

TOWN OF GRAND CHUTE
SANITARY DISTRICT NO. 3
(OUTAGAMIE COUNTY, WISCONSIN)

FINAL RESOLUTION SD3-04-2019

W. EVERGREEN DRIVE
(Richmond Street – Haymeadow Avenue)

A FINAL RESOLUTION AUTHORIZING SPECIAL ASSESSMENTS FOR STORM SEWER INSTALLATION LOCATED ON W. EVERGREEN DRIVE (RICHMOND STREET – HAYMEADOW AVENUE), IN SECTIONS 11 AND 14, T21N, R17E AS LOCATED IN THE TOWN OF GRAND CHUTE, AND LEVYING SPECIAL ASSESSMENTS AGAINST SPECIFICALLY 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., 2017-2018 AS AMENDED.

WHEREAS, the Board of Commissioners of the Town of Grand Chute Sanitary District No. 3, Outagamie County, Wisconsin, did pass a Preliminary Resolution SD3-16-2018, on the 16th day of October 2018, declaring its intention to exercise special assessment powers under Wisconsin Statutes, Chapters 60 and 66, for the construction and installation of storm sewer as shown on Exhibit "A" and 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 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 storm sewer 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. 3, 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 19th day of March, 2019, at 6:30 p.m., pursuant to the published and posted 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 storm sewer 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. 3, Outagamie County, Wisconsin, as follows:

1. That the Report of the District Engineers for said Town of Grand Chute Sanitary District No. 3 pertaining to the construction and installation of the above-described public improvements, being of storm sewer 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. 3 is hereby directed and delegated to carry out the work of said improvements in accordance with the Report of the District Engineers.

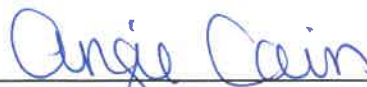
3. That payment of said improvements be made by assessing the cost to the specially abutting property owners or to specifically benefiting property owners on an area wide basis under Chapters 60 and 66.0703(1)(b), et al, Wis. Stats., 2017-2018 as amended.
4. That the Town of Grand Chute Sanitary District No. 3 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. 3 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 Commission Secretary of the Town of Grand Chute Sanitary District No. 3 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 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 4 day of April, 2019.

TOWN OF GRAND CHUTE
SANITARY DISTRICT NO. 3



Dave Schowalter
Commission President



Angie Cain
Commission Secretary

EXHIBIT "A"

Town of Grand Chute Assessment Map
Evergreen Drive East of STH 47
McM. No. G0006-9-18-00113.02

A part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11 and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14 all in Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.

Beginning at the Southwest corner of said Section 11;
Thence North 330 feet along the West line of said Southwest $\frac{1}{4}$;
Thence East 660 feet;
Thence South 363 feet to the said South line of W. Evergreen Drive;
Thence East 1947 feet to the Northeast corner of Tax Parcel 0519-3;
Thence South 370 feet along the East line of the Tax Parcels 0519-3 and 0519-6 to the Southeast corner of Tax Parcel 0519-6;
Thence West 191.78 to the Southwest corner of tax parcel 0519-6;
Thence North 190 feet to the Northwest corner of said tax parcel;
Thence West 375.00 feet to the Southwest corner of Tax Parcel 0519-5;
Thence North 180 feet along the West line of said tax parcel to the South line of W. Evergreen Drive;
Thence West 200 feet along the South line of W. Evergreen Drive to the East line of Tax Parcel 0521;
Thence South 180 feet along the East line of Tax Parcel 0521 to the Southeast corner thereof;
Thence West 1,225.0 feet along the South line of Tax Parcel 0521 and its Westerly extension to the Southwest corner of Tax Parcel 0527 on the East line of Alvin Street;
Thence North 180 feet to the Northwest corner of Tax Parcel 0527;
Thence West 60.00 feet to the Northeast corner of Tax Parcel 0524-6;
Thence South 196.0 feet to the Southeast corner of said tax parcel;
Thence West 539.46 feet along the South line of Tax Parcel 0524-6 to the West line of the Northwest $\frac{1}{4}$ of said Section 14;
Thence North 229 feet to the point of beginning.
Excepting the right-of-way of Richmond Street and W. Evergreen Drive.

Town of Grand Chute
Evergreen Drive Urbanization
STH 47 to Haymeadow Avenue
McM No.: G0006-9-18-00869
Schedule of Assessments (50% Assessment on AGD)

Project Cost

Storm Sewer:

Description	Unit	Estimated Quantity	Unit Price	Amount	AGD		Other Zoning Assessable Amount
					Zoning Assessable Amount	Zoning Assessable Amount	
4"-6" San Lateral	LF	32	\$125.00	\$4,000.00	\$0.00	\$0.00	\$0.00
72" RCP Class IV Storm Sewer	LF	233	\$375.00	\$87,375.00	\$7,922.00	\$16,310.00	\$14,000.00
72" RCP Cl V Storm Sewer (Jacked)	LF	200	\$750.00	\$150,000.00	\$6,800.00	\$14,000.00	\$14,000.00
60" Storm Sewer	LF	605	\$300.00	\$181,500.00	\$20,570.00	\$42,350.00	\$42,350.00
24" RCP Class IV Storm Sewer	LF	78	\$140.00	\$10,920.00	\$2,652.00	\$5,460.00	\$5,460.00
15" Storm Sewer	LF	436	\$85.00	\$37,060.00	\$14,824.00	\$30,520.00	\$30,520.00
12" Class IV Storm Sewer	LF	212	\$150.00	\$31,800.00	\$7,208.00	\$14,840.00	\$14,840.00
6" Storm Lateral	LF	619	\$75.00	\$46,425.00	\$21,046.00	\$43,330.00	\$43,330.00
12" Inlet Lead	LF	382.5	\$65.00	\$24,862.50	\$13,005.00	\$24,862.50	\$24,862.50
Storm Manhole	VF	48.31	\$140.00	\$6,763.40	\$2,705.36	\$6,763.40	\$6,763.40
Tea-Line Storm Manhole	VF	7.31	\$875.00	\$6,396.25	\$409.36	\$3,198.13	\$3,198.13
8' Dia. Manhole	VF	17.09	\$780.00	\$13,330.20	\$957.04	\$7,476.88	\$7,476.88
10' Dia. Manhole	VF	9.15	\$1,160.00	\$10,614.00	\$512.40	\$4,003.13	\$4,003.13
8' Dia. MH w/Orifice (AD-208)	Each	1	\$12,000.00	\$12,000.00	\$56.00	\$437.50	\$437.50
10' Dia. MH w/Orifice (AD-110)	Each	1	\$15,000.00	\$15,000.00	\$56.00	\$2,200.00	\$2,200.00
Storm Manhole Casting	Each	8	\$550.00	\$4,400.00	\$1,760.00	\$16,500.00	\$16,500.00
"E" Inlet W/Frame	Each	22	\$1,500.00	\$33,000.00	\$13,200.00	\$785.00	\$785.00
Pavement Markings Yellow (4")	LF	1700	\$0.90	\$1,530.00	\$612.00	\$1,156.00	\$1,156.00
Pavement Markings White (4")	LF	3400	\$0.85	\$2,890.00	\$1,156.00	\$1,445.00	\$1,445.00
Silt Fence	LF	365	\$2.10	\$766.50	\$306.60	\$383.25	\$383.25
Sediment Log	Each	488	\$8.00	\$3,904.00	\$1,561.60	\$1,952.00	\$1,952.00
Type "D" Inlet Protection	Each	26	\$90.00	\$2,340.00	\$936.00	\$1,170.00	\$1,170.00
Temporary Traffic Control	LS	1	\$7,000.00	\$7,000.00	\$2,800.00	\$3,500.00	\$3,500.00
Extra: Message Board	LS	1	\$2,300.00	\$2,300.00	\$920.00	\$1,150.00	\$1,150.00
Extra	LS	1	\$5,391.00	\$5,391.00	\$2,156.40	\$2,695.50	\$2,695.50
Temporary Asphalt	LS	1	\$51,500.00	\$51,500.00	\$20,600.00	\$25,750.00	\$25,750.00
Type D Inlet Protection	Each	26	\$90.00	\$2,340.00	\$936.00	\$1,170.00	\$1,170.00
Adjust Storm Manhole Casting	Each	10	\$250.00	\$2,500.00	\$1,000.00	\$1,250.00	\$1,250.00
Adjust Sanitary Manhole Casting	Each	7	\$250.00	\$1,750.00	\$0.00	\$0.00	\$0.00
Adjust Inlet Casting	Each	22	\$250.00	\$5,500.00	\$2,200.00	\$2,750.00	\$2,750.00
Remove Inlet/Manhole	Each	2	\$387.00	\$774.00	\$309.60	\$387.00	\$387.00

Abandon Inlet/Lead	Each	2	\$387.00	\$774.00	\$509.60	\$387.00
Type C Inlet W/Casting	Each	2	\$2,342.00	\$4,684.00	\$1,873.60	\$2,342.00
Yard Drain	Each	1	\$2,202.00	\$2,202.00	\$880.80	\$1,101.00
Storm Inlet Lead	LF	78	\$98.70	\$7,698.60	\$3,079.44	\$3,849.30
Sanitary Manhole Seal (0"-12")	Each	2	\$425.00	\$850.00	\$0.00	\$0.00
Sanitary Manhole Seal (12"-18")	Each	3	\$510.00	\$1,530.00	\$0.00	\$0.00
Sanitary Manhole Seal (18"+)	Each	2	\$575.00	\$1,150.00	\$0.00	\$0.00
Subtotal:				\$784,820.45	\$155,320.80	\$284,736.08
Contingencies (15%):				\$117,723.07	\$23,298.12	\$42,710.41
Engineering:				\$7,848.20	\$7,766.04	\$14,236.80
Subtotal:				\$910,391.72	\$186,384.96	\$341,683.29
Administration (5%):				\$45,519.59	\$9,319.25	\$17,084.16
Total:				\$955,911.31	\$195,704.21	\$358,767.45

Street:

Description	Unit	Estimated Quantity	Unit Price	Amount	AGD		Other Zoning Assessable Amount
					Zoning Assessable Amount	Zoning Assessable Amount	
HMA Pavement 3MT 58-285 (Lower Layer)	Ton	2069	\$57.50	\$118,967.50	\$34,990.44	\$118,967.50	
HMA Pavement 4MT 58-285 (Upper Layer)	Ton	1182	\$64.10	\$75,766.20	\$31,197.85	\$75,766.20	
3" Asphalt Pavement	SY	255	\$41.92	\$10,689.60	\$4,401.60	\$10,689.60	
12" Stone Base	SY	10240	\$7.47	\$76,492.80	\$30,783.69	\$76,492.80	
Excavation	CY	12082	\$14.87	\$179,659.34	\$72,301.93	\$179,659.34	
Geogrid	SY	10240	\$2.00	\$20,480.00	\$8,241.95	\$20,480.00	
6" Pedestrian Curb & Gutter	LF	50	\$25.00	\$1,250.00	\$0.00	\$0.00	
30" Curb & Gutter	LF	230	\$28.95	\$6,658.50	\$3,329.25	\$6,658.50	
5" Concrete Driveway	SF	2720	\$4.85	\$13,192.00	\$6,596.00	\$13,192.00	
5" Concrete Sidewalk	SF	25500	\$4.89	\$124,695.00	\$0.00	\$0.00	
4" Concrete Sidewalk	SF	11600	\$4.93	\$57,188.00	\$0.00	\$0.00	
7" Concrete Handicap Ramp	SF	930	\$6.05	\$5,626.50	\$0.00	\$0.00	
Truncated Dome	SF	184	\$30.00	\$5,520.00	\$0.00	\$0.00	
5" Private Concrete Driveway	SF	590	\$4.85	\$2,861.50	\$1,430.75	\$2,861.50	
3" Private Asphalt Driveway	SF	4100	\$7.75	\$31,775.00	\$15,887.50	\$31,775.00	
Concrete Pavement Removal	SY	135	\$3.00	\$405.00	\$202.50	\$405.00	
Asphalt Pavement Removal	SY	6795	\$1.50	\$10,192.50	\$5,096.25	\$10,192.50	
Concrete Curb & Gutter Removal	LF	390	\$3.00	\$1,170.00	\$585.00	\$1,170.00	
Driveway Apron Removal	SF	5070	\$0.50	\$2,535.00	\$1,267.50	\$2,535.00	
Handicap Ramp Removal	SF	100	\$1.50	\$150.00	\$0.00	\$0.00	
Sidewalk Removal	SF	1202	\$0.70	\$841.40	\$0.00	\$0.00	
Private Concrete Driveway Removal	SF	180	\$0.50	\$90.00	\$45.00	\$90.00	
Private Asphalt Driveway Removal	SF	4100	\$0.50	\$2,050.00	\$1,025.00	\$2,050.00	
Full Depth Sawcut	LF	875	\$2.50	\$2,187.50	\$1,093.75	\$2,187.50	
Horizontal Curb Head Sawcut	LF	50	\$20.00	\$1,000.00	\$0.00	\$0.00	
Drill Tie Bars	Each	95	\$8.00	\$760.00	\$380.00	\$760.00	
Terrace Restoration	SY	6450	\$6.30	\$40,635.00	\$20,317.50	\$40,635.00	

Seed, Fertilizer, & Mulch	SY	6450	\$0.75	\$4,837.50	\$2,418.75	\$4,837.50
Remove Culvert	Each	16	\$200.00	\$3,200.00	\$1,600.00	\$3,200.00
Remove Existing Pavement Marking	LF	1856	\$2.15	\$3,990.40	\$1,995.20	\$3,990.40
Remove Existing Pavement Marking Arrows	Each	9	\$82.50	\$742.50	\$0.00	\$0.00
Pavement Marking Epoxy 4"	LF	2700	\$0.77	\$2,079.00	\$1,039.50	\$2,079.00
Pavement Marking Epoxy 6" (Bike Lanes)	LF	9250	\$0.94	\$8,695.00	\$4,347.50	\$8,695.00
Pavement Marking Epoxy 6" (Crosswalks)	LF	490	\$7.10	\$3,479.00	\$1,739.50	\$3,479.00
Pavement Marking Epoxy 8"	LF	750	\$1.05	\$787.50	\$393.75	\$787.50
Pavement Marking Epoxy 12"	LF	430	\$11.25	\$4,837.50	\$2,418.75	\$4,837.50
Pavement Marking Epoxy 18"	LF	395	\$16.80	\$6,636.00	\$3,318.00	\$6,636.00
Pavement Marking Epoxy (Arrows/Symbols/Words)	Each	32	\$225.00	\$7,200.00	\$3,600.00	\$7,200.00
Conduit Nonmetal, Sch 80, 2"	LF	2903	\$6.05	\$17,563.15	\$0.00	\$0.00
Conduit Nonmetal, Sch 80, 3"	LF	25	\$7.70	\$192.50	\$0.00	\$0.00
Concrete Base, Type 5	Each	16	\$825.00	\$13,200.00	\$0.00	\$0.00
Concrete Base, City, Type 1 (12.75" Bolt Circle)	Each	4	\$715.00	\$2,860.00	\$0.00	\$0.00
Concrete Bases, Cabinet Basement, Type 10	Each	1	\$1,650.00	\$1,650.00	\$0.00	\$0.00
Notify Property Owners	LS	0.1	\$5,500.00	\$550.00	\$275.00	\$550.00
Traffic Control	LS	0.1	\$45,000.00	\$4,500.00	\$2,250.00	\$4,500.00
Street Lights	LS	1	\$25,000.00	\$25,000.00	\$12,500.00	\$25,000.00
		Subtotal:		\$904,838.39	\$277,069.41	\$672,359.34
		Contingencies (15%):		\$135,725.76	\$41,560.41	\$100,853.90
		Engineering:		\$9,048.38	\$2,770.69	\$6,723.59
		Subtotal:		\$1,049,612.53	\$321,400.51	\$779,936.83
		Administration (5%):		\$52,480.63	\$16,070.03	\$38,996.84
		Total:		\$1,102,093.16	\$337,470.54	\$818,993.68

Setting Assessment Rates:

Storm Sewer:

AGD Zoning	
Assessable Amount:	\$195,704.21
Town Assessable Amount:	\$88,066.89
Town Allocated Assessable Amount:	\$75,493.25
Assessable Frontage:	2290.80 feet
Assessment Rate:	\$32.95 per foot
Maximum Assessment Rate:	\$20.00 per foot

Other Zoning

Assessable Amount:	\$358,767.45
Town Assessable Amount:	\$161,445.35
Town Allocated Assessable Amount:	\$23,050.16
Assessable Frontage:	381.54 feet
Assessment Rate:	\$60.41 per foot
Maximum Assessment Rate:	\$40.00 per foot

Street:

AGD Zoning	
Assessable Amount:	\$337,470.54
Town Assessable Amount:	\$151,861.74
Town Allocated Assessable Amount:	\$130,179.87
Assessable Frontage:	2290.80 feet
Assessment Rate:	\$56.83 per foot

Other Zoning

Assessable Amount:	\$818,933.68
Town Assessable Amount:	\$368,520.15
Town Allocated Assessable Amount:	\$52,615.00
Assessable Frontage:	381.54 feet
Assessment Rate:	\$137.90 per foot

Schedule of Assessments:

Property Owner	Property Address	Parcel Number	Zoning	Total Evergreen Drive			AGD Zoning Storm Sewer			Other Zoning Storm Sewer			AGD Zoning Storm Sewer			Other Zoning Storm Sewer			Total Assessment
				Street Frontage	Assessable	Frontage	Storm Assessment	Sewer Assessment	Storm Assessment	Sewer Assessment	Storm Assessment	Sewer Assessment	Storm Assessment	Sewer Assessment	Storm Assessment	Sewer Assessment			
TOWN OF GRAND CHUTE	W EVERGREEN DR	101041000	AGD	604.48	521.15	604.48	\$10,423.00	\$21.15	0.00	\$29,615.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$40,038.52
JOHNSON, JAMES J	109 W EVERGREEN DR	101051901	AGD	100.00	100.00	100.00	\$2,000.00	100.00	0.00	\$5,682.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$7,682.73
MARQUARDT, LELAND K	111 W EVERGREEN DR	101051902	AGD	100.00	100.00	100.00	\$2,000.00	100.00	0.00	\$5,682.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$7,682.73
DUWAYNE JOHNSON IRREV TRUST	107 W EVERGREEN DR	101051903	AGD	102.98	102.98	102.98	\$2,059.60	102.98	0.00	\$5,852.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$7,911.67
MONTONATI, TRUMAN A	123 W EVERGREEN DR	101051904	AGD	125.00	125.00	125.00	\$2,500.00	125.00	0.00	\$7,103.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$9,603.41
RICHLING, JOSHUA J	275 W EVERGREEN DR	101051905	AGD	150.00	150.00	150.00	\$3,000.00	150.00	0.00	\$8,524.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$11,524.09
JOHNSON, JAMES J	W EVERGREEN DR	101051906	AGD	197.53	0.00	197.53	\$0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
HEIN, KRISTINE A	335 W EVERGREEN DR	101052000	AGD	200.00	200.00	200.00	\$4,000.00	200.00	0.00	\$11,365.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$15,365.45
HELMS, ANTHONY V	325 W EVERGREEN DR	101052100	AGD	200.00	200.00	200.00	\$4,000.00	200.00	0.00	\$11,365.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$15,365.45
VANASTEN, RYAN J	465 W EVERGREEN DR	101052401	AGD	225.00	225.00	225.00	\$4,500.00	225.00	0.00	\$12,786.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$17,286.13
ALBRIGHT, WILLIAM J	445 W EVERGREEN DR	101052402	AGD	250.00	250.00	250.00	\$5,000.00	250.00	0.00	\$14,206.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$19,206.81
GRISHABER MAIN STREET PARTNERSHIP LLP	3992 N RICHMOND ST	101052406	CL	464.87	0.00	464.87	\$15,261.60	0.00	381.54	\$52,615.00	381.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$67,876.60
DUWAYNE JOHNSON IRREV TRUST	W EVERGREEN DR	101052500	AGD	100.00	100.00	100.00	\$2,000.00	100.00	0.00	\$5,682.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$7,682.73
JANSSEN, DAVID	535 W EVERGREEN DR	101052600	AGD	150.00	150.00	150.00	\$3,000.00	150.00	0.00	\$8,524.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$11,524.09
DUWAYNE JOHNSON IRREV TRUST	W EVERGREEN DR	101052700	AGD	100.00	66.67	100.00	\$1,333.40	66.67	0.00	\$3,788.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,122.07
				3069.86	2290.80	381.54	\$61,077.60	2290.80	381.54	\$182,794.88	381.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$243,872.48

Note: AGD zoned parcels are assessed as RES
 Note: Based on Elster low bid and using 4-1/2" for AGD and 5-1/2" For Other Zoning

Workbook: Evergreen east of 47