



## AMENDED AGENDA

### LITTLE CHUTE VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING

PLACE: Little Chute Village Hall  
DATE: Wednesday, January 25, 2023  
TIME: 6:00 p.m.

**Virtually attend the January 25th meeting at 6 PM by following the zoom link here:**

Join Zoom Meeting: <https://us06web.zoom.us/j/88393774029>

Meeting ID: 883 9377 4029

Dial by your location: +1 312 626 6799 US (Chicago)

#### REGULAR ORDER OF BUSINESS

- A. Invocation
- B. Roll call of Trustees
- C. Roll call of Officers and Department Heads
- D. Public Appearance for Items Not on the Agenda
  
- E. Public Information Hearing – Buchanan Street
  
- F. Discussion/Action – Award Bid for Crosswinds Estates Sidewalk Project
  
- G. Discussion/Action – Adopt Resolution 04, Series 2023 Final Special Assessment/Hook up Crosswinds Subdivision
  
- H. Discussion/Action – Affordable House Analysis
  
- I. Unfinished Business
  
- J. Items for Future Agenda
  
- K. **Closed Session:**  
19.85(1)(c) Consideration of Employment, Promotion, or Performance Evaluation Data of any Public Employee of the Village of Little Chute. *Personnel Matter*
  
- L. Return to Open Session
  
- M. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852, [email: Laurie@littlechutewi.org](mailto:Laurie@littlechutewi.org) Prepared: January 24, 2023



January 13, 2023

**RE: Public Informational Meeting - 2023 Village of Little Chute, Buchanan Concrete Street and Utility Reconstruction**

**Buchanan Street – From Main Street to North Avenue (Paving & Utilities)**

Dear Property Owner/Resident:

The Village of Little Chute will soon begin construction for concrete paving and utility reconstruction on your street. You, as a property owner or affected resident, are invited to attend the Public Informational Meeting to discuss this project and how it will impact you. The Village of Little Chute engineering staff will be available to provide information and answer questions that you may have regarding this project.

Public Informational Meeting for *Concrete Paving and Public Utility Improvements* is scheduled as follows:

Date: Wednesday, January 25, 2023  
Time: 6:00 pm  
Location: Village Hall, Village Board Room  
108 W. Main Street, Little Chute

Preliminary plans will be available at the informational meeting to review and discuss with Engineering Staff.

Residents are encouraged to attend the meeting to address any questions or concerns. If you are unable to attend or if you have any questions, please do not hesitate to contact the Engineering Department at 920-423-3865.

Sincerely,

Christopher L. Murawski, P.E.

*Christopher L. Murawski*

*Engineering Department*

*Village Engineer*

Office: 920.423.3865



## Item For Consideration

**For Board Review On:** 1/25/2023

**Agenda Item Topic:** Crosswinds Estates Sidewalk & Lighting

**Prepared On:** 1/12/2023

**Prepared By:** Village Engineer

**Report:** On January 12, 2023 four bids were received and opened at 2:00 PM to provide infrastructure improvements for the Crosswinds Estates Concrete Sidewalk and Lighting Project located in the Village of Little Chute. A detailed Bid Tabulation sheet is attached from the four contractors for your review. The bids ranged in price from \$516,616.50 to \$346,225.77. The low bid was submitted by Sommers Construction Company, Inc. from Shiocton, Wisconsin. This contractor appears to be a responsible bidder and qualified to perform the work.

**Fiscal Impact:** The associated costs for this project are provided below:

**2023 Construction Bid: Crosswinds Estates Sidewalk & Lighting**

Contractor's Bid	\$ 346,225.77	Construction
Culvert Improvement	\$ 19,850.00	Contracted Separately - Construction
Lighting We Energies	\$ 10,782.76	Estimate for Work
Eng. & Contingencies	<u>\$ 73,815.00</u>	Design, Permitting, Inspection & Construction Contingencies
Total Project Cost	\$ 450,673.53	

**Bid Comparison - 2022 to 2023 (similar work)**

Total Budget	\$ 579,733.00	2022 Construction Costs	\$ 460,976.00
Under Budget	\$ 129,059.47 (Approx. 22%)	2023 Construction Costs	<u>\$ 366,075.77</u>

Savings to Village \$ 94,900.23

**Recommendation/Board Action:** It is the recommendation of the Village Engineer to award the 2023 Crosswinds Estates Concrete Sidewalk and Lighting Project, Contract Number 2023001 to Sommers Construction Company, Inc. from Shiocton, Wisconsin in the amount of \$346,225.77.

Respectfully Submitted,

Christopher L. Murawski, P.E.

Village Engineer



## Item For Consideration

**For Board Review On:** 1/25/2023

**Prepared On:** 1/18/2023

**Agenda Item Topic:** Final Assessment Resolution-Crosswinds

**Prepared By:** Village Engineer

**Report:** The attached Final Assessment Resolution declares The Village of Little Chute's intention to exercise its police powers under Chapter(s) 61.36, and as applicable 66.0701, 66.0703 and 66.0907 of the Wisconsin Statutes to levy special assessments. The following-described improvements are as follows:

- a) **DESCRIPTION OF SPECIAL ASSESSMENTS FOR 2022 PROJECTS:**  
2023 Concrete Sidewalk & Street Lighting Construction – Crosswinds Subdivision
- b) **AREA OF SPECIAL ASSESSMENT/HOOKUP FEE IMPROVEMENTS:**  
**Gardenia Drive** – From French Road to Cherryvale Avenue  
**Tulip Trail** – All of Tulip Trail, from Gardenia Dr. to Gardenia Dr.  
**Golden Hill Court** – From Tulip Trail to Terminus

**Fiscal Impact:** Cost of improvements per property are provided as part of the Final Engineer's Report for the above referenced project (attached).

### Assessment Rates

Concrete Sidewalk: \$ 59.40 Assessment Rate (per lineal foot) – Residential  
Light Poles and Fixtures: \$121.21 Assessment Rate (per property) – Residential

**Recommendation/Board Action:** The Village Engineer recommends approval of Resolution Number 04, Series 2023, approving the Final Special Assessment Fees as provided in the Final Engineer's Report (attached).

Respectfully Submitted,

Christopher L. Murawski, P.E.  
Village Engineer

Final

# Engineer's Report

## 2023 Concrete Sidewalk Paving & Street Lighting Project Gardenia Drive, Tulip Trail and Golden Hill Court



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



January 18, 2023

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

# Final Engineer's Report

(Pursuant to Sec 66 0703(11)(b) Wisconsin Stats as Amended1

## 2023 Concrete Sidewalk Paving & Street Lighting Project Gardenia Drive, Tulip Trail and Golden Hill Court



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

**January 18, 2023**

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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(l)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
2. That all preliminary and final plans and specifications for the 2023 Concrete Paving 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. The properties against which the assessments are imposed will be "specially benefitted" by the work or improvement, and also that the work or improvement will constitute "an exercise of the police power".
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:

A handwritten signature in blue ink, appearing to read "Christopher L. Murawski".

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>	2023 Concrete Sidewalk Paving & Street Lighting Project
<b>Contract No.</b>	2023001
<b>Date:</b>	January 18, 2023
<b>Streets</b>	Gardenia Drive, Tulip Trail and Golden Hill Court

### Concrete Sidewalk Construction Costs

<b>Bid Item</b>	<b>Description (PAVING ITEMS)</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Bid Amount</b>
1	Traffic Control (Paving)	LS	1.00	\$3,500.00	\$3,500.00
2	Construction Staking (Grading/Paving)	LS	1.00	\$3,500.00	\$3,500.00
3	4" Concrete Sidewalk, Includes 3" Aggregate Base	SF	36,473.00	\$7.05	\$257,134.65
4	6" Concrete Sidewalk, Includes 3" Aggregate Base	SF	1,164.00	\$8.05	\$9,370.20
5	Furnish & Install; No. 4 Reinforcing Rods	LF	6,000.00	\$0.75	\$4,500.00
6	Furnish & Install; Drilled Sidewalk/Driveway Tie-Bars (No. 4 x 12")	EA	391.00	\$6.50	\$2,541.50
7	Remove 30" Concrete Curb & Gutter	LF	186.00	\$13.00	\$2,418.00
8	Furnish & Install; Drilled Curb Tie Bars (No. 6 x 18")	EA	42.00	\$15.00	\$630.00
9	Sawcut Asphalt Pavement	LF	295.00	\$1.00	\$295.00
10	Sawcut Concrete Pavement	LF	45.00	\$5.00	\$225.00
11	Asphalt Pavement Removal	SY	54.00	\$0.01	\$0.54
12	Replace 30" Concrete Curb & Gutter – Standard	LF	186.00	\$58.00	\$10,788.00
13	HMA Pavement, 3 LT 58-28 S (2-1/4" Asphalt Binder Course)	SY	54.00	\$0.01	\$0.54
14	HMA Pavement, 4 LT 58-28 S (1-3/4" Asphalt Surface Course)	SY	54.00	\$0.01	\$0.54
15	Furnish & Install; 4" Topsoil, Seed, Fertilizer, & Hydromulch	SY	2,944.00	\$9.95	\$29,292.80
16	Furnish & Install; 24"x 48" Detectable Warning Field	EA	14.00	\$300.00	\$4,200.00
17	Furnish & Install; Pavement Marking, Epoxy, 18"	LF	63.00	\$13.00	\$819.00
18	Furnish & Install; Pavement Marking, Epoxy, 24"	LF	246.00	\$20.00	\$4,920.00
19	Furnish and Install 14-foot Sign Posts, Complete as Specified	EA	5.00	\$275.00	\$1,375.00
20	Salvage and Reinstall Existing Signs and Post, Complete as Specified	EA	2.00	\$195.00	\$390.00
21	Furnish and Install Type II Sign	EA	10.00	\$305.00	\$3,050.00
22	Furnish and Install, Maintain, and Remove 12" Sediment Log	LF	660.00	\$6.75	\$4,455.00
23	Furnish and Install, Maintain, and Remove Inlet Protection - Type D-HF	EA	47.00	\$60.00	\$2,820.00
				<b><i>Bid Total =</i></b>	<b><i>\$346,225.77</i></b>

**2023 Concrete Sidewalk & Street Lighting Construction**  
(Gardenia Drive, Tulip Trail and Golden Hill Court)

VILLAGE OF LITTLE CHUTE  
Outagamie County, Wisconsin

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**ASSESSMENT COSTS**

**Concrete Sidewalk**

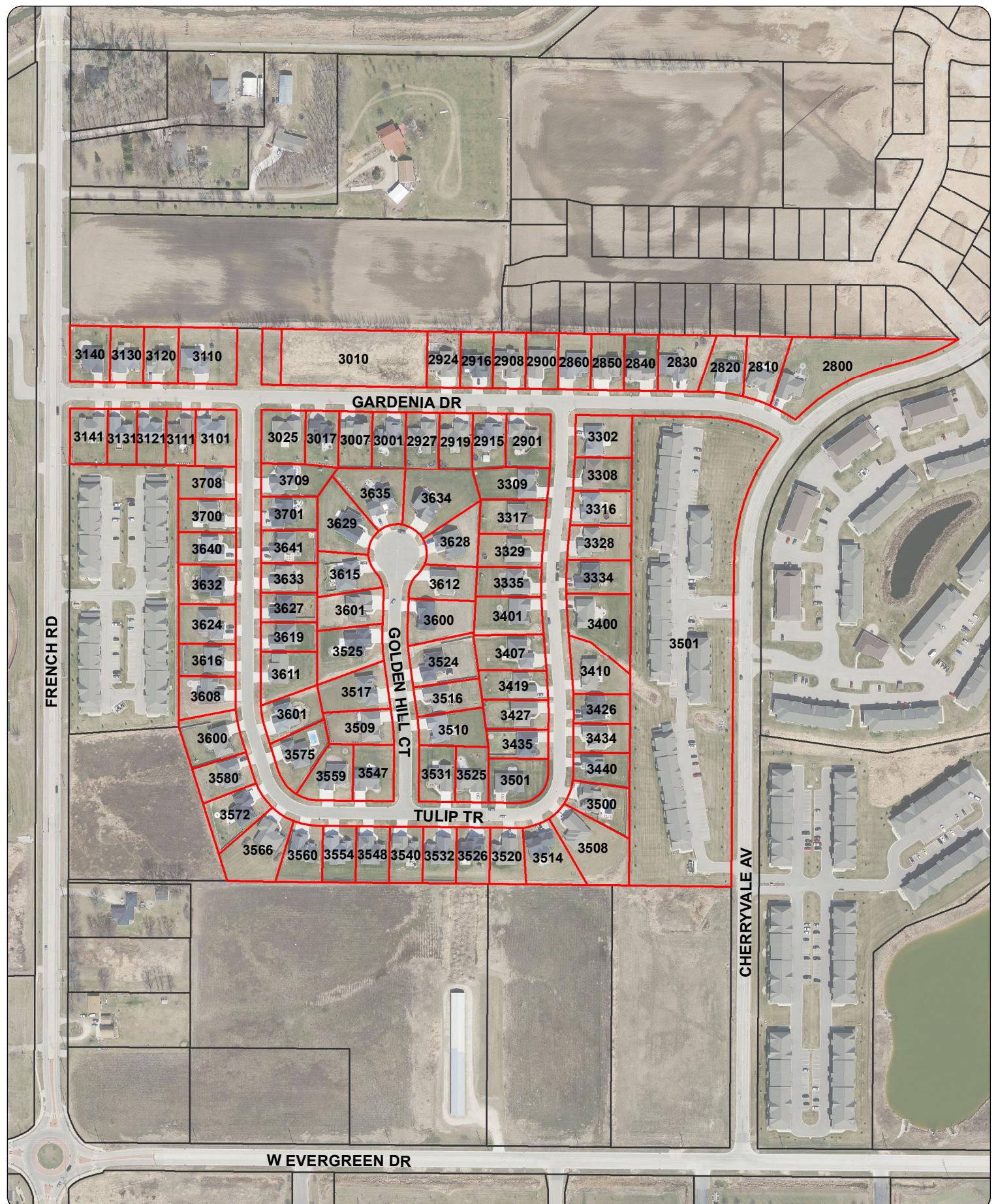
Construction Costs	\$346,225.77
Engineering & Contingencies (10%)	\$ 34,622.58
On-Site Inspection (3.5%)	\$ 12,117.90
Administration / Fiscal (3.5%)	\$ 12,117.90
<b>Total Cost</b>	<b>\$405,084.15</b>

Assessable Frontage (excludes driveway apron width)	6,819.49
Assessment Rate (per lineal foot)	\$ 59.40

**Street Lighting**

We-Energies (Install Three Light Poles)	\$12,000.00
<b>Total Cost</b>	<b>\$12,000.00</b>

Assessable Number of Properties	99
Assessment Rate (per property)	\$ 121.21



FINAL ENGINEER'S REPORT  
 2023 SIDEWALK & STREET LIGHTING CONSTRUCTION  
 Crosswinds Subdivision  
 Date: 1/18/2023  
 SCHEDULE OF ASSESSMENTS - BID VALUES

Parcel Number	Parcel Location 1	Parcel Location 2	Owner 1	Owner 2	Mailing Address	City, State & Zip	Lot Frontage (feet)	Unassessable Frontage (feet)	Corner Lot Credit (feet)	Assessable Frontage (feet)	Sidewalk Assessment Rate (\$ per lin. ft.)	Total Sidewalk Assessment (\$)	Total Lighting Assessment (\$)	Total Assessment (\$)
<b>Crosswinds Subdivision</b>														
260441001	3140 GARDENIA DR		BLACKBOURN, ALAINA M	BLACKBOURN, TYLER R	3140 GARDENIA DR	LITTLE CHUTE, WI 54140	95.00	34.56	25	35.44	\$59.40	\$2,105.17	\$121.21	\$2,226.38
260441002	3130 GARDENIA DR		MATTHIES, KEATON	MATTHIES, JORDYN	4844 189ST WEST	FARMINGTON, MN 55024	80.00	24.90		55.10	\$59.40	\$3,272.99	\$121.21	\$3,394.20
260441003	3120 GARDENIA DR		BARTEL, REID C	BARTEL, MICHELLE L	3120 GARDENIA DR	APPLETON, WI 54913	83.00	24.99		58.01	\$59.40	\$3,445.85	\$121.21	\$3,567.06
260441004	3110 GARDENIA DR		APPLETON, SAMUEL	APPLETON, SAMANTHA	3110 GARDENIA DR	APPLETON, WI 54913	140.39	24.99	25	90.40	\$59.40	\$5,369.85	\$121.21	\$5,491.06
260441006		VILLAGE OF LITTLE CHUTE			108 W MAIN ST	LITTLE CHUTE, WI 54140	45.61	0.00	25	20.61	\$59.40	\$1,224.25	\$121.21	\$1,345.47
260441007	2924 GARDENIA DR		WATTS REV LIV TRST, DEIRDRE A		2924 GARDENIA DR	APPLETON, WI 54913	80.00	24.92		55.08	\$59.40	\$3,271.80	\$121.21	\$3,393.02
260441008	2916 GARDENIA DR		COWLING, JESSICA	SMITH, SEAN	2916 GARDENIA DR	APPLETON, WI 54913	78.00	25.04		52.96	\$59.40	\$3,145.87	\$121.21	\$3,267.09
260441009	2908 GARDENIA DR		BROWN, JAMES	UPDIKE, VICKI	2908 GARDENIA DR	APPLETON, WI 54913	78.00	24.84		53.16	\$59.40	\$3,157.75	\$121.21	\$3,278.97
260441010	2900 GARDENIA DR		HARRIS, DONN	HARRIS, LAURI	2900 GARDENIA DR	APPLETON, WI 54913	78.00	24.71		53.29	\$59.40	\$3,165.48	\$121.21	\$3,286.69
260441011	2860 GARDENIA DR		PICK, TULLY M	PICK, KAREN	2860 GARDENIA DR	APPLETON, WI 54913	78.00	24.73		53.27	\$59.40	\$3,164.29	\$121.21	\$3,285.50
260441012	2850 GARDENIA DR		BESTOR, TODD		2850 GARDENIA DR	APPLETON, WI 54913	80.50	24.72		55.78	\$59.40	\$3,313.38	\$121.21	\$3,434.60
260441013	2840 GARDENIA DR		HERBST, TRENT	HERBST, LYNETTE	2840 GARDENIA DR	APPLETON, WI 54913	80.50	24.95		55.55	\$59.40	\$3,299.72	\$121.21	\$3,420.93
260441014	2830 GARDENIA DR		VALENTYN, ERIC	VALENTYN, TASHA	2830 GARDENIA DR	APPLETON, WI 54913	95.00	24.78		70.22	\$59.40	\$4,171.13	\$121.21	\$4,292.35
260441015	2820 GARDENIA DR		BETTS, KEVIN R		2820 GARDENIA DR	APPLETON, WI 54913	109.76	24.10		85.66	\$59.40	\$5,088.28	\$121.21	\$5,209.50
260441016	2810 GARDENIA DR		CLARINGBOLE, BRYCE D		2810 GARDENIA DR	APPLETON, WI 54913	69.04	22.89		46.15	\$59.40	\$2,741.35	\$121.21	\$2,862.57
260441017	2800 GARDENIA DR		OLSON, NATHAN	OLSON, EMILY	2800 GARDENIA DR	APPLETON, WI 54913	68.44	43.44	25	0.00	\$59.40	\$0.00	\$121.21	\$121.21
260441018	3302 TULIP TR		VERKUYLEN, MICHAEL J		3302 TULIP TR	APPLETON, WI 54913	235.21	19.75	50	165.46	\$59.40	\$9,828.48	\$121.21	\$9,949.69
260441019	3308 TULIP TR		PEETERS, DANIEL J	PEETERS, LISA A	3308 TULIP TR	APPLETON, WI 54913	82.14	20.99		61.15	\$59.40	\$3,632.37	\$121.21	\$3,753.58
260441020	3316 TULIP TR		MRSTIK, NATHAN	MRSTIK, HOLLY	3316 TULIP TR	APPLETON, WI 54913	82.31	24.64		57.67	\$59.40	\$3,425.65	\$121.21	\$3,546.86
260441021	3328 TULIP TR		HORSENS, CURTIS		3328 TULIP TR	APPLETON, WI 54913	82.27	24.98		57.29	\$59.40	\$3,403.08	\$121.21	\$3,524.29
260441022	3334 TULIP TR		MOTTL, BRUCE	MOTTL, LINDA	3334 TULIP TR	APPLETON, WI 54913	82.03	22.95		59.08	\$59.40	\$3,509.41	\$121.21	\$3,630.62
260441023	3400 TULIP TR		SCHWALBACH, JASON	SCHWALBACH, THERESA	3400 TULIP TR	APPLETON, WI 54913	98.93	19.82		79.11	\$59.40	\$4,699.21	\$121.21	\$4,820.42
260441024	3410 TULIP TR		CZARNECKI, ALISON T	ZIMMERMAN, TIMOTHY A	3410 TULIP TR	APPLETON, WI 54913	141.19	21.45		119.74	\$59.40	\$7,112.67	\$121.21	\$7,233.88
260441025	3426 TULIP TR		WESPETAL, MICHAEL S	WESPETAL, LENORE S	3426 TULIP TR	APPLETON, WI 54913	70.03	19.84		50.19	\$59.40	\$2,981.33	\$121.21	\$3,102.55
260441026	3434 TULIP TR		WITT, NATHAN M	BAEHRMAN, ALYSSA M	3434 TULIP TR	APPLETON, WI 54913	70.00	19.76		50.24	\$59.40	\$2,984.30	\$121.21	\$3,105.52
260441027	3440 TULIP TR		JOHN, ERIC	JOHN, JEANNIE	3440 TULIP TR	APPLETON, WI 54913	66.64	19.81		46.83	\$59.40	\$2,781.75	\$121.21	\$2,902.96
260441028	3500 TULIP TR		DUNFORD, JAMES	DUNFORD, SHELLY	3500 TULIP TR	APPLETON, WI 54913	59.59	24.87		34.72	\$59.40	\$2,062.40	\$121.21	\$2,183.61
260441029	3508 TULIP TR		WAHLEN, CASEY		3508 TULIP TR	APPLETON, WI 54913	52.05	23.89		28.16	\$59.40	\$1,672.73	\$121.21	\$1,793.94
260441030	3514 TULIP TR		HANSEN, JARED	HANSEN, AMANDA	3514 TULIP TR	APPLETON, WI 54913	66.97	24.72		42.25	\$59.40	\$2,509.69	\$121.21	\$2,630.90
260441031	3520 TULIP TR		SIMONS, JASON W	SIMONS, ANGELA M	3520 TULIP TR	APPLETON, WI 54913	78.40	24.73		53.67	\$59.40	\$3,188.05	\$121.21	\$3,309.26
260441032	3501 TULIP TR		FOFANA, AMADOU	FOFANA, RHEA	3501 TULIP TR	APPLETON, WI 54913	217.27	23.58	50	143.69	\$59.40	\$8,535.32	\$121.21	\$8,656.53
260441033	3435 TULIP TR		DEBOARD, BRAD J	DEBOARD, SARAH J	3435 TULIP TR	APPLETON, WI 54913	70.00	22.30		47.70	\$59.40	\$2,833.43	\$121.21	\$2,954.64
260441034	3427 TULIP TR		WEYENBERG, JUSTIN	BIELA WEYENBERG, ANBER L	3427 TULIP TR	APPLETON, WI 54913	70.01	23.82		46.19	\$59.40	\$2,743.73	\$121.21	\$2,864.94
260441035	3419 TULIP TR		MORRISON, AARON	MORRISON, TERRI	3419 TULIP TR	APPLETON, WI 54913	70.17	23.85		46.32	\$59.40	\$2,751.45	\$121.21	\$2,872.66
260441036	3407 TULIP TR		GUYES, TODD	GUYES, LORIE	3407 TULIP TR	APPLETON, WI 54913	88.86	24.82		64.04	\$59.40	\$3,804.04	\$121.21	\$3,925.25
260441037	3401 TULIP TR		JOHNSON, GREGORY J	JOHNSON, KRISTIN R	3401 TULIP TR	APPLETON, WI 54913	89.08	24.05		65.03	\$59.40	\$3,862.84	\$121.21	\$3,984.06
260441038	3335 TULIP TR		OSULLIVAN, SEAN	OSULLIVAN, KERRY	3335 TULIP TR	APPLETON, WI 54913	70.01	23.86		46.15	\$59.40	\$2,741.35	\$121.21	\$2,862.57
260441039	3329 TULIP TR		HATTON, DIANA R		3329 TULIP TR	APPLETON, WI 54913	80.19	24.03		56.16	\$59.40	\$3,335.96	\$121.21	\$3,457.17
260441040	3317 TULIP TR		CULLEN, MATTHEW J	CULLEN, BROOKE E	3317 TULIP TR	APPLETON, WI 54913	80.31	24.13		56.18	\$59.40	\$3,337.15	\$121.21	\$3,458.36
260441041	3309 TULIP TR		KOEHLER, BENJAMIN P	KOEHLER, ABIGAIL K	3309 TULIP TR	APPLETON, WI 54913	80.05	23.21		56.84	\$59.40	\$3,376.35	\$121.21	\$3,497.56
260441042	2901 GARDENIA DR		SWANSON, DAVID T	SWANSON, TERRA M	2901 GARDENIA DR	APPLETON, WI 54913	232.71	24.99	50	157.72	\$59.40	\$9,368.72	\$121.21	\$9,489.93
260441043	2915 GARDENIA DR		SJOQUIST, MATTHEW L	SJOQUIST, KELSEY M	2915 GARDENIA DR	APPLETON, WI 54913	80.00	25.16		54.84</td				

FINAL ENGINEER'S REPORT  
 2023 SIDEWALK & STREET LIGHTING CONSTRUCTION  
 Crosswinds Subdivision  
 Date: 1/18/2023  
 SCHEDULE OF ASSESSMENTS - BID VALUES

Parcel Number	Parcel Location 1	Parcel Location 2	Owner 1	Owner 2	Mailing Address	City, State & Zip	Lot Frontage (feet)	Unassessable Frontage (feet)	Corner Lot Credit (feet)	Assessable Frontage (feet)	Sidewalk Assessment Rate (\$ per lin. ft.)	Total Sidewalk Assessment (\$)	Total Lighting Assessment (\$)	Total Assessment (\$)
260441106	3709 TULIP TR		SEIDL, MATTHEW		3709 TULIP TR	APPLETON, WI 54913	81.02	24.54		56.48	\$59.40	\$3,354.97	\$121.21	\$3,476.18
260441107	3701 TULIP TR		BEAHM, DOUGLAS K		3701 TULIP TR	APPLETON, WI 54913	80.00	24.97		55.03	\$59.40	\$3,268.83	\$121.21	\$3,390.05
260441108	3641 TULIP TR		MACLAND EXECUTIVE 1 LLC		6605 N SMOKE TREE PASS	APPLETON, WI 54915	80.00	24.91		55.09	\$59.40	\$3,272.40	\$121.21	\$3,393.61
260441109	3633 TULIP TR		ANDERSON, ZACKARY		3633 TULIP TR	APPLETON, WI 54913	70.00	26.05		43.95	\$59.40	\$2,610.67	\$121.21	\$2,731.88
260441110	3627 TULIP TR		GONIA, CHRISTINE		3627 TULIP TR	APPLETON, WI 54913	70.00	23.76		46.24	\$59.40	\$2,746.70	\$121.21	\$2,867.91
260441111	3619 TULIP TR		BRAZZALE, JEFFREY J	BRAZZALE, KRISTEN A	3619 TULIP TR	APPLETON, WI 54913	70.00	22.57		47.43	\$59.40	\$2,817.39	\$121.21	\$2,938.60
260441112	3611 TULIP TR		BUTALA, NILESH		3611 TULIP TR	APPLETON, WI 54913	130.33	23.69		106.64	\$59.40	\$6,334.52	\$121.21	\$6,455.73
260441113	3601 TULIP TR		ENGLEBERT, TYLER J		3601 TULIP TR	APPLETON, WI 54913	93.40	24.94		68.46	\$59.40	\$4,066.59	\$121.21	\$4,187.80
260441114	3575 TULIP TR		SCHUH, ROBERT	SCHUH, DIANA	3575 TULIP TR	APPLETON, WI 54913	139.66	24.59	25	90.07	\$59.40	\$5,350.24	\$121.21	\$5,471.46
260441115	3559 TULIP TR		VANDEBERG, MICHAEL J	VANDEBERG, ASHLEY M	3559 TULIP TR	APPLETON, WI 54913	137.72	24.66	25	88.06	\$59.40	\$5,230.85	\$121.21	\$5,352.06
260441116	3547 TULIP TR		HERRMANN, MAXWELL	HERRMANN, MADELINE	3547 TULIP TR	APPLETON, WI 54913	232.52	23.92	50	158.60	\$59.40	\$9,420.99	\$121.21	\$9,542.20
260441131	3531 TULIP TR		BALDERAS, DIANNA L		3531 TULIP TR	APPLETON, WI 54913	222.52	23.80	50	148.72	\$59.40	\$8,834.11	\$121.21	\$8,955.32
260441132	3525 TULIP TR		LEBSOCK, MARK		3525 TULIP TR	APPLETON, WI 54913	80.00	23.63		56.37	\$59.40	\$3,348.43	\$121.21	\$3,469.64
260441133	3526 TULIP TR		SCHUH, THOMAS	SCHUH, STEPHANIE	3526 TULIP TR	APPLETON, WI 54913	80.00	24.83		55.17	\$59.40	\$3,277.15	\$121.21	\$3,398.36
260441134	3532 TULIP TR		NUNEZ, ASHLEY	NUNEZ, JULIO	3532 TULIP TR	APPLETON, WI 54913	80.00	24.84		55.16	\$59.40	\$3,276.56	\$121.21	\$3,397.77
260441135	3540 TULIP TR		VANNULAND, DEAN	VANNULAND, MICHELLE	3540 TULIP TR	APPLETON, WI 54913	80.00	24.74		55.26	\$59.40	\$3,282.50	\$121.21	\$3,403.71
260441136	3548 TULIP TR		MELNESS, BRANDON J		3548 TULIP TR	APPLETON, WI 54913	80.00	24.69		55.31	\$59.40	\$3,285.47	\$121.21	\$3,406.68
260441137	3554 TULIP TR		HEIBERGER, MARK S	HEIBERGER, ASHLEY M	3554 TULIP TR	APPLETON, WI 54913	80.00	24.89		55.11	\$59.40	\$3,273.59	\$121.21	\$3,394.80
260441138	3560 TULIP TR		SCHNEEKLOTH, LAUREN E		1300 N KIMPS CT	GREEN BAY, WI 54313	71.53	24.78		46.75	\$59.40	\$2,776.99	\$121.21	\$2,898.21
260441139	3566 TULIP TR		HAEN, ZACH A	HAEN, SALLY L	3566 TULIP TR	APPLETON, WI 54913	60.86	25.81		35.05	\$59.40	\$2,082.00	\$121.21	\$2,203.22
260441140	3572 TULIP TR		LOCY, RYAN	LOCY, SARAH	3572 TULIP TR	APPLETON, WI 54913	69.92	24.79		45.13	\$59.40	\$2,680.76	\$121.21	\$2,801.98
260441141	3580 TULIP TR		QUASIUS, NANCY		3580 TULIP TR	APPLETON, WI 54913	78.42	22.92		55.50	\$59.40	\$3,296.75	\$121.21	\$3,417.96
260441142	3600 TULIP TR		KOEPL, CHARLES	KOEPL, CARENA	3600 TULIP TR	APPLETON, WI 54913	104.98	23.16		81.82	\$59.40	\$4,860.19	\$121.21	\$4,981.40
260441143	3608 TULIP TR		BIEDERMAN, CARAMY		3608 TULIP TR	APPLETON, WI 54913	78.26	25.47		52.79	\$59.40	\$3,135.78	\$121.21	\$3,256.99
260441144	3616 TULIP TR		MERK, MARY S	BIEHL, JODY M	3616 TULIP TR	APPLETON, WI 54913	79.00	23.79		55.21	\$59.40	\$3,279.53	\$121.21	\$3,400.74
260441145	3624 TULIP TR		NEWLAND, JORDAN	AUGUSTON, KAILEY	3624 TULIP TR	APPLETON, WI 54913	94.00	24.37		69.63	\$59.40	\$4,136.09	\$121.21	\$4,257.30
260441146	3632 TULIP TR		PRAGER, STACEY		3632 TULIP TR	APPLETON, WI 54913	94.00	25.80		68.20	\$59.40	\$4,051.14	\$121.21	\$4,172.36
260441147	3640 TULIP TR		BRADSHAW, CONNOR D	LORITZ, BROOKE L	3640 TULIP TR	APPLETON, WI 54913	79.00	26.09		52.91	\$59.40	\$3,142.90	\$121.21	\$3,264.12
260441148	3700 TULIP TR		ALLEN, ROBIN		3700 TULIP TRAIL	APPLETON, WI 54913	79.00	23.85		55.15	\$59.40	\$3,275.96	\$121.21	\$3,397.17
260441149	3708 TULIP TR		MUPPALA, AVINASH	BANDI, SANKALPA	3708 TULIP TR	APPLETON, WI 54913	79.00	22.90		56.10	\$59.40	\$3,332.39	\$121.21	\$3,453.61
26044117	3509 GOLDEN HILL CT		BRILL, STEPHEN	BRILL, PATRICIA	3509 GOLDEN HILL CT	APPLETON, WI 54913	86.20	23.76		62.44	\$59.40	\$3,709.00	\$121.21	\$3,830.21
26044118	3517 GOLDEN HILL CT		HARDY, CLINTON	SCHEMM, LYNN	3517 GOLDEN HILL CT	APPLETON, WI 54913	115.73	24.88		90.85	\$59.40	\$5,396.58	\$121.21	\$5,517.79
26044119	3525 GOLDEN HILL CT		PLAMANN, NICHOLAS D	PLAMANN, ELIZABETH A	3525 GOLDEN HILL CT	APPLETON, WI 54913	90.18	24.75		65.43	\$59.40	\$3,886.60	\$121.21	\$4,007.82
260441120	3601 GOLDEN HILL CT		COMBS, MICHAEL	COMBS, TAYLOR	3601 GOLDEN HILL CT	APPLETON, WI 54913	86.11	24.89		61.22	\$59.40	\$3,636.53	\$121.21	\$3,757.74
260441121	3615 GOLDEN HILL CT		HAGIST, PAUL	HAGIST, BONNIE	3615 GOLDEN HILL CT	APPLETON, WI 54913	88.37	26.56		61.81	\$59.40	\$3,671.57	\$121.21	\$3,792.78
260441122	3629 GOLDEN HILL CT		ABERNATHY FAMILY TRUST, JANICE RUTH	ABERNATHY FAMILY TRUST, CURT E	3629 GOLDEN HILL CT	APPLETON, WI 54913	63.43	24.91		38.52	\$59.40	\$2,288.12	\$121.21	\$2,409.34
260441123	3635 GOLDEN HILL CT		MEYER, ANDREW	MEYER, JODI	3635 GOLDEN HILL CT	APPLETON, WI 54913	61.10	19.63		41.47	\$59.40	\$2,463.36	\$121.21	\$2,584.57
260441124	3634 GOLDEN HILL CT		CAVAIANI, RICK W	CAVAIANI, ALLISON E	3634 GOLDEN HILL CT	APPLETON, WI 54913	60.96	24.52		36.44	\$59.40	\$2,164.57	\$121.21	\$2,285.78
260441125	3628 GOLDEN HILL CT		BRODY, JESSE	VANDEHEY, CRYSTAL	3628 GOLDEN HILL CT	APPLETON, WI 54913	65.83	24.97		40.86	\$59.40	\$2,427.12	\$121.21	\$2,548.33
260441126	3612 GOLDEN HILL CT		LEE, TENG	VANG, SENG Y	3612 GOLDEN HILL CT	APPLETON, WI 54913	92.21	30.71		61.50	\$59.40	\$3,653.16	\$121.21	\$3,774.37
260441127	3600 GOLDEN HILL CT		WEIL, JARED M	KLITZKE, HANNAH J	3600 GOLDEN HILL CT	APPLETON, WI 54913	112.88	23.57		89.31	\$59.40	\$5,305.10	\$121.21	\$5,426.31
260441128	3524 GOLDEN HILL CT		KOWALESKI, PERRY	KOWALESKI, JULIE	3524 GOLDEN HILL CT	APPLETON, WI 54913	100.51	24.93		75.58	\$59.40	\$4,489.52	\$121.21	\$4,610.74
260441129	3516 GOLDEN HILL CT		TAPLIN, JADEN	TAPLIN, BRIANNA	3516 GOLDEN HILL CT	APPLETON, WI 54913	71.03	24		47.03	\$59.40	\$2,793.63</		

## **VILLAGE OF LITTLE CHUTE**

(Outagamie County, State of Wisconsin)

### **RESOLUTION NO. 04, SERIES OF 2023**

**A Final Special Assessment/Hookup Fee Resolution authorizing special assessments/hookup fees for installation and construction of municipal improvements as described hereinafter, within an area described hereinafter, and providing for the levying of special assessments or hookup fees. As applicable, against said property owners as described hereinafter under and pursuant to the provisions of Sections 61.36, and as applicable 66.0701, 66.0703, and 66.0907, of the Wisconsin Statutes, and Sec. 16-87 of the Village Code of Ordinances as amended from time to time, and further pursuant to applicable village ordinances.**

WHEREAS, the Village Board of Trustees, Village of Little Chute, located in Outagamie County, Wisconsin, did create Sec. 16-87 of the Village Code of Ordinances entitled “Hookup Fees for Improvements Benefiting Properties Located Outside of the Village to be Imposed Upon Annexation and for Assessments Proceedings for Completed Municipal Improvements”, thereby declaring the Village’s intent to exercise special assessment and police powers under Wisconsin statutes in particular, Sections 61.34, 61.36, and as applicable 66.0701, 66.0703, and 66.0907 of the Wisconsin Statutes, and as applicable Sec. 16-87 of the Village Code of Ordinances as amended from time to time, and as further amended by then applicable Village Ordinances, for the following purposes and within the following described area:

- a) **DESCRIPTION OF SPECIAL ASSESSMENT/HOOKUP FEE PROJECT:**  
2023 Concrete Sidewalk & Street Lighting Construction – Crosswinds Subdivision
  
- b) **AREA OF SPECIAL ASSESSMENT/HOOKUP FEE IMPROVEMENTS:**  
**Gardenia Drive** – From French Road to Cherryvale Avenue  
**Tulip Trail** – All of Tulip Trail, from Gardenia Dr. to Gardenia Dr.  
**Golden Hill Court** – From Tulip Trail to Terminus

WHEREAS, the Village Board of Trustees did provide for the publishing of the required statutory Notice of Public Hearing on Special Assessment/Hookup Fee in the *Times/Villager* on November 23, 2022 and did further mail a copy of said Notice of Public Hearing on Special on Special Assessment/Hookup Fee to all affected property owners as set forth within the above-described project area, all within the required statutory time, including a scale map (if available) of the project area: and,

WHEREAS, the specially benefited property affected and property owners therein affected by the municipal improvement project are as set forth above: and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, did hold a Public Hearing upon said Special Assessment/Hookup Fees, on the 7<sup>th</sup> day of December, 2022, at 6:00 p.m. in the Board Room, 108 W. Main Street, Little Chute, WI 54140, pursuant to the published Notice of Public Hearing and a mailing of said Notice to affected property owners, for the purpose of informing and hearing all interested persons concerned with the Special Assessment/Hookup Fee and the Report of the Village Engineers reference the proposed public improvement project, and did hear all persons desiring audience at said hearing

NOW THEREFORE, BE IT RESOLVED by the Village Board of Trustees, Village of Little Chute, as follows:

1. That the Report of the Village Engineers for the public improvement project, affecting the special assessment and hookup fee area, all as described above, including any and all engineering plans and specifications thereto, are hereby approved and adopted. Pursuant to the Report of the Village Engineer as set forth above, or in the alternative to the foregoing provisions pursuant to Sections 16-87(e) of Village Ordinances for fully or partially completed work. All of said special assessments/hookup fees proposed are determined to have been levied and proposed on a reasonable basis, being actual construction costs, engineering fees, attorneys' fees, publications costs, Village administrative costs and fees and other special assessment proceeding and hookup fee proceeding costs; and, further, that all said municipal improvements are determined to specially benefit the areas/properties being assessed, or charge with hookup fees, as applicable.

2. That the Village of Little Chute awarded a contract to carry out the work of said improvements in accordance with the Report of the Village Engineer or in the alternative work was completed and performed by others for which the Village contributed payments for such public improvements.

3. That payment for said municipal improvements shall be made by assessing the cost to the abutting/affected property owners located within the Village jurisdiction pursuant to Sections 61.34 and/or 61.36, and pursuant to authority and police powers and as applicable 66.0701, 66.0703, and 66.097 of the Wisconsin Statutes, and as applicable Sec. 16-87 of the Village Code of Ordinances as amended from time to time, and as set forth hereinafter and further pursuant to any applicable Village Ordinance or Policy dealing with special assessments, and further made in part by imposing hookup fees at the time and manner set forth below for those properties presently located outside Village jurisdiction.

4. The Village of Little Chute had advertised for bids for this project and the Village of Little Chute did award a contract to carry out the work for said improvements, all to fore mentioned, and/or in the alternative work was completed and performed by others for which the Village contributed payments for such public improvements.

5. That all costs to be assessed or later charged as hookup fees, as shown on attached Engineer's Report as modified, are true and correct, have been determined on a reasonable basis, are further determined to specially benefit the abutting/affected property, and are hereby confirmed.

6. Special Assessments on parcels located inside the Village will be paid as detailed in the Final Engineer's Report for those properties under Village jurisdiction. Final rates are identified in attachment to this Resolution. The assessment/hook up fee may be paid in full within 60 days without accumulation of additional interest. Assessments/hookup fees not paid within 60 days will accrue interest at current rate as borrowed from the lender and be placed on the tax roll over a 5 year period. Minimum annual payments are \$300.00 payable in person or added to the real estate property bill. Direct payments must be made no later than November 1<sup>st</sup> in lieu of being to the tax bill. Any exceptions to the collection period must be approved by the Finance Director.

7. Hookup Fees and/or special assessments will be charged to those parcels that are included in the project area (as detailed in the Final Engineer's Report) but are not currently located in the Village and will be imposed and held in abeyance until the time of annexation to the Village all pursuant to Sec. 16-87 of the Village Code of Ordinances, none of which constitute a current lien against properties located outside of the Village limits until time of annexation, and no interest will be charged for the period prior to annexation. Such hookup fees and special assessments are hereby deferred in accordance with Sec. 16-87 of the Village Code of Ordinances.

8. The Village Clerk for the Village of Little Chute is directed to publish this Resolution as a Class One Notice in the *Times/Villager* Kaukauna, Wisconsin.

9. The Village Clerk for the Village of Little Chute is further directed to mail a copy of the Final Assessment Resolution and a statement of final assessment against affected/abutting property, to each affected/abutting property owner whose name appears on the assessment roll and whose post office address is known or can, with reasonable diligence, be ascertained.

10. This assessment and hookup fee amount may be amended and/or revised, where necessary, from time to time, pursuant to Sections 66.0701, 66.0703 (10) of the Wisconsin Statutes, Village ordinances or policies associated therewith, as amended from time to time.

11. Effect of Village Ordinance(s). See Village of Little Chute Municipal Code Chapter 16, Article III. The assessment and hookup fee rates have been modified and/or adjusted to reflect the Village of Little Chute local share, as paid by Village of Little Chute General Funds where applicable.

Date introduced, approved and adopted: January 25, 2023

VILLAGE OF LITTLE CHUTE

By: \_\_\_\_\_  
Michael R. Vanden Berg, Village President

Attest:  
Laurie Decker, Village Clerk

FINAL DETERMINATION OF ASSESSMENT/HOOKUP FEE:

Concrete Sidewalk Construction (5 feet wide) – Crosswinds Subdivision  
Assessment Rate (per lineal foot) - \$59.40 – Residential

Street Lighting (3 Additional Light Poles and Fixtures)  
Assessment Rate (per property) - \$121.21 – Residential

## 2023 Concrete Sidewalks - Crosswinds Subdivision - Project Number: 2023001

Village of Little Chute, Wisconsin

Bid Opened on January 12th, 2023 @ 2:00 p.m.

2023 Concrete Sidewalks - Crosswinds Subdivision				Sommers Construction		Jim Fischer Inc.		Vinton Construction		Al Dix Concrete	
Bid Item	Description (PAVING ITEMS)	Unit	Quantity	Unit Cost	Bid Amount						
1	Traffic Control (Paving)	LS	1.00	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00	\$20,500.00	\$20,500.00	\$7,500.00	\$7,500.00
2	Construction Staking (Grading/Paving)	LS	1.00	\$3,500.00	\$3,500.00	\$4,800.00	\$4,800.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00
3	4" Concrete Sidewalk, Includes 3" Aggregate Base	SF	36,473.00	\$7.05	\$257,134.65	\$7.00	\$255,311.00	\$7.93	\$289,230.89	\$9.50	\$346,493.50
4	6" Concrete Sidewalk, Includes 3" Aggregate Base	SF	1,164.00	\$8.05	\$9,370.20	\$7.78	\$9,055.92	\$9.13	\$10,627.32	\$11.50	\$13,386.00
5	Furnish & Install; No. 4 Reinforcing Rods	LF	6,000.00	\$0.75	\$4,500.00	\$1.25	\$7,500.00	\$1.25	\$7,500.00	\$2.50	\$15,000.00
6	Furnish & Install; Drilled Sidewalk/Driveway Tie-Bars (No. 4 x 12")	EA	391.00	\$6.50	\$2,541.50	\$7.00	\$2,737.00	\$5.00	\$1,955.00	\$12.00	\$4,692.00
7	Remove 30" Concrete Curb & Gutter	LF	186.00	\$13.00	\$2,418.00	\$12.00	\$2,232.00	\$8.00	\$1,488.00	\$10.00	\$1,860.00
8	Furnish & Install; Drilled Curb Tie Bars (No. 6 x 18")	EA	42.00	\$15.00	\$630.00	\$10.00	\$420.00	\$9.00	\$378.00	\$12.00	\$504.00
9	Sawcut Asphalt Pavement	LF	295.00	\$1.00	\$295.00	\$4.00	\$1,180.00	\$3.00	\$885.00	\$7.00	\$2,065.00
10	Sawcut Concrete Pavement	LF	45.00	\$5.00	\$225.00	\$6.00	\$270.00	\$3.00	\$135.00	\$7.00	\$315.00
11	Asphalt Pavement Removal	SY	54.00	\$0.01	\$0.54	\$6.75	\$364.50	\$7.20	\$388.80	\$27.00	\$1,458.00
12	Replace 30" Concrete Curb & Gutter – Standard	LF	186.00	\$58.00	\$10,788.00	\$45.00	\$8,370.00	\$44.00	\$8,184.00	\$90.00	\$16,740.00
13	HMA Pavement, 3 LT 58-28 S (2-1/4" Asphalt Binder Course)	SY	54.00	\$0.01	\$0.54	\$50.00	\$2,700.00	\$0.01	\$0.54	\$100.00	\$5,400.00
14	HMA Pavement, 4 LT 58-28 S (1-3/4" Asphalt Surface Course)	SY	54.00	\$0.01	\$0.54	\$22.00	\$1,188.00	\$0.01	\$0.54	\$100.00	\$5,400.00
15	Furnish & Install; 4" Topsoil, Seed, Fertilizer, & Hydromulch	SY	2,944.00	\$9.95	\$29,292.80	\$12.25	\$36,064.00	\$12.51	\$36,829.44	\$15.00	\$44,160.00
16	Furnish & Install; 24"x 48" Detectable Warning Field	EA	14.00	\$300.00	\$4,200.00	\$310.00	\$4,340.00	\$260.00	\$3,640.00	\$400.00	\$5,600.00
17	Furnish & Install; Pavement Marking, Epoxy, 18"	LF	63.00	\$13.00	\$819.00	\$13.25	\$834.75	\$13.00	\$819.00	\$27.00	\$1,701.00
18	Furnish & Install; Pavement Marking, Epoxy, 24"	LF	246.00	\$20.00	\$4,920.00	\$22.00	\$5,412.00	\$20.00	\$4,920.00	\$27.00	\$6,642.00
19	Furnish and Install 14-foot Sign Posts, Complete as Specified	EA	5.00	\$275.00	\$1,375.00	\$310.00	\$1,550.00	\$179.63	\$898.15	\$300.00	\$1,500.00
20	Salvage and Reinstall Existing Signs and Post, Complete as Specified	EA	2.00	\$195.00	\$390.00	\$130.00	\$260.00	\$115.18	\$230.36	\$300.00	\$600.00
21	Furnish and Install Type II Sign	EA	10.00	\$305.00	\$3,050.00	\$210.00	\$2,100.00	\$93.88	\$938.80	\$300.00	\$3,000.00
22	Furnish and Install, Maintain, and Remove 12" Sediment Log	LF	660.00	\$6.75	\$4,455.00	\$11.00	\$7,260.00	\$5.89	\$3,887.40	\$20.00	\$13,200.00
23	Furnish and Install, Maintain, and Remove Inlet Protection - Type D-HR	EA	47.00	\$60.00	\$2,820.00	\$130.00	\$6,110.00	\$132.47	\$6,226.09	\$200.00	\$9,400.00
				Bid Total = \$346,225.77		Bid Total = \$362,059.17		Bid Total = \$401,662.33		Bid Total = \$516,616.50	

Al Dix Concrete
<i>Error - Item No. 23 (Inlet Protection)</i>
<i>Submitted 47.0 EA x 200.0 = \$4,400.00</i>
<i>Actual 47.0 EA x 200.0 = \$9,400.00</i>
Bid Totals
<i>Submitted Total = \$ 511,616.50</i>
<i>Actual Total = \$ 516,616.50</i>