

Preliminary

# Engineer's Report

## 2020 Utility and Street Reconstruction

Carol Lynn Drive & Homewood Court



### **VILLAGE OF LITTLE CHUTE** OUTAGAMIE COUNTY, WISCONSIN



1-31-20

January 31, 2020

108 West Main Street  
Little Chute, WI 54140  
(920) 423-3865  
[www.littlechutewi.org](http://www.littlechutewi.org)

# Preliminary Engineer's Report

(Pursuant to Sec 66.0703(1)(b) Wisconsin Stats as Amended)

## 2020 Utility and Street Reconstruction

Carol Lynn Drive & Homewood Court



**VILLAGE OF LITTLE CHUTE**  
OUTAGAMIE COUNTY, WISCONSIN

**January 31, 2020**

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1. This Engineer's Report, submitted on behalf of the Village of Little Chute, is prepared in compliance with Section 66.0703(1)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
  2. That all preliminary and final plans and specifications for the 2020 Utility and Street Reconstruction Projects are on file with the clerk of the municipality.
  3. That following hereinafter is an estimate of the entire cost of the proposed work or improvements, either based upon the Engineer's estimates or based upon actual bids received for said proposed work or improvements by the Village of Little Chute.
  4. That hereinafter follows an estimate, as to each parcel of property affected, of the assessment of benefits to be levied against each affected parcel.
  5. The same is attached hereto and incorporated herein as a schedule of final assessments.
  6. That it has been determined by the governing body of the Village of Little Chute that the property against which the assessments and hookup fees are made are specially benefited from said work, improvements and installation of the same, and that all assessments are pursuant to Sections 66.0703(1)(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

**Village of Little Chute**

By: 

**Christopher L. Murawski, P.E.**

**Village Engineer**

# PRELIMINARY ENGINEER'S REPORT

<b>Owner:</b>	Village of Little Chute, Outagamie County, WI
<b>Project Name:</b>	2020 Utility Reconstruction
<b>Contract No.</b>	2020001 and 2020002
<b>Date:</b>	January 31, 2020
<b>Streets</b>	(Carol Lynn Drive & Homewood Court)

## Storm Lateral Construction Costs (Sewer Main to Property Line)

Item	Qty	Unit	Description	Unit Price	Total
1	1,676	L.F.	6 Inch Storm Lateral - Open Cut (Schedule 35 PVC)	\$42.00	\$70,392.00
2	58	EA	Storm Sewer Clay Dam	\$100.00	\$ 5,800.00
<b>Construction Costs (Items 1 and 2)</b>					<b>\$76,192.00</b>

**2020 UTILITY RECONSTRUCTION**  
(Carol Lynn Drive & Homewood Court)

VILLAGE OF LITTLE CHUTE  
Outagamie County, Wisconsin

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**ASSESSMENT COSTS**

**Storm Lateral (Sewer Main to Property Line)**

Construction Costs	\$76,192.00
Engineering & Contingencies (15%)	\$11,428.80
On-Site Inspection (5%)	\$3,809.60
Administration / Fiscal (5%)	\$3,809.60
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Total Cost	\$95,240.00
Village Portion (30%)	\$28,572.00
Assessment Portion (70%)	\$66,668.00
Number of Storm Laterals in ROW	58
Assessment Rate (per lateral)	<b>\$1,149.45</b>

<b>CONCRETE STREET ASSESSMENT RATES</b>			
<b>Street Design</b>	<b>2 Driving Lanes</b>	<b>2 Driving Lanes 1 Parking Lane</b>	<b>2 Driving Lanes 2 Parking Lanes</b>
<b>Residential</b>			
<b>Rate (RC/RT)</b>	<b>\$81.70</b>	<b>\$95.10</b>	<b>\$107.82</b>
<b>Commercial Rate (all other zoning)</b>	<b>\$121.11</b>	<b>\$121.11</b>	<b>\$129.01</b>
<b>New streets constructed on existing base course receiving its first permanent pavement will be assessed at cost.</b>			
<b>Rates will be re-evaluated in January of odd-numbered years for adequacy.</b>			

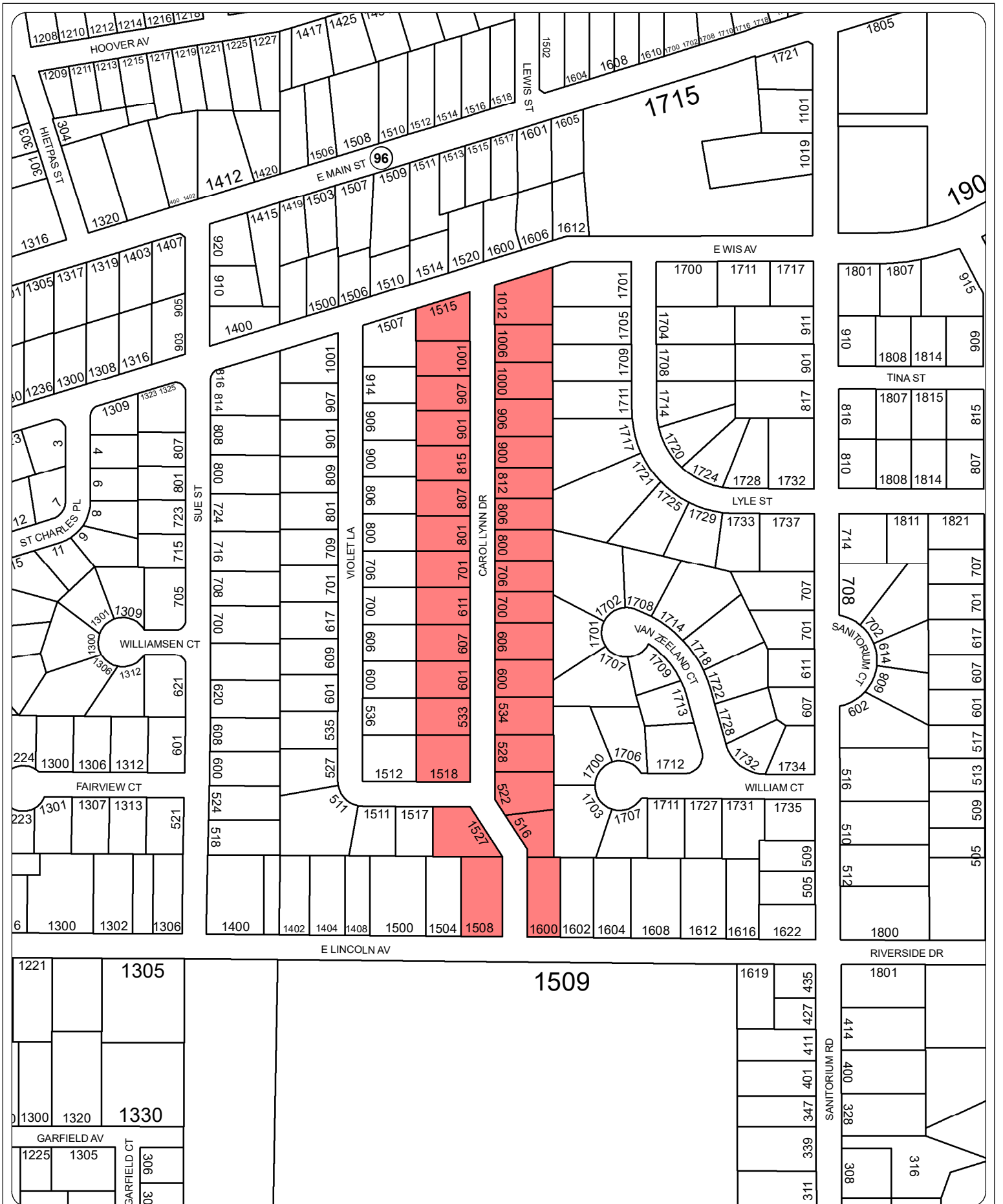
**PRELIMINARY ENGINEER'S REPORT  
2020 CONCRETE PAVEMENT RECONSTRUCTION**

Carol Lynn Drive and Homewood Court

Date: 1/31/2020

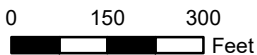
**SCHEDULE OF PROPOSED ASSESSMENTS**

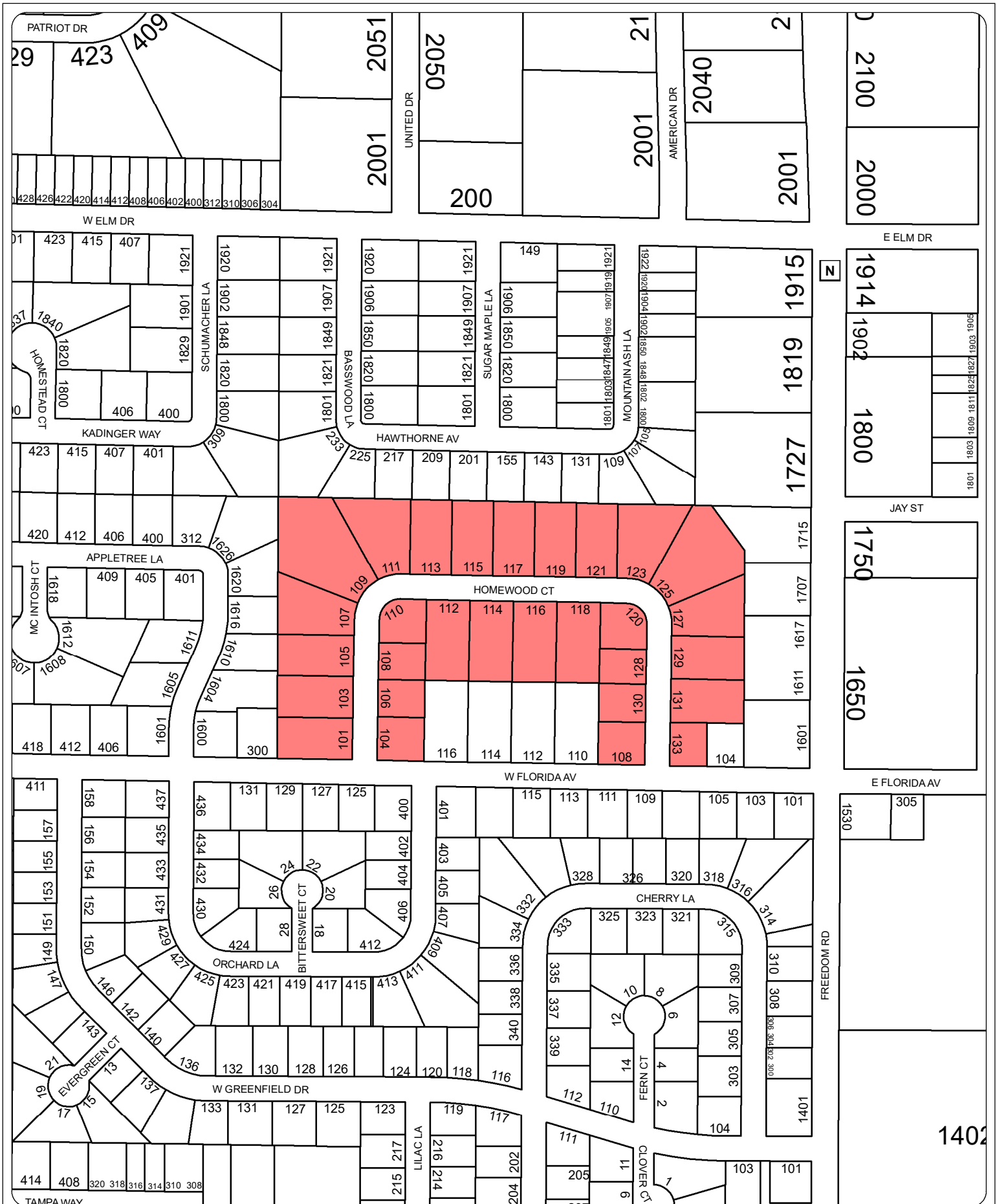
Parcel Number	Parcel Location	Owner 1	Owner 2	Mailing Address	City, State & Zip	Lot Frontage (feet)	Corner Lot Credit (feet)	Assessable Frontage (feet)	Zoning for Purposes of Assessments	CONCRETE STREET RATE (\$ per lin. ft.)	Total Street Assessment (\$)	Storm Assess Main to Property Line (\$)	Total Property Assessment (\$)
<b>Carol Lynn Drive</b>													
260139400	1600 E LINCOLN AV	MUELLER, PAUL D	MUELLER, JEAN M	1600 E LINCOLN AV	LITTLE CHUTE, WI 54140	192.97	25	167.97	Residential	\$95.10	\$15,973.95	\$0.00	\$15,973.95
260139500	1508 E LINCOLN AV	VANDENBERG, KARL G	VANDENBERG, MARY G	1508 E LINCOLN AV	LITTLE CHUTE, WI 54140	192.87	25	167.87	Residential	\$95.10	\$15,964.44	\$1,149.45	\$17,113.89
260249400	1527 VIOLET LA	BONS, CONNIE L		1527 VIOLET LA	LITTLE CHUTE, WI 54140	143.81	25	118.81	Residential	\$95.10	\$11,298.83	\$0.00	\$11,298.83
260249500	1518 VIOLET LA	POLOMIS, MARK A	POLOMIS, TRACIE L	1518 VIOLET LA	LITTLE CHUTE, WI 54140	113.69	25	88.69	Residential	\$95.10	\$8,434.42	\$0.00	\$8,434.42
260250800	516 CAROL LYNN DR	BORG, MARY ELLEN		516 CAROL LYNN DR	LITTLE CHUTE, WI 54140	117.49		117.49	Residential	\$95.10	\$11,173.30	\$1,149.45	\$12,322.75
260250900	522 CAROL LYNN DR	NIEMUTH (LE), DIANE C	NIEMUTH, JAMES D, et al.	522 CAROL LYNN DR	LITTLE CHUTE, WI 54140	110.89		110.89	Residential	\$95.10	\$10,545.64	\$1,149.45	\$11,695.09
260259100	1515 E WISCONSIN AV	VANDENBERG, CHRISTIE R	WYDEVEN, WILLIAM M	1515 E WISCONSIN AV	LITTLE CHUTE, WI 54140	117.26	25	92.26	Residential	\$95.10	\$8,773.93	\$0.00	\$8,773.93
260259200	1001 CAROL LYNN DR	BEKX, PETER J	BEKX, KAREN A	1001 CAROL LYNN DR	LITTLE CHUTE, WI 54140	84.60		84.60	Residential	\$95.10	\$8,045.46	\$1,149.45	\$9,194.91
260259300	907 CAROL LYNN DR	DORHEIM, JEFFREY D	DORHEIM, LEAH M	907 CAROL LYNN DR	LITTLE CHUTE, WI 54140	84.60		84.60	Residential	\$95.10	\$8,045.46	\$1,149.45	\$9,194.91
260259400	901 CAROL LYNN DR	ROUTHIAUX, RONALD C		901 CAROL LYNN DR	LITTLE CHUTE, WI 54140	84.60		84.60	Residential	\$95.10	\$8,045.46	\$1,149.45	\$9,194.91
260259500	815 CAROL LYNN DR	VERKUILEN, JAMES B	VERKUILEN, SHARON	815 CAROL LYNN DR	LITTLE CHUTE, WI 54140	84.60		84.60	Residential	\$95.10	\$8,045.46	\$1,149.45	\$9,194.91
260259600	807 CAROL LYNN DR	SPRANGERS, JOSEPH L	SPRANGERS, PHYLLIS	807 CAROL LYNN DR	LITTLE CHUTE, WI 54140	84.60		84.60	Residential	\$95.10	\$8,045.46	\$0.00	\$8,045.46
260259700	801 CAROL LYNN DR	HLAVACEK, JEAN		801 CAROL LYNN DR	LITTLE CHUTE, WI 54140	84.60		84.60	Residential	\$95.10	\$8,045.46	\$0.00	\$8,045.46
260259800	701 CAROL LYNN DR	NELSON, KURT A	NELSON, JANET R	701 CAROL LYNN DR	LITTLE CHUTE, WI 54140	89.00		89.00	Residential	\$95.10	\$8,463.90	\$1,149.45	\$9,613.35
260259900	611 CAROL LYNN DR	WALTON, THOMAS P		611 CAROL LYNN DR	LITTLE CHUTE, WI 54140	89.00		89.00	Residential	\$95.10	\$8,463.90	\$1,149.45	\$9,613.35
260260000	607 CAROL LYNN DR	TECHLIN, CHRISTINE R		607 CAROL LYNN DR	LITTLE CHUTE, WI 54140	89.00		89.00	Residential	\$95.10	\$8,463.90	\$1,149.45	\$9,613.35
260260100	601 CAROL LYNN DR	VANDENBERG, ROY J	VANDENBERG, SHAREE	601 CAROL LYNN DR	LITTLE CHUTE, WI 54140	89.00		89.00	Residential	\$95.10	\$8,463.90	\$1,149.45	\$9,613.35
260260200	533 CAROL LYNN DR	KUHN, MATTHEW T		533 CAROL LYNN DR	LITTLE CHUTE, WI 54140	89.00		89.00	Residential	\$95.10	\$8,463.90	\$1,149.45	\$9,613.35
260260300	528 CAROL LYNN DR	RICHARD/PATRICIA BIESE IRR RE		528 CAROL LYNN DR	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260260400	534 CAROL LYNN DR	MEIDAM, RONALD A	MEIDAM, HELEN	534 CAROL LYNN DR	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260260500	600 CAROL LYNN DR	MOES, LEONARD	MOES, RUTH A	600 CAROL LYNN DR	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260260600	606 CAROL LYNN DR	ECKER, JOSEPH R	ECKER, JAMIE LYNN	606 CAROL LYNN DR	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260260700	700 CAROL LYNN DR	HARTZ, MICHAEL C		700 CAROL LYNN DR	LITTLE CHUTE, WI 54140	75.00		75.00	Residential	\$95.10	\$7,132.50	\$1,149.45	\$8,281.95
260260800	706 CAROL LYNN DR	NOLDNER, AARON W	NOLDNER, RHONDA L	706 CAROL LYNN DR	LITTLE CHUTE, WI 54140	75.00		75.00	Residential	\$95.10	\$7,132.50	\$1,149.45	\$8,281.95
260260900	800 CAROL LYNN DR	SCHULTZ, WADE W	SCHULTZ, KATHY A	800 CAROL LYNN DR	LITTLE CHUTE, WI 54140	75.00		75.00	Residential	\$95.10	\$7,132.50	\$1,149.45	\$8,281.95
260261000	806 CAROL LYNN DR	PEERENBOOM, MICHAEL J	PEERENBOOM, JULIE	806 CAROL LYNN DR	LITTLE CHUTE, WI 54140	75.00		75.00	Residential	\$95.10	\$7,132.50	\$0.00	\$7,132.50
260261100	812 CAROL LYNN DR	SCHUH, PAUL H	SCHUH, JULIE A	812 CAROL LYNN DR	LITTLE CHUTE, WI 54140	75.00		75.00	Residential	\$95.10	\$7,132.50	\$1,149.45	\$8,281.95
260261300	900 CAROL LYNN DR	VANDENBERG, JEFFREY T	VANDENBERG, JACQUEL	900 CAROL LYNN DR	LITTLE CHUTE, WI 54140	75.00		75.00	Residential	\$95.10	\$7,132.50	\$1,149.45	\$8,281.95
260261400	906 CAROL LYNN DR	OWENS, SARAH L		906 CAROL LYNN DR	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260261500	1000 CAROL LYNN DR	PAESSLER, MICHAEL J	PAESSLER, UTE	1000 CAROL LYNN DR	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260261600	1006 CAROL LYNN DR	SAWALL, LEON H	SAWALL, CAROL A	1006 CAROL LYNN DR	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260261700	1012 CAROL LYNN DR	NIEUWENHUIS, PATRICK J		1012 CAROL LYNN DR	LITTLE CHUTE, WI 54140	97.62	25	72.62	Residential	\$95.10	\$6,906.16	\$1,149.45	\$8,055.61
<b>Homewood Court</b>													
260213905	133 HOMEWOOD CT	SIGL (LE), GERALD	SIGL, RONALD G, et al.	133 HOMEWOOD CT	LITTLE CHUTE, WI 54140	105.00	25	80.00	Residential	\$95.10	\$7,608.00	\$1,149.45	\$8,757.45
260213906	131 HOMEWOOD CT	GAHR, NANCY S		131 HOMEWOOD CT	LITTLE CHUTE, WI 54140	105.00		105.00	Residential	\$95.10	\$9,985.50	\$1,149.45	\$11,134.95
260213907	129 HOMEWOOD CT	MOLLEN, NICHOLAS P	MOLLEN, RITA	129 HOMEWOOD CT	LITTLE CHUTE, WI 54140	105.00		105.00	Residential	\$95.10	\$9,985.50	\$1,149.45	\$11,134.95
260213908	127 HOMEWOOD CT	WYMAN, RONALD A	WYMAN, LORELEI G	127 HOMEWOOD CT	LITTLE CHUTE, WI 54140	71.33		71.33	Residential	\$95.10	\$6,783.48	\$1,149.45	\$7,932.93
260213909	125 HOMEWOOD CT	GERRITS, DONALD P	GERRITS, MARY J	125 HOMEWOOD CT	LITTLE CHUTE, WI 54140	72.44		72.44	Residential	\$95.10	\$6,889.04	\$1,149.45	\$8,038.49
260213910	123 HOMEWOOD CT	IITENBROEK, DUANE G		123 HOMEWOOD CT	LITTLE CHUTE, WI 54140	79.01		79.01	Residential	\$95.10	\$7,513.85	\$1,149.45	\$8,663.30
260214000	121 HOMEWOOD CT	VANLANKVELDT (LE), SHARON	MYERS, LAURIE A, et al.	121 HOMEWOOD CT	LITTLE CHUTE, WI 54140	100.00		100.00	Residential	\$95.10	\$9,510.00	\$1,149.45	\$10,659.45
260214001	119 HOMEWOOD CT	ALEXANDER, ALLISON L		119 HOMEWOOD CT	LITTLE CHUTE, WI 54140	100.00		100.00	Residential	\$95.10	\$9,510.00	\$1,149.45	\$10,659.45
260214002	117 HOMEWOOD CT	BONS, PAUL	BONS, LISA	117 HOMEWOOD CT	LITTLE CHUTE, WI 54140	100.00		100.00	Residential	\$95.10	\$9,510.00	\$1,149.45	\$10,659.45
260214003	115 HOMEWOOD CT	ROMENESKO, GLENN W	ROMENESKO, NANCY J	115 HOMEWOOD CT	LITTLE CHUTE, WI 54140	100.00		100.00	Residential	\$95.10	\$9,510.00	\$1,149.45	\$10,659.45
260214004	113 HOMEWOOD CT	PAITEL, RICKY A	PAITEL, SARA A	113 HOMEWOOD CT	LITTLE CHUTE, WI 54140	100.00		100.00	Residential	\$95.10	\$9,510.00	\$1,149.45	\$10,659.45
260214005	111 HOMEWOOD CT	SCHUMACHER, GERALD R	SCHUMACHER, LINDA	111 HOMEWOOD CT	LITTLE CHUTE, WI 54140	78.92		78.92	Residential	\$95.10	\$7,505.29	\$0.00	\$7,505.29
260214006	109 HOMEWOOD CT	REYNEBEAU, DANIEL J	REYNEBEAU, TERRI A	109 HOMEWOOD CT	LITTLE CHUTE, WI 54140	75.92		75.92	Residential	\$95.10	\$7,219.99	\$1,149.45	\$8,369.44
260214007	107 HOMEWOOD CT	JANSSEN, RANDY M	JANSSEN, BETH M	107 HOMEWOOD CT	LITTLE CHUTE, WI 54140	79.04		79.04	Residential	\$95.10	\$7,516.70	\$0.00	\$7,516.70
260214008	105 HOMEWOOD CT	VANG, BOUA XAI		105 HOMEWOOD CT	LITTLE CHUTE, WI 54140	100.00		100.00	Residential	\$95.10	\$9,510.00	\$0.00	\$9,510.00
260214009	103 HOMEWOOD CT	BAUMGART, CLETUS A	BAUMGART, ELAINE R	103 HOMEWOOD CT	LITTLE CHUTE, WI 54140	100.00		100.00	Residential	\$95.10	\$9,510.00	\$0.00	\$9,510.00
260214010	101 HOMEWOOD CT	VANDEHEY, ROSE MARIE	HIETPAS, GERALD S	101 HOMEWOOD CT	LITTLE CHUTE, WI 54140	100.00	25	75.00	Residential	\$95.10	\$7,132.50	\$0.00	\$7,132.50
260214100	104 HOMEWOOD CT	AMAN, GARY J	AMAN, PATTY J	104 HOMEWOOD CT	LITTLE CHUTE, WI 54140	105.00	25	80.00	Residential	\$95.10	\$7,608.00	\$1,149.45	\$8,757.45
260214105	130 HOMEWOOD CT	SWANNINGSON, RICHARD L		130 HOMEWOOD CT	LITTLE CHUTE, WI 54140	91.50		91.50	Residential	\$95.10	\$8,701.65	\$1,149.45	\$9,851.10
260214106	128 HOMEWOOD CT	VERTZ, FRANK D	VERTZ, REBECCA	128 HOMEWOOD CT	LITTLE CHUTE, WI 54140	85.00		85.00	Residential	\$95.10	\$8,083.50	\$1,149.45	\$9,232.95
260214107	118 HOMEWOOD CT	VOSTERS, KATHY	VANGOMPEL, KENNETH M, et al	118 HOMEWOOD CT	LITTLE CHUTE, WI 54140	105.00		105.00	Residential	\$95.10	\$9,985.50	\$1,149.45	\$11,134.95
260214108	116 HOMEWOOD CT	HIETPAS, TODD J	HIETPAS, SARA L	116 HOMEWOOD CT	LITTLE CHUTE, WI 54140	105.00		105.00	Residential	\$95.10	\$9,985.50	\$1,149.45	\$11,134.95
260214109	114 HOMEWOOD CT	HIETPAS, ALFRED C	HIETPAS, PATRICIA A	114 HOMEWOOD CT	LITTLE CHUTE, WI 54140	105.00		105.00	Residential	\$95.10	\$9,985.50	\$1,149.45	\$11,134.95
260214110	112 HOMEWOOD CT	VANGROLL, ROGER P	VANGROLL, BETH	112 HOMEWOOD CT	LITTLE CHUTE, WI 54140	105.00		105.00	Residential	\$95.10	\$9,985.50	\$1,149.45	\$11,134.95
260214111	108 HOMEWOOD CT	LONGRO, THOMAS F	LONGRO, MARY JO	108 HOMEWOOD CT	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260214112	106 HOMEWOOD CT	VANHANDEL (LE), RAYMOND	VANHANDEL IRREV REAL EST TR	106 HOMEWOOD CT	LITTLE CHUTE, WI 54140	90.00		90.00	Residential	\$95.10	\$8,559.00	\$1,149.45	\$9,708.45
260214113	120 HOMEWOOD CT	COENEN, GARY J	COENEN, KELLY S	120 HOMEWOOD CT	LITTLE CHUTE, WI 54140	201.64	50	151.64	Residential	\$95.10	\$14,420.96	\$1,149.45	\$15,570.41
260214114	108 W FLORIDA AV	WARRINER, KIMBERLY F		108 W. FLORIDA AVE	LITTLE CHUTE, WI 54140	103.50	25	78.50	Residential	\$95.10	\$7,465.35	\$1,149.45	\$8,614.80
260214115	110 HOMEWOOD CT	EVERS, CHRISTINE A	VANDEURZEN, STEVE	110 HOMEWOOD CT	LITTLE CHUTE, WI 54140	196.54	50	146.54	Residential	\$95.10	\$13,935.95	\$0.00	\$13,935.95



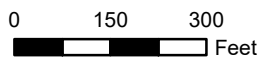
## Carol Lynn Drive 2020 Utility & Street Assessment Area

- Legend**
- Project Assessment Area
  - Parcels





# Homewood Court 2020 Utility & Street Assessment Area



- Legend
- Project Assessment Area
  - Parcels

