

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

FINAL RESOLUTION 14 SERIES OF 2020

W. WHEELER ROAD  
(Termini to N. Westhill Boulevard)

A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR STREET RECLAMATION AND PAVING LOCATED ON W. WHEELER ROAD (TERMINI TO N. WESTHILL BOULEVARD), 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 4, Series of 2020, on the 20th day of February, 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 18th day of June 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 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 reclamation and paving, 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 "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 7 day of July, 2020.

TOWN OF GRAND CHUTE

  
\_\_\_\_\_  
Dave Schowalter  
Town Chairman

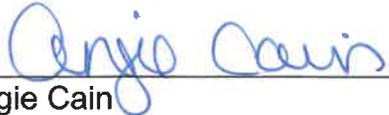
  
\_\_\_\_\_  
Angie Cain  
Town Clerk

EXHIBIT "A"

W. Wheeler Road Assessment Legal Description

All of Certified Survey Map (CSM) 1536, part of Lots 1 and 2 CSM 270, Outlot 1 CSM 1192, Lot 1 CSM 1681, Lot 2 CSM 4698, Lots 1 and 2 CSM 3068, Lot 1 CSM 2266 and a part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29 T21N R17E, Town of Grand Chute, Outagamie County, Wisconsin containing 18.2 acres and described as follows:

Commencing at the Northwest corner of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;

1. Thence East 427.5 feet  $\pm$  along the North line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  to an extended West line of Lot 1 CSM 270;
2. Thence South 50 feet  $\pm$  to a Northwest corner of said Lot 1 and the point of beginning;
3. Thence Easterly 853 feet  $\pm$  along the Southerly right-of-way of STH 96 to the Northeast corner of Outlot 1 CSM 1192 and the West right-of-way of N. Westhill Boulevard;
4. Thence South 555.1 feet along said West right-of-way to the Southeast corner of Lot 1 CSM 1681;
5. Thence West 282.14 feet on the North line of Lot 1 CSM 4698 to the Northwest corner thereof;
6. Thence South 310.42 feet to the Southwest corner of Lot 1 CSM 4698;
7. Thence East 302 feet  $\pm$  on the South line of said Lot 1 CSM 4698 to the West right-of-way of N. Westhill Boulevard;
8. Thence South 82.06 feet on said West right-of-way to the Southeast most corner of said Lot 2 CSM 4698;
9. Thence West 965 feet  $\pm$  on the South of said Lot 2 CSM 4698 to the Southwest corner thereof;
10. Thence Northeasterly 366 feet  $\pm$  along the Westerly line of said CSM 4698 to the Southeast corner of Lot 1 CSM 3068;
11. Thence West 409 feet  $\pm$  along the South line of said Lot 1 CSM 3068 to the Southwest corner thereof;

12. Thence Northeasterly 430 feet  $\pm$  along the Westerly line of said Lot 1 CSM 3068 to the Southwest corner of Lot 1 CSM 270;
13. Thence East 209.84 along the North line of Lot 1 CSM 3068 to a corner thereof;
14. Thence North 14.56 feet to a corner of Lot 1 CSM 3068;
15. Thence East 35 feet to a corner of Lot 1 CSM 3068;
16. Thence North 19.01 feet to a corner of Lot 1 CSM 3068 on the South line of Lot 1 CSM 270;
17. Thence West 35 feet on the South line of Lot 1 CSM 270 to a Southwest corner thereof;
18. Thence North 284.55 feet on a West line of Lot 1 CSM 270 to the point of beginning.

WESTFIELD  
SUBDIVISION

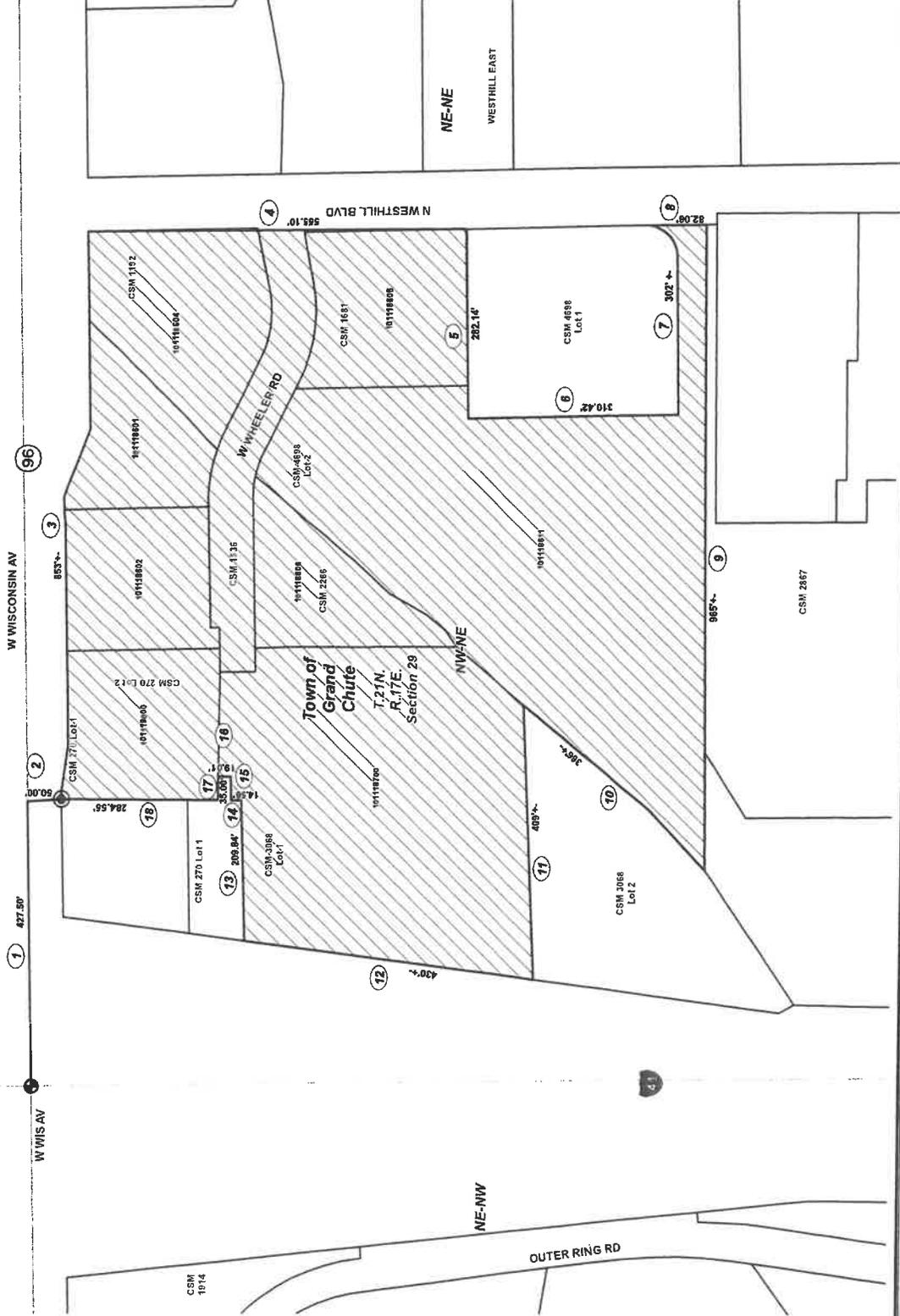
CSM 7576

CSM 7604

CSM 7604

T.21N. R.17E. SW-SE  
Section 20

 Grand Chute



Source: Outagamie County, 2010.

Disclaimer: The property lines, right-of-way lines, and other property information on this graphic information system or through the County geospatial information system or through the County geospatial information system are not guaranteed by the County. The property and right-of-way information is only intended for use as a general guide and should not be used for any specific purpose. Any use to the contrary is the user's responsibility.

**McMAHON**  
 ENGINEERS  
 1000 W. WISCONSIN AV.  
 GRAND CHUTE, WI 54901  
 PH: 920.835.1234  
 FAX: 920.835.1235  
 WWW.McMAHONASSOCIATES.COM

**FIGURE 1**  
**ASSESSMENTS**  
 W. WHEELER ROAD  
 TOWN OF GRAND CHUTE  
 OUTAGAMIE COUNTY, WISCONSIN

**Town of Grand Chute**  
**Wheeler Road Reclaiming & Paving**  
**West of Westhill Boulevard**  
**McM No.: G0006-9-20-00170**  
**Schedule of Assessments**  
**Parcel Size and Traffic generation**

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

Description	Unit	Bid Quantity	Unit Price	Amount	Assessable Amount
Remove Asphalt Wearing Surface From Bridge	SY	180	\$7.35	\$1,323.00	\$0.00
Remove and Replace Waterproof Membrane	SY	180	\$69.65	\$12,537.00	\$0.00
Reclaim Existing Pavement	SY	1900	\$0.60	\$1,140.00	\$1,140.00
Remove Reclaimed Material	Ton	650	\$7.65	\$4,972.50	\$4,972.50
Sawcut Asphalt	LF	160	\$1.85	\$296.00	\$296.00
Remove Asphalt Driveway	SY	24	\$5.80	\$139.20	\$139.20
Fine Grading	SY	1900	\$1.50	\$2,850.00	\$2,850.00
HMA Pavement 3MT 58-28S (Lower Layer)	Ton	400	\$53.10	\$21,240.00	\$21,240.00
HMA Pavement 4MT 58-28S (Upper Layer)	Ton	250	\$57.10	\$14,275.00	\$12,733.30
Aggregate Shoulder	Ton	210	\$18.55	\$3,895.50	\$3,394.65
Pavement Marking Centerline Yellow 4 inch (Epoxy)	LF	1200	\$1.50	\$1,800.00	\$1,800.00
Pavement Marking Stopline White 18 inch (Epoxy)	LF	24	\$14.00	\$336.00	\$336.00
<b>Subtotal:</b>				<b>\$64,804.20</b>	<b>\$48,901.65</b>
Contingencies (15%):				\$9,720.63	\$7,335.25
Engineering:				\$6,480.42	\$4,890.17
<b>Subtotal:</b>				<b>\$81,005.25</b>	<b>\$61,127.06</b>
Administration (5%):				\$4,050.26	\$3,056.35
<b>Total:</b>				<b>\$85,055.51</b>	<b>\$64,183.42</b>

**Setting Assessment Rates:**

<b>Parcel Size:</b>	
Assessable Amount:	\$32,091.71
Assessable Acreage:	17.254 acres
Assessment Rate:	\$1,859.96 per acre

<b>Traffic Generation:</b>	
Assessable Amount:	\$32,091.71
Trips Generated:	1582.32 trips
Assessment Rate:	\$20.28 per trip

**Schedule of Assessments:**

Property Owner	Property Address	Parcel Number	Zoning	Total Frontage	Assessable Acreage	Acreage Assessment	Trips Generated	Access Factor	Trips Assessment	Total Assessment
APPLETON CITY HOLDINGS LLC	3777 W WISCONSIN AV	101118601	CR	78.96	0.857	\$1,593.98	62.40	1.00	\$1,265.57	\$2,859.55
REALTY INCOME PROPERTIES 6 LLC	3801 W WISCONSIN AV	101118602	CR	226.03	0.896	\$1,666.52	1,319.68	0.25	\$6,691.27	\$8,357.79
LEARS AND CO INC	N WESTHILL BL	101118604	CR	312.48	1.389	\$2,583.48	0.00	1.00	\$0.00	\$2,583.48
JOHN/EVELYN KAFURA FAMILY TRT	1175 N WESTHILL BL	101118605	CR	246.90	1.273	\$2,367.73	621.50	0.50	\$6,302.47	\$8,670.20
MCDEVITT REV TRST, MARCIE E	3803 W WISCONSIN AV	101118606	CR	238.63	0.870	\$1,618.16	27.99	1.00	\$567.68	\$2,185.84
E&P PROPERTIES LLP	3705 W WHEELER RD	101118611	R-4	114.27	6.154	\$11,446.18	221.47	0.50	\$2,245.87	\$13,692.05
APP PRO OF APPLETON INC	3809 W WISCONSIN AV	101118700	CR	88.01	4.470	\$8,314.01	731.90	0.50	\$7,422.01	\$15,736.02
L&S 12TH ST PROPERTIES LLC	3815 W WISCONSIN AV	101119000	CR	33.00	1.345	\$2,501.64	1,498.28	0.25	\$7,596.84	\$10,098.48
				<b>1338.28</b>	<b>17.254</b>	<b>\$32,091.71</b>	<b>4,483.22</b>		<b>\$32,091.71</b>	<b>\$64,183.42</b>

Detention basin

Workbook: 2020 Reclaiming  
 Worksheet: Wheeler Road (acreage & trips)  
 Location: w:\Projects\G0006\92000170\Dept\Muni\MSE\Excel  
 Date: April 14, 2020  
 Revised: May 5, 2020 (revised traffic generation rate calculation to accommodate entire traffic generation amount  
 Revised: May 12, 2020  
 Revised: June 5, 2020 (incorporated bid items and prices)