

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

FINAL RESOLUTION 09 SERIES OF 2020

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

A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR STREET RECONSTRUCTION LOCATED ON PROSPECT AVENUE (CTH BB) FROM SEMINOLE ROAD TO BARTELL DRIVE, IN SECTION 33, T21N-R17E AS LOCATED IN THE TOWN OF GRAND CHUTE, AND LEVYING SPECIAL ASSESSMENTS AGAINST ABUTTING PROPERTY OR ON AN AREA WIDE BASIS TO SPECIALLY BENEFITING PROPERTY 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 13, Series of 2019, on the 1st day of October 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 5th day of March 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.

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 column of said schedule of assessments entitled "Total 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

2019 PROSPECT AVE. ASSESSMENT

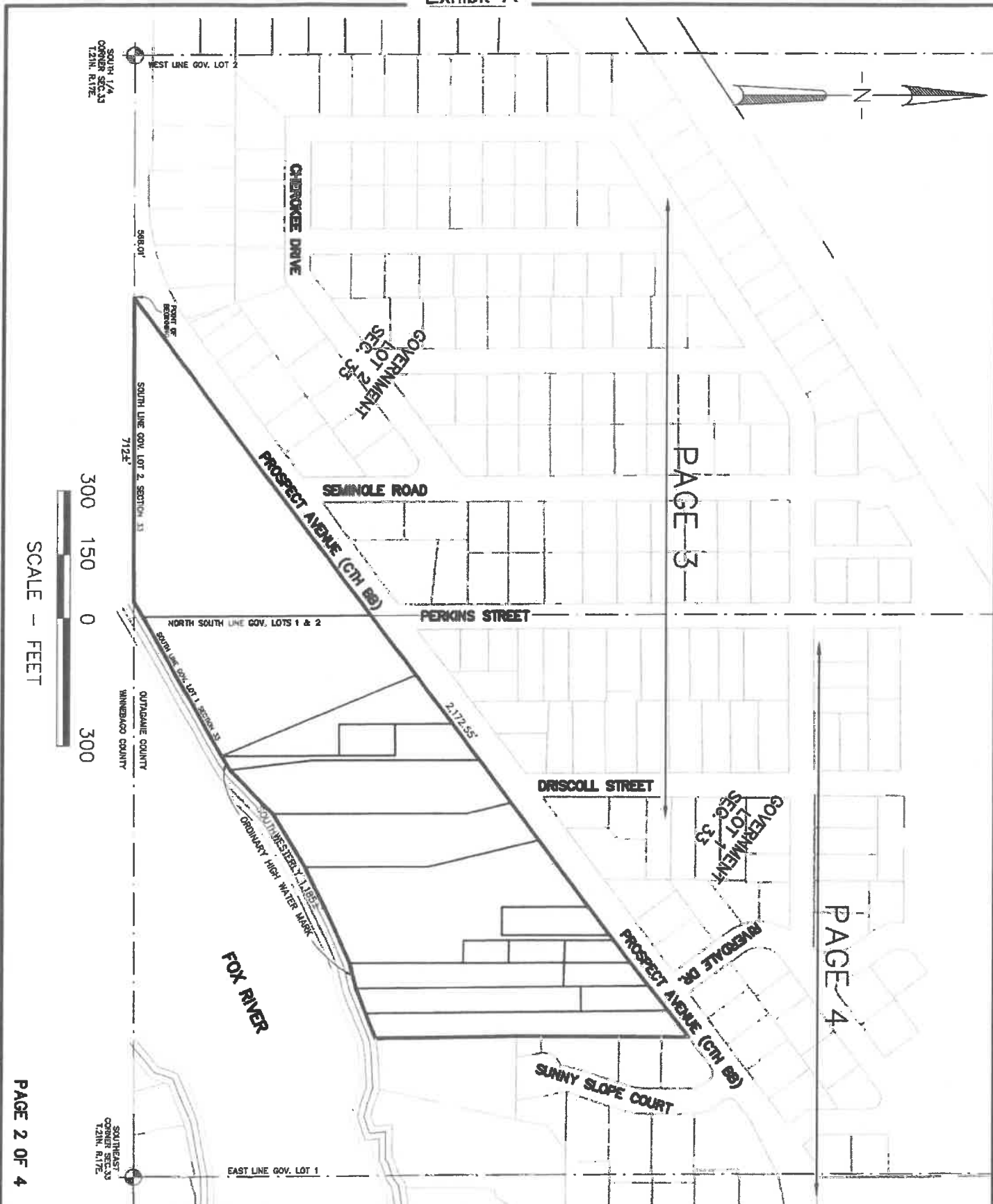
ASSESSMENT AREA DESCRIPTION

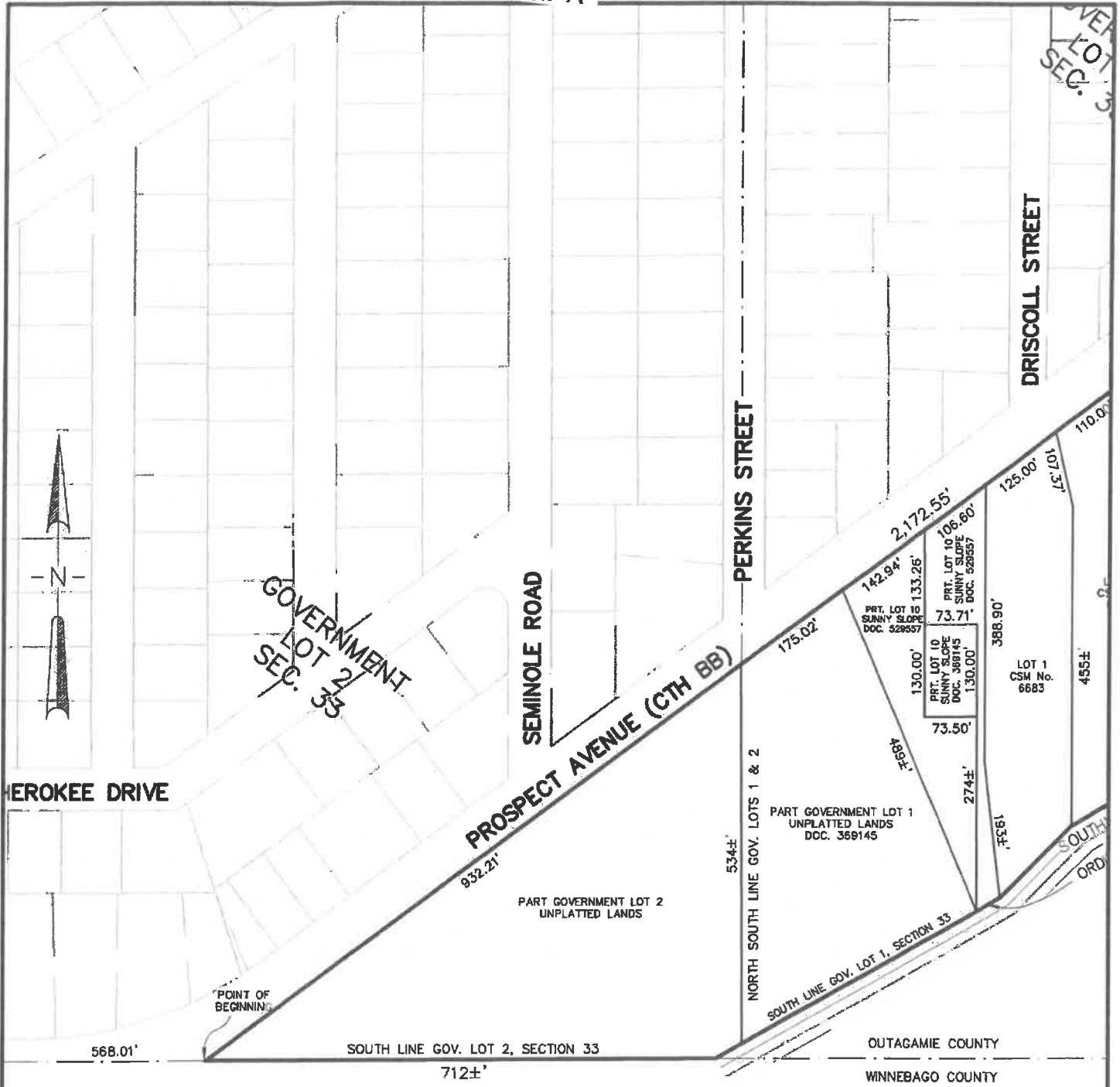
Part of Lots 1, 2, 3, 4, 5, 6, 7 and 10 of Sunny Slope Plat, all of Lots 1, 2 and 3 of Certified Survey Map No. (CSM) 6683 as recorded in Volume 39 of CSMs on Page 6683 as Document No. 1994049 and a part of Government Lots 1 and 2 in Section 33, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 18.54 acres of land more or less and described as follows:

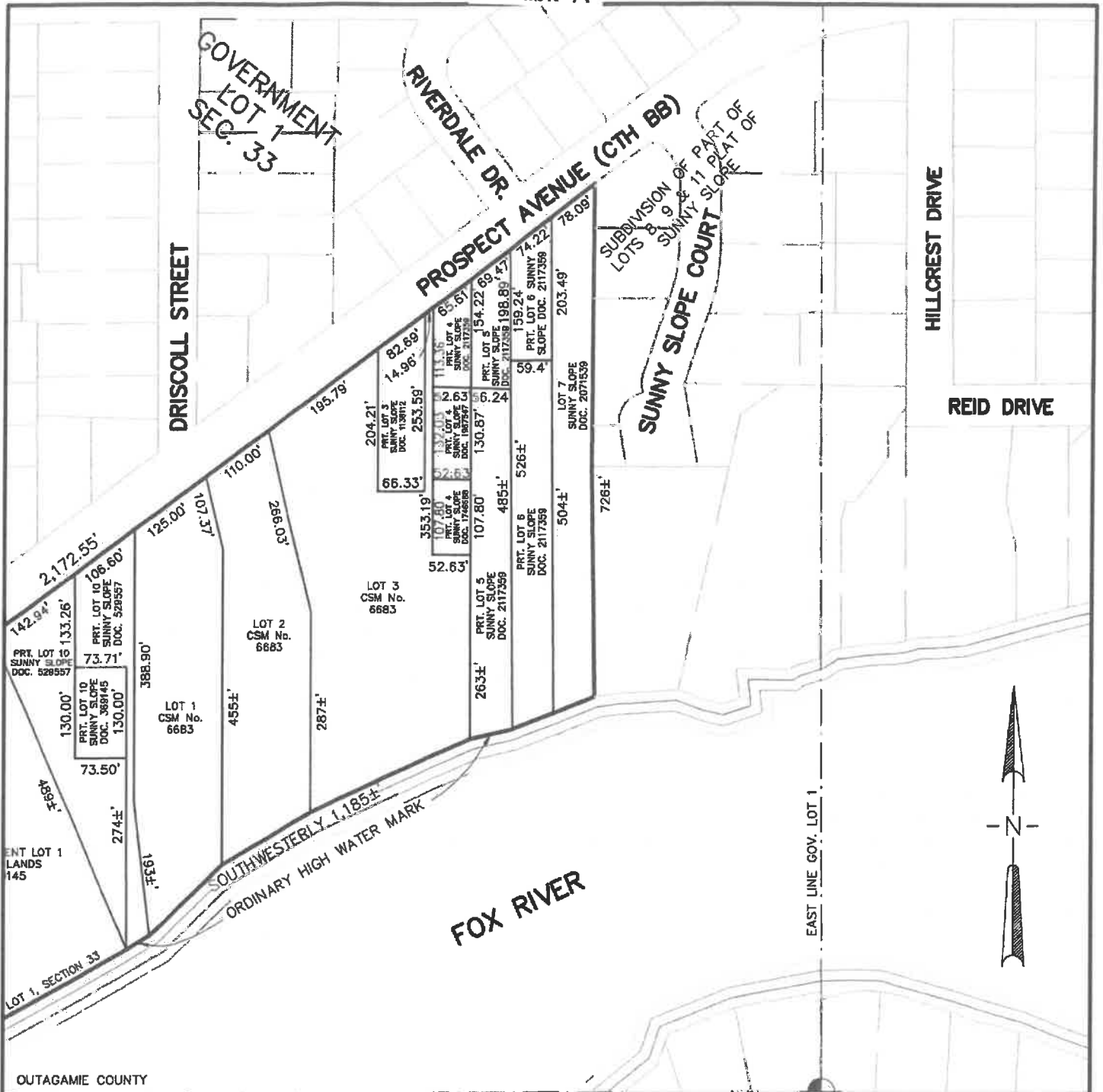
Commencing at the South 1/4 corner of said Section 33;
 thence Easterly, 568.01 feet along the South line of said Government Lot 2 to the Point of Beginning;
 thence Northeasterly, 2,172.55 feet along the Southerly Right-of-Way line of Prospect Avenue (CTH "BB") to the East line of said Lot 7 of Sunny Slope Plat;
 thence Southerly, 726 feet more or less along said East line to the Northerly ordinary high water mark of the Fox River;
 thence Southwesterly, 1,185 more or less along the Northerly ordinary high water mark of the Fox River to the South line of said Government Lot 2;
 thence Westerly, 712 feet more or less along said South line of Government Lot 2 to the Point of Beginning.

The above description shall be used for assessment purposes only.

Exhibit "A"







OUTAGAMIE COUNTY
WINNEBAGO COUNTY

SOUTHEAST
CORNER SEC.33
T.21N. R.17E.



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	\$3,834.00	\$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
XIONG, EMILY	2 STAMES DR	102012300	0.21	0.00	\$0.00	0.21	9.52	\$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
ERB REV TRST, STEPHEN C	1945 W PROSPECT AV	102012500	0.81	0.00	\$0.00	0.81	9.52	\$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
ERB REV TRST, STEPHEN C	W PROSPECT AV	102012700	0.24	0.00	\$0.00	0.24	0.00	\$516.50
KIMBROUGH, ELIZABETH L	1939 W PROSPECT AV	102012800	1.09	0.00	\$0.00	1.09	9.52	\$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
			19.74	0.00	\$0.00	19.74	119.10	\$84,963.56

Workbook: Prospect Avenue
Worksheet: Sched. of Assess. Area & trips
Location: w:\PROJECTS\G0006\91900622\Dept\Mum\MSExcel
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