

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

FINAL RESOLUTION 15 SERIES OF 2020

N. MCCARTHY ROAD  
(W. Edgewood Drive to 3900-feet south)

A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR STREET RECLAMATION AND PAVING LOCATED ON N. MCCARTHY ROAD (W. EDGEWOOD DRIVE to 3900-FEET SOUTH), IN SECTION 7, 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 3, 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 16th day of June 2020, at 6:45 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.

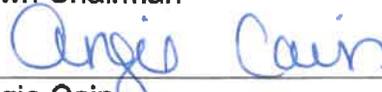
2. That the Town of Grand Chute is hereby directed and delegated to carry out the work of said improvements in accordance with the report of the Town's engineer on file with the Town Clerk.
3. That the costs of said improvements are to be paid or recovered all or in part by assessing the costs to the 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"**

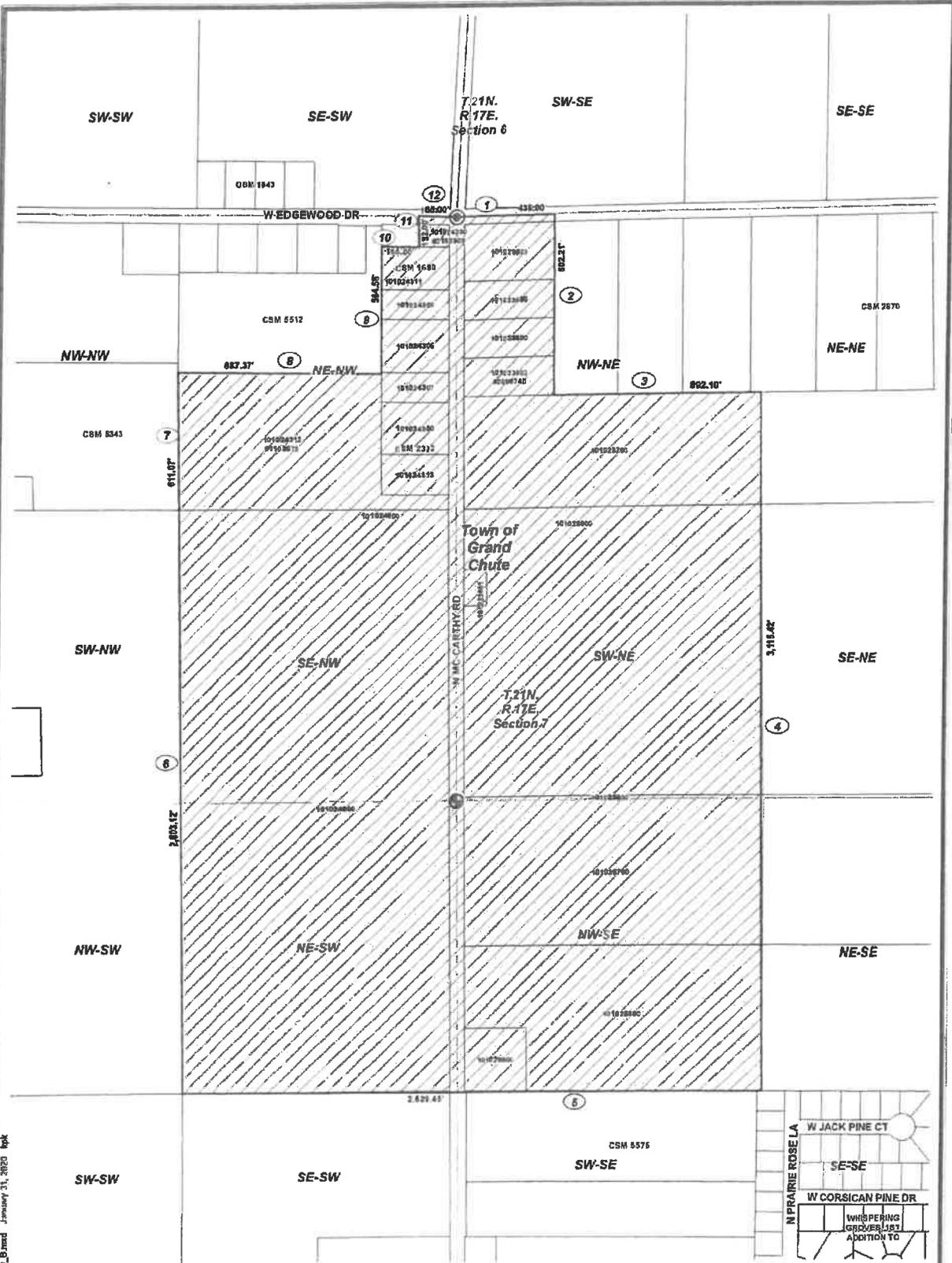
**N. McCarthy Road Assessment Legal Description**

All of Lot 1 Certified Survey Map (CSM) 1690, Lot 1 and 2 CSM 2372 and a part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , all of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and the Southwest  $\frac{1}{4}$  of the Northeast and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, T21N, R17E, Town of Grand Chute, Outagamie County, Wisconsin containing 196.4 acres and being described as follows:

**Beginning at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;**

- 1. Thence East 435 feet along the North line of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;**
- 2. Thence South 802.21 feet to the Southeast corner of Tax Parcel 1010236-2 recorded as Register of Deeds Document No. 2098740 on the North line of the South 15.25 acres of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;**
- 3. Thence East 892.10 feet  $\pm$  on the said North line to the East line of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;**
- 4. Thence South 3,115.42 feet along the East lines of the said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to the Southeast corner thereof;**
- 5. Thence West 2,529.45 feet along the South line of the said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  to the Southwest corner thereof;**
- 6. Thence North 2,603.12 feet along the West line of the said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the Northwest corner thereof;**
- 7. Thence North 611.07 feet along the West line of the said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the Northwest corner of Tax Parcel 101024312 recorded as Register of Deeds Document No. 1103678;**
- 8. Thence East 887.37 feet to the Northeast corner of said Tax Parcel 10104312;**

9. Thence North 564.58 feet along the East line of said Tax Parcel 10104310 to the Northwest corner of Lot 1 CSM 1690;
10. Thence East 165 feet along the North line of said Lot 1 to the Southwest corner of Tax Parcel 1010242 recorded as Register of Deeds Document No. 2153909;
11. thence North 132 feet to the Northwest corner of said Tax Parcel 1010242 on the North line of the said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;
12. Thence East 165 feet to the point of beginning.



- Mapped Features**
-  Assessment Area (198.4 Acres)
  -  Parcel Line
  -  Quarter Section Line
  -  PLSS Corner
  -  PLSS Corner and Point of Beginning
  -  Description Call



**FIGURE 1  
ASSESSMENTS  
N. MCCARTHY ROAD  
TOWN OF GRAND CHUTE  
OUTAGAMIE COUNTY, WISCONSIN**

Source: Outagamie County, 2018.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for all-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

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Town of Grand Chute  
 McCarthy Road Reclaiming & Paving  
 Edgewood Drive to 3,900 feet south  
 MchM No.: 60006-9-20-00170  
 Schedule of Assessments  
 Providing 50% Corner Lot Credit

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

Description	Unit	Quantity	Unit Price	Assessable Amount
Remove and Replace 18 Inch Storm Sewer Corrugated Metal Pipe	LF	46	\$80.00	\$3,680.00
Remove and Replace 36 Inch Storm Sewer Corrugated Metal Pipe CMP	LF	40	\$120.00	\$4,800.00
18 Inch Metal End Section	Each	2	\$410.00	\$820.00
36 Inch Metal End Section	Each	2	\$740.00	\$1,480.00
Reclaim Existing Pavement	SY	9500	\$0.60	\$5,700.00
Remove Reclaimed Material	Ton	900	\$7.65	\$6,885.00
Sawcut Asphalt	LF	270	\$1.85	\$499.50
Remove Asphalt Driveway	SY	150	\$5.80	\$870.00
Fine Grading	SY	9500	\$1.50	\$14,250.00
HMA Pavement 3MT 58-285 (Lower Layer)	Ton	1500	\$53.10	\$79,650.00
HMA Pavement 4MT 58-285 (Upper Layer)	Ton	1200	\$57.10	\$68,520.00
Asphalt Driveway 3 Inch	SY	60	\$21.80	\$1,308.00
Aggregate Shoulder	Ton	1050	\$18.55	\$19,477.50
Pavement Marking Centerline Yellow 4 Inch (Epoxy)	LF	5720	\$1.50	\$8,580.00
Restoration With Erosion Mat	SY	100	\$18.40	\$1,840.00
<b>Subtotal:</b>				<b>\$218,360.00</b>
Contingencies (15%):				\$32,754.00
Engineering:				\$21,836.00
<b>Subtotal:</b>				<b>\$272,950.00</b>
Administration (5%):				\$13,647.50
<b>Total:</b>				<b>\$286,597.50</b>

**Setting Assessment Rates:**

Assessable Amount:	\$180,022.50
Assessable Frontage:	7856.38 feet
Assessment Rate:	\$22.91 per foot

Schedule of Assessments:

Property Owner	Property Address	Parcel Number	Zoning	Total Frontage	Assessable Frontage	Total Assessment	Potential Deferred Assessable Frontage	Potential Deferred Assessment	Total Assessment With Deferment
KEEZER, BRETT	5020 N MC CARTHY RD	101023600	AGD	169.70	169.70	\$3,888.54	0.00	\$0.00	\$3,888.54
SCHROEDER, JANET M	5000 N MC CARTHY RD	101023602	AGD	170.00	170.00	\$3,895.41	0.00	\$0.00	\$3,895.41
MC FARLANE, SCOTT A	5275 W EDGEWOOD DR	101023603	AGD	288.16	144.08	\$3,301.47	0.00	\$0.00	\$3,301.47
KELLER, STEVEN G	5100 N MC CARTHY RD	101023605	AGD	170.00	170.00	\$3,895.41	0.00	\$0.00	\$3,895.41
ROBERT H/GLADYS EBBEN RV TRT	N MC CARTHY RD	101023700	AGD	502.40	502.40	\$11,512.08	502.40	\$11,512.08	\$0.00
PLAMANN, LARRY J	4740 N MC CARTHY RD	101023800	AGD	1141.75	1141.75	\$26,162.26	1141.75	\$26,162.26	\$0.00
PLAMANN, LARRY	4770 N MC CARTHY RD	101023801	AGD	161.33	161.33	\$3,696.74	0.00	\$0.00	\$3,696.74
PLAMANN, KEITH D	N MC CARTHY RD	101023900	AGD	16.92	90.00	\$2,062.28	90.00	\$2,062.28	\$0.00
FULLER, PARKER C	5313 W EDGEWOOD DR	101024200	AGD	132.00	66.00	\$1,512.34	0.00	\$0.00	\$1,512.34
STREGIEL, K JASON	4955 N MC CARTHY RD	101024300	AGD	230.82	230.82	\$5,289.05	0.00	\$0.00	\$5,289.05
SCHNEIDWEND IRREV TRST	5005 N MC CARTHY RD	101024306	AGD	236.00	236.00	\$5,407.75	0.00	\$0.00	\$5,407.75
WITTHUHN, KARI K	5001 N MC CARTHY RD	101024307	AGD	131.87	131.87	\$3,021.69	0.00	\$0.00	\$3,021.69
VANDENLANGENBERG, KEVIN A	5125 N MC CARTHY RD	101024309	AGD	132.00	132.00	\$3,024.67	0.00	\$0.00	\$3,024.67
HANSEL, MICHAEL A	5245 N MC CARTHY RD	101024311	AGD	190.00	190.00	\$4,353.69	0.00	\$0.00	\$4,353.69
ZIESEMER, ROBERT G	4849 N MC CARTHY RD	101024312	AGD	66.00	180.43	\$4,134.41	0.00	\$0.00	\$4,134.41
WAITE, JOHN	4909 N MC CARTHY RD	101024313	AGD	180.00	180.00	\$4,174.55	0.00	\$0.00	\$4,174.55
JEROLD E KLEBERG REV LIV TRST	N MC CARTHY RD	101024800	AGD	1320.00	1320.00	\$30,246.72	1320.00	\$30,246.72	\$0.00
ARVIZU, CRUZ	4421 N MC CARTHY RD	101024900	AGD	1320.00	1320.00	\$30,246.72	1139.57	\$26,112.31	\$4,134.41
PLAMANN, KEITH D	4510 N MC CARTHY RD	101025700	AGD	660.00	660.00	\$15,123.36	479.57	\$10,988.95	\$4,134.41
PLAMANN, LARRY J	4350 N MC CARTHY RD	101025800	AGD	379.00	379.00	\$8,684.47	379.00	\$8,684.47	\$0.00
CHEVALIER, TIMOTHY J	4230 N MC CARTHY RD	101025900	AGD	281.00	281.00	\$6,438.88	0.00	\$0.00	\$6,438.88
				7878.95	7856.38	\$180,022.50	5052.29	\$115,769.08	\$64,253.42

Workbook: 2020 Reclaiming  
 Worksheet: McCarthy Rd. assess. 50% corner  
 Location: w:\Projects\60006\20000170\Dept\Mun\MSE\Excel  
 Date: April 14, 2020  
 Revised: May 12, 2020  
 Revised: June 5, 2020 (incorporated bid items and prices)  
 Revised: June 17, 2020 (incorporated total deferrals to parcels 101023900 and 101025800)