

PUBLIC HEARING – TOWN BOARD – TOWN OF GRAND CHUTE – 1900 GRAND CHUTE BLVD., GRAND CHUTE, WI – PROSPECT AVENUE (SEMINOLE RD TO BARTELL DR) MARCH 5, 2020

CALL PUBLIC HEARING TO ORDER/ROLL CALL

Public Hearing called to order at 6:00 p.m. by Dave Schowalter, presiding officer.

PRESENT: Dave Schowalter, Bruce Sherman, Travis Thyssen, and Angie Cain, Town Clerk

EXCUSED: Jeff Nooyen and Eric Davidson

STAFF: Katie Schwartz, Director of Public Works and Karen Heyrman, Deputy Director of Public Works

OTHERS: 3 signed attendance

Proposed imposition of special assessments for the Town of Grand Chute's cost allocable for street reconstruction for Prospect Avenue (CTH BB) from Seminole Road to Bartell Drive, as located in the Town of Grand Chute, Outagamie County, Wisconsin.

Chairman Schowalter explained that they would answer all the questions in writing and they will be available to everyone on the Town's website within two weeks.

Chairman Schowalter opened the Public Hearing for discussion.

Stephen Erb, 1945 W. Prospect Avenue, questioned the nature of this project and believed it was led by the City for sewer.

Dir. Schwartz explained that this is a City-led project and there were many reasons for this project and one of them was for the sewer.

Mr. Erb explained that this project was started for sewer and his properties drain to the river. He is having some issues with the nature of the project. The assessment looks like it is rebuilding a road but it was triggered by the storm sewer. The allocation doesn't seem appropriate. He questioned the 17 percent that was allocated to Grand Chute.

Dir. Schwartz explained that there is a cost-share agreement between the Town of Grand Chute, Outagamie County, and the City of Appleton. The percentages were based on frontages of the municipalities.

Mr. Erb stated that he understands the formula was 50 percent based the area and 50 percent based on trips. The challenge that Grand Chute has is that there are only 10 properties to absorb the 17 percent. The trips number doesn't seem to take into consideration the size of the household. The ratio of trips is way off comparing it to the other side of the street. He asked if they were looking at the same acreage on the north side from a trips standpoint.

Supv. Sherman stated that the average trips for a resident was 9.25 a day.

Dir. Schwartz confirmed that is was a way to allocate the costs.

Mr. Erb explained that the 9.25 trips per day is used based on the number of households and 17 percent of total trips. His cost for trip is much higher than his neighbors across the street.

Deputy Dir. Heyrman explained that the 17 percent doesn't include any of the cost of the other side of the road. The 17 percent is only a cost for Grand Chute residents, so it doesn't apply to the other side of the road.

Mr. Erb explained there are such few households, the cost per trip is much higher than the neighbors across the street.

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Deputy Dir. Heyrman explained that the other side of the street is in the City of Appleton's costs. Mr. Erb questioned the overbuild and asked how it is factored in since it is a connector street.

Dir. Schwartz explained that they do not pay for the overbuild costs on the street. There is a maximum in the policy and anything over that they do not assess. The methodology used for the assessments was 50 percent acreage and 50 percent trips.

Supv. Sherman questioned if it was only based on front footage, would the assessments for property owner go up or down for residents.

Dir. Schwartz explained that some parcels would increase while others would decrease.

Supv. Thyssen explained that the staff and Town Board will stay after the meeting to be able to have more of a dialogue.

Dir. Schwartz said she can add up the numbers after the meeting to show him a comparison of what the assessment would have been.

Dennis Jochman, St. Mary's Cemetary, asked if they were assessed in the same manner as the residential properties.

Dir. Schwartz explained that the trips generation was different based on usage but other than that it is zoned residential.

Mr. Jochman asked if there was anything in the ordinances to deviate from the policy since it is non-profit.

Dir. Schwartz stated there is not.

CLOSE PUBLIC HEARING/ADJOURNMENT

**Motion (Sherman/Davidson) to close the Public Hearing and adjourn. Motion carried.**

Public Hearing closed at 6:17 p.m.

These minutes were taken on March 5, 2020 and recorded in this record book March 6, 2020 by:

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Angie Cain, Town Clerk  
Town of Grand Chute  
**INITIAL DRAFT**