$1,188.00
Hydrant & Auxiliary Valve	Each	9	\$5,200.00	\$46,800.00	\$46,800.00
6-Inch Hydrant Lead	LF	80	\$58.00	\$4,640.00	\$4,640.00
1-Inch Water Service	LF	316	\$53.00	\$16,748.00	\$16,748.00
Bore 1-Inch Water Service	LF	100	\$88.00	\$8,800.00	\$8,800.00
1-Inch Corporation Stop, Curb Stop & Stop Box	Each	9	\$333.00	\$2,997.00	\$2,997.00
Sawcut Concrete Curb & Gutter	LF	12	\$10.00	\$120.00	\$120.00
Remove & Replace 36-Inch Curb & Gutter	LF	45	\$34.00	\$1,530.00	\$1,530.00
Remove & Replace 30-Inch Curb & Gutter	LF	102	\$30.00	\$3,060.00	\$3,060.00

Drilled Tie Bars	Each	8	\$19.00	\$152.00	\$152.00
Sawcut Asphalt Pavement & Driveways	SY	513	\$1.00	\$513.00	\$513.00
Remove & Replace Asphalt Pavement	SY	125	\$42.00	\$5,250.00	\$5,250.00
Remove & Replace Asphalt Driveway	SY	59	\$50.00	\$2,950.00	\$2,950.00
Remove & Replace Asphalt Flume	SY	5	\$60.00	\$300.00	\$300.00
Restoration	SY	7018	\$2.00	\$14,036.00	\$14,036.00
Inlet Protection	Each	5	\$100.00	\$500.00	\$500.00
Ditch Checks	LF	60	\$20.00	\$1,200.00	\$1,200.00
Traffic Control	LS	0.5	\$9,200.00	\$4,600.00	\$4,600.00
			Subtotal:	\$332,747.00	\$227,326.99
			Engineering:	\$49,912.05	\$34,099.05
			Contingencies (15%):	\$49,912.05	\$34,099.05
			Subtotal:	\$432,571.10	\$295,525.08
			Administration (5%):	\$21,628.56	\$14,776.25
			Total Project Cost:	\$454,199.66	\$310,301.34

### **Setting Assessment Rates:**

#### **Sanitary Sewer:**

Assessable Project Cost:	\$203,665.96
Assessable Frontage:	3643.01 feet
Assessment Rate:	\$55.91 per foot

#### **Water Main:**

Assessable Project Cost:	\$310,301.34
Assessable Frontage:	5218.25 feet
Assessment Rate:	\$59.46 per foot

**Final Schedule of Assessments: Edgewood Drive and Wren Drive**

Property Owner	Address	Parcel Number	Zoning	Total Frontage	Sanitary Sewer		Water Main		Total Assessment
					Assessable Frontage	Assessment	Assessable Frontage	Assessment	
Dorn, Eugene N. & Kathleen D.	5222 N. Lynndale Drive	101018200	AGD	141.35	0.00	\$0.00	0.00	\$0.00	\$0.00
Hof, Donald J. & Gail	2424 W. Edgewood Drive	101018201	AGD	295.24	0.00	\$0.00	0.00	\$0.00	\$0.00
Rospenda, Michael & Melissa	2395 Fraser Fir Lane	101018202	RSF	200.00	0.00	\$0.00	0.00	\$0.00	\$0.00
Maas, Richard W.	2345 Fraser Fir Lane	101018203	RSF	205.00	0.00	\$0.00	0.00	\$0.00	\$0.00
Wildenberg, Rockton W. & Lynn M.	2285 Fraser Fir Lane	101018204	RSF	290.00	0.00	\$0.00	0.00	\$0.00	\$0.00
Thyssen, Julie A. & Travis J.	2235 Fraser Fir Lane	101018205	RSF	150.00	0.00	\$0.00	0.00	\$0.00	\$0.00
Dorn, Eugene N. & Kathleen D.	2110 W. Edgewood Drive	101018405	AGD	198.00	198.00	\$11,069.38	198.00	\$11,774.00	\$22,843.38
Far Niente LLC	5004 N. Wren Drive	101030100	IND	1756.84	1636.84	\$91,509.11	1636.84	\$97,334.10	\$188,843.20
Far Niente LLC	4928 N. Wren Drive	101030102	IND	176.26	176.26	\$9,853.98	176.26	\$10,481.24	\$20,335.22
Far Niente LLC	5085 N. Wren Drive	101030103	IND	682.26	562.26	\$31,433.68	562.26	\$33,434.59	\$64,868.27
Elmar Investments LLC	4927 N. Wren Drive	101030104	IND	484.80	484.80	\$27,103.21	484.80	\$28,828.46	\$55,931.66
Far Niente LLC	5005-5009 N. Wren Drive	101030106	IND	285.36	285.36	\$15,953.32	285.36	\$16,968.83	\$32,922.15
Far Niente LLC	N. Wren Drive	101030107	IND	299.49	299.49	\$16,743.28	299.49	\$17,809.06	\$34,552.34
Kohl, Gerald G. & Bernice A.	4975 N. Lynndale Drive	101030200	AGD	980.00	0.00	\$0.00	0.00	\$0.00	\$0.00
Kohl, Gerald G.	2405 W. Edgewood Drive	101030202	AGD	150.00	0.00	\$0.00	150.00	\$8,919.70	\$8,919.70
Bader, Glenn P. & Doris J.	2425 W. Edgewood Drive	101030300	AGD	150.00	0.00	\$0.00	150.00	\$8,919.70	\$8,919.70
				6444.60	3643.01	\$203,665.96	3943.01	\$234,469.66	\$438,135.62

\* Eligible for deferment