

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

FINAL RESOLUTION 16 SERIES OF 2020

W. EVERGREEN DRIVE  
(RR to N. Gillett Street)

A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR STREET RECONSTRUCTION AND URBANIZATION LOCATED ON W. EVERGREEN DRIVE (RR TO N. GILLETT STREET), IN SECTION 10, 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 Revised Preliminary Resolution 3, Series of 2019, on the 21st day of January, 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 & B" 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 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 2nd day of June 2020, at 6:50 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 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 columns of said schedule of assessments entitled "Street 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.

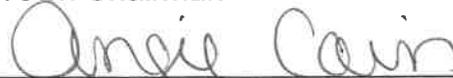
Date introduced, approved and adopted this 2 day of June, 2020.

TOWN OF GRAND CHUTE



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Dave Schowalter  
Town Chairman



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Angie Cain  
Town Clerk

## **Exhibit A**

### **Assessment Description**

#### **Evergreen Drive Final Resolution Legal Description**

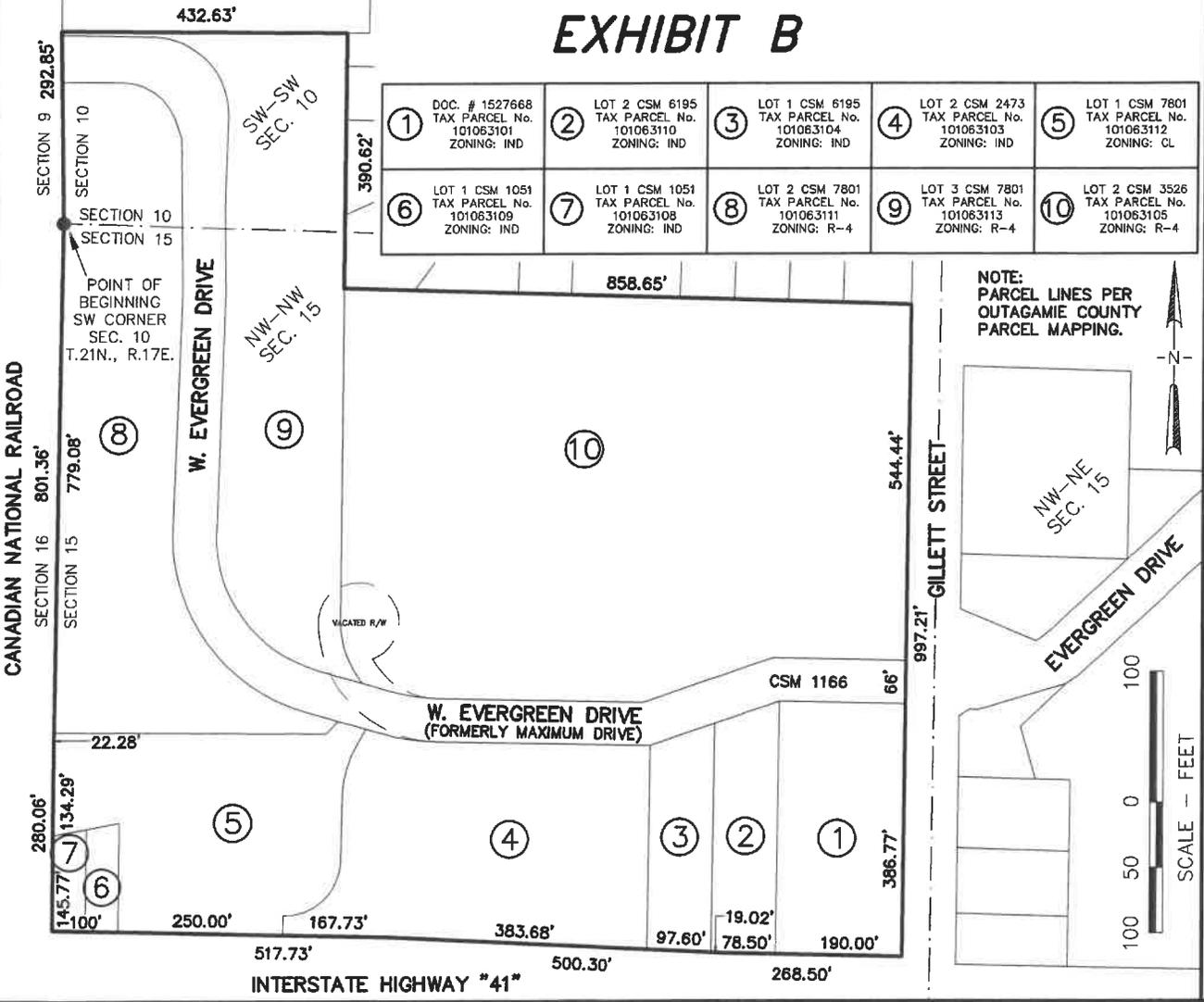
McM. No. G0006-8-19-00201.00.01

Lot 1 CSM 1051 recorded in Volume 6 CSMs on Page 1051 as Document Number 1014782,  
CSM 1166 recorded in Volume 6 CSMs on Page 1166 as Document Number 1024926,  
Lot 2 CSM 2473 recorded in Volume 13 CSMs on Page 2473 as Document Number 1181749,  
Lot 2 CSM 3526 recorded in Volume 18 CSMs on Page 3526 as Document Number 1332813,  
Lots 1 and 2 CSM 6195 recorded in Volume 36 CSMs on Page 6195 as Document Number 1885569,  
Lots 1, 2, and 3 CSM 7801 recorded as Document Number 2171121,  
and part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15, T21N, R17E,  
All located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10 and the Northwest  $\frac{1}{4}$  of the Northwest  
 $\frac{1}{4}$  of Section 15, T21N, R17E, Town of Grand Chute, Outagamie County, Wisconsin, more fully described  
as follows:

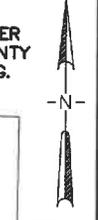
Beginning at the Southwest corner of said Section 10;  
Thence Northerly, 292.85 feet along the West line of CSM 7801 to the Northwest corner thereof;  
Thence Easterly, 432.63 feet along the North line of said CSM 7801 to the Northeast corner thereof;  
Thence Southerly, 390.62 feet along the East line of said CSM 7801 to the Northwest corner of Lot 2 of  
said CSM 3526;  
Thence Easterly, 858.65 feet along the North line of said Lot 2 of CSM 3526 to the Northeast corner  
thereof and the West right-of-way line of Gillett Street;  
Thence Southerly, 997.21 feet along said West right-of-way line of Gillett Street to the North right-of-  
way line of Interstate 41;  
Thence Westerly, 268.50 feet along the said North right-of-way line to an angle point on the South line  
of said Lot 2 CSM 6195;  
Thence Westerly, 500.30 feet along said North right-of-way line and along the South lines of Lots 1 and 2  
CSM 6195 and Lot 2 CSM 2473 to an angle point in CSM 2473;  
Thence Westerly, 517.73 feet along said North right-of-way line and said South lines of Lot 2 CSM 2473  
and Lot 1 CSM 7801 and Lot 1 CSM 1051 to the Southwest corner of said Lot 1 of CSM 1051;  
Thence Northerly, 280.06 feet along the West lines of Lot 1 CSM 1051 and Lot 1 CSM 7801 to an angle  
point;  
Thence Northerly, 801.36 feet along the West lines of said Lot 1 and 2 CSM 7801 to the Point of  
Beginning.

Johnson, W. V. PROJECTS (6000) (180000) CAD (CAD) Survey Document\A\03535001.DWG - Assessment - Auto-CAD - DWG - 12/31/2010 2:39 PM. units: (evergreen drive extension comp's only)

# EXHIBIT B



NOTE:  
PARCEL LINES PER  
OUTAGAMIE COUNTY  
PARCEL MAPPING.



File No. \_\_\_\_\_

Project No. G0006 81900201 Date DEC., 2019 Scale 1"=200'

Drawn By DWJ 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

**McMAHON**  
ENGINEERS ARCHITECTS

Town of Grand Chute  
 Evergreen Drive  
 Wisconsin Central Railroad to Gillett Street  
 G00016-8-19-00212.00.02  
 Assess Full Frontage on Edge Apartments

Project Costs:

Storm Sewer Costs (based on low bid):

Description	Unit	Bid Quantity	Unit Price	Amount	Assessable Amount
36" Storm Sewer	LF	265	\$71.00	\$18,815.00	\$8,480.00
36" RCP Class III Storm Sewer	LF	56	\$71.00	\$3,976.00	\$1,792.00
36" RCP Endwall	Each	1	\$2,214.00	\$2,214.00	\$820.00
30" Storm Sewer	LF	217	\$64.00	\$13,888.00	\$6,944.00
30" RCP Endwall	Each	0	\$1,640.00	\$0.00	\$0.00
24" Storm Sewer	LF	98	\$58.00	\$5,684.00	\$3,136.00
18" Storm Sewer	LF	171	\$52.00	\$8,892.00	\$5,472.00
15" Storm Sewer	LF	719	\$48.00	\$34,512.00	\$23,008.00
14" x 23" HE RCP Culvert	LF	98	\$72.00	\$7,056.00	\$3,136.00
14" x 23" Culvert Endwall	Each	2	\$850.00	\$1,700.00	\$1,640.00
12" Storm Sewer	LF	158	\$43.00	\$6,794.00	\$5,056.00
12" Storm Sewer Lead	LF	292	\$43.00	\$12,556.00	\$9,344.00
12" RCP Storm Lead	LF	191	\$43.00	\$8,213.00	\$6,112.00
12" Endwall	Each	1	\$265.00	\$265.00	\$265.00
12" RCP Endwall	Each	2	\$644.00	\$1,288.00	\$1,288.00
8" PVC Storm Sewer	LF	127	\$37.00	\$4,699.00	\$4,064.00
6" Storm Lateral	LF	82	\$36.00	\$2,952.00	\$2,624.00
6" Storm Cleanout	Each	4	\$828.00	\$3,312.00	\$3,312.00
2'x3' Inlets	Each	14	\$1,655.00	\$23,170.00	\$23,170.00
30" Yard Drain	Each	2	\$1,550.00	\$3,100.00	\$3,100.00
4' diameter storm manhole	VF	48.9	\$315.00	\$15,403.50	\$11,991.60
5' diameter Storm Manhole	VF	27.3	\$488.00	\$13,322.40	\$6,661.20
6' Diameter Storm Manhole	VF	7.1	\$620.00	\$4,402.00	\$1,732.40
Adjust Storm Manhole	Each	1	\$500.00	\$500.00	\$500.00
Adjust Storm Inlet	Each	1	\$400.00	\$400.00	\$400.00
Connect to Existing Storm Manhole	Each	1	\$854.00	\$854.00	\$854.00
Remove Storm Sewer	LF	52	\$18.00	\$936.00	\$936.00
Remove Inlet	Each	2	\$300.00	\$600.00	\$600.00
Special Backfill	Ton	2571	\$11.26	\$28,949.46	\$14,474.73
Inlet Protection	Each	18	\$115.00	\$2,070.00	\$2,070.00
<b>Subtotal:</b>				<b>\$230,523.36</b>	<b>\$152,972.93</b>
Contingencies (15%):				\$34,578.50	\$22,938.44
Engineering:				\$34,578.50	\$22,938.44
Subtotal:				\$299,680.37	\$198,799.81
Administration (5%):				\$14,984.02	\$9,939.99
<b>Total Project Cost:</b>				<b>\$314,664.39</b>	<b>\$208,739.80</b>

Street Costs (based on low bid):

Description	Unit	Bid Quantity	Unit Price	Amount	Assessable Amount
30" Curb and Gutter	LF	4471	\$11.35	\$50,745.85	\$50,745.85
18" Curb and Gutter	LF	598	\$10.95	\$6,548.10	\$0.00
4" Concrete Sidewalk/Median	SF	1800	\$4.15	\$7,470.00	\$0.00
6" Concrete Curb Ramps	SF	23	\$5.50	\$126.50	\$0.00
Concrete Median Blunt Nose	SF	56	\$10.00	\$560.00	\$0.00
Concrete Median Sloped Nose Type 1	SF	56	\$10.00	\$560.00	\$0.00
Detectable warning field	SF	54	\$32.50	\$1,755.00	\$0.00
Drilled tie bars	Each	4	\$12.00	\$48.00	\$48.00
Excavation	CY	1061.5	\$8.10	\$8,598.15	\$6,751.40
Embankment	CY	1095.8	\$6.00	\$65,748.00	\$50,574.00
Hot Mix Asphalt 3MT 58-28 S (lower layer)	Ton	1790	\$57.90	\$103,641.00	\$103,641.00
Hot Mix Asphalt 4MT 58-28 S (upper layer)	Ton	1068	\$60.40	\$64,507.20	\$64,507.20
Asphalt Surface (3" Asphalt Path)	Ton	439	\$76.60	\$33,627.40	\$0.00
Asphalt Surface (3" Asphalt Driveaway)	Ton	145	\$76.60	\$11,107.00	\$11,107.00
1 1/4" Base Aggregate Dense (6" Road)	Ton	2818	\$9.50	\$26,771.00	\$26,771.00
1 1/4" Base Aggregate Dense (6" Conc. Curb Ramps)	Ton	8	\$9.50	\$76.00	\$0.00
1 1/4" Base Aggregate Dense (9" Trail & Driveaway)	Ton	1742	\$9.50	\$16,549.00	\$0.00
1 1/4" Base Aggregate Dense (4" Conc. SW/Median)	Ton	19	\$9.50	\$180.50	\$0.00
3" Base Aggregate Dense (12")	Ton	6971	\$8.65	\$60,299.15	\$60,299.15
Breaker Run	Ton	26606	\$8.65	\$230,141.90	\$0.00
Additional 3" Base Aggregate Dense	Ton	10418	\$8.65	\$90,115.70	\$0.00
Pavement marking, 4-Inch, epoxy	LF	4977	\$1.20	\$5,972.40	\$5,286.00
Pavement marking, 8-inch, epoxy	LF	270	\$2.40	\$648.00	\$648.00
Pavement marking, Diagonal 4-Inch, epoxy	LF	326	\$5.50	\$1,793.00	\$0.00
Pavement marking, Diagonal 12-Inch, epoxy	LF	49	\$6.75	\$330.75	\$0.00
Pavement marking, Crosswalk 6-Inch, epoxy	LF	156	\$8.50	\$1,326.00	\$1,326.00
Pavement Marking, Stop Line 18-Inch, Epoxy	LF	56	\$11.00	\$616.00	\$275.00
Pavement Marking, Stop Line 24-Inch, Epoxy	LF	48	\$12.00	\$576.00	\$0.00
Pavement marking, arrows, type 2, epoxy	Each	4	\$215.00	\$860.00	\$430.00
Pavement marking, RR Crossing Symbol, epoxy	Each	1	\$900.00	\$900.00	\$0.00
Pavement marking, Median Island Nose, epoxy	Each	2	\$165.00	\$330.00	\$0.00
Post Tubular Steel, 2-3/8 Inch Diameter x 14 Foot	Each	9	\$200.00	\$1,800.00	\$1,800.00
Post Tubular Steel, 2-3/8 Inch Diameter x 16 Foot	Each	4	\$215.00	\$860.00	\$645.00
Signs, Reflective	SF	100	\$24.00	\$2,400.00	\$2,136.00
Traffic control	LS	0.33	\$4,500.00	\$1,485.00	\$1,485.00
Railroad Coordination	LS	0.5	\$23,000.00	\$11,500.00	\$0.00
Curb and Gutter Removal	LF	173	\$2.40	\$415.20	\$415.20
Concrete Sidewalk Removal	SY	54	\$5.00	\$270.00	\$0.00
Mill Asphalt Pavement	SY	380	\$4.10	\$1,558.00	\$1,558.00
Sawcut Concrete Sidewalk	LF	10	\$4.00	\$40.00	\$0.00
Sawcut Concrete Curb & Gutter	LF	4	\$15.00	\$60.00	\$60.00
Sawcut Asphalt Pavement	LF	392	\$4.00	\$1,568.00	\$1,568.00
Obliterating Old Road	LS	1	\$4,500.00	\$4,500.00	\$0.00
Restoration	SY	16550	\$2.15	\$35,582.50	\$12,259.30
Erosion Control Mat, Urban Class 1 Type B	SY	259	\$2.25	\$582.75	\$582.75
Ditch Check - Erosion Bale	LF	130	\$10.00	\$1,300.00	\$1,300.00
Silt Fence	LF	2801	\$2.00	\$5,602.00	\$0.00
Tracking Pad	Each	1	\$1,500.00	\$1,500.00	\$1,500.00

Railroad Insurance and Coordination	LS	0.5	\$5,000.00	\$2,500.00	\$0.00
Property acquisition	LS	1	\$10,000.00	\$10,000.00	\$10,000.00
Street lighting	LS	1	\$44,000.00	\$44,000.00	\$44,000.00
Subtotal:			\$99,434.40	\$519,718.85	
Contingencies (15%):			\$149,615.16	\$77,957.83	
Engineering:			\$149,615.16	\$77,957.83	
Subtotal:			\$1,296,664.72	\$675,634.51	
Administration (5%):			\$64,833.24	\$33,781.73	
<b>Total Project Cost:</b>			<b>\$1,561,487.96</b>	<b>\$709,416.23</b>	

**Setting Assessment Rates**

Storm Sewer Assessment:	\$208,739.80
Assessable cost:	4462.86 feet
Assessment rate:	\$46.77 per foot
Maximum assessment rate:	\$40.00 per foot
Street Assessment:	
Assessable cost:	\$709,416.23
Assessment rate:	4462.86 feet
Assessment rate:	\$158.96 per foot

**Schedule of Assessments:**

Property Owner	Address	Parcel Number	Zoning	Evergreen Drive Frontage	Storm Sewer Assessable Frontage	Storm Sewer Assessment	Street Assessable Frontage	Street Assessment	Total Assessment
LIBERTY STORAGE LLC	1617 W EVERGREEN DR	101063101	IND	190.00	126.67	\$5,066.67	126.67	\$20,134.95	\$25,201.62
NORDALE STORE IT LLC	1641 W EVERGREEN DR	101063108	IND	322.59	322.59	\$12,903.60	322.59	\$51,278.95	\$64,182.55
MEIERS PROPERTIES OF APPL LLC	1633 W EVERGREEN DR	101063104	IND	103.55	103.55	\$4,142.00	103.55	\$16,460.32	\$20,602.32
HCA PROPERTIES LLC	1618 W EVERGREEN DR	101063105	R-4	815.42	2767.09	\$30,483.60	762.19	\$171,443.92	\$151,665.52
APEX PROPERTIES GROUP LLC	W EVERGREEN DR	101063108	IND	0.00	75.00	\$3,000.00	75.00	\$11,922.01	\$14,922.01
APEX PROPERTIES GROUP LLC	W EVERGREEN DR	101063109	IND	0.00	75.00	\$3,000.00	75.00	\$11,922.01	\$14,922.01
ARENT, STEVEN	1629 W EVERGREEN DR	101063110	IND	103.55	103.55	\$4,142.00	103.55	\$16,460.32	\$20,602.32
CYPRESS HOMES INC	W EVERGREEN DR	101063111	R-4	1248.13	1248.13	\$49,925.20	1248.13	\$198,402.89	\$248,328.09
CYPRESS HOMES INC	1735 W EVERGREEN DR	101063112	CL	42.06	313.02	\$12,520.80	313.02	\$49,757.70	\$62,278.50
CYPRESS HOMES INC	W EVERGREEN DR	101063113	R-4	1333.26	1333.26	\$53,330.40	1333.26	\$211,935.17	\$265,265.57
<b>Total:</b>				<b>4188.56</b>	<b>4462.86</b>	<b>\$178,514.27</b>	<b>4462.86</b>	<b>\$709,416.23</b>	<b>\$887,990.50</b>

Note: All parcels except parcel 101063105 are located within Town of Grand Chute Tax Increment District No. 2. Pursuant to the Project Plan for Town of Grand Chute Tax Increment District No. 2, the cost of the subject improvements relating to parcels within Town of Grand Chute Tax Increment District No. 2 will be paid out of the increment. Accordingly, only the highlighted parcel, namely parcel 101063105 will be specially assessed with the Schedule of Special Assessments.

Workbook: Evergreen Drive (WCL RR to Gillett Street)  
Worksheet: Schedule of assessments (2)  
Location: w:\Projects\60006\819000212\Dept\Mum\MSE\excel  
Date: August 28, 2020  
Revised: May 4, 2020 (revised to bid plan quantities)  
Revised: May 6, 2020 (revised various assessment amount notes)  
Revised: May 17, 2020 (incorporated low bid results)